Town of Chapel Hill, NC

July 18, 2024

HDC-24-26

Historic District Certificate of Appropriateness

Status: Active

Submitted On: 7/17/2024

Primary Location

214 PITTSBORO ST
CHAPEL HILL, NC 27516

Owner

MARY MOTHER OF THE CHURCH CATHOLIC PARISH OF CHAPEL HILL
218 PITTSBORO ST CHAPEL HILL, NC 27516

Applicant

Andy Goolsby
919-908-8476
andy@witharchitecture.com
609 William Vickers Ave
Durham, NC 27701

Certificate of Appropriateness Form

Historic District

Cameron-McCauley

Application Type Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Maintenance or Repair Work

☐

Minor Work (Defined by Design Standards)

☐

Historic District Commission Review

☑

COA Amendment

☐

Written Description

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

The UNC Newman Catholic Community intends to modify the Newman Activity Center at 214 Pittsboro St., specifically the rear patio and elevation. Alterations will address accessible access to the rear entrance and patio and mitigate excessive daylighting in the building's main assembly space. All modifications are designed with materials existing on building. Projects goals include:

1. Installing new accessible curb cuts and concrete ramps and landings leading to the rear entrance.

2. Reconfiguring the patio for accessible use. New patio low brick walls with seating caps frame a patio of stained concrete and brick pavers. Brick materials will best match masonry existing on the building.

3. Replacing a deteriorating double-height, fully glazed window wall with a new exterior wall and punched openings, roughly 18 feet tall by 28 feet wide. The proposed cladding is a metal panel in a vertical orientation. Punched openings are made with an aluminum storefront system. Both materials exist on the building; metal panels separate precast concrete panels on the street and side elevations and aluminum storefront openings are punched in the brick base.

Further information and supporting materials can be found in the uploaded documents.

Is this application for after-the-fact work?*

No

Is this applicaiton a request for review after a previous denial?*

No

Applicable HDC Design Standards

Page / Standard #	Topic
48/1.3.6.	1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

The removal of existing 12-inch-tall patio walls allows for accessible use of the patio space and accessible entrance into the building. New walls built parallel with the exterior are at bench height and in alignment with the building's exterior brick.

Page / Standard #	Topic
48/1.3.7.	1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

Materials found on the building are depicted: 1) brick in a running bond pattern, 2) sandblasted precast concrete cap akin to first floor low window sills.

Page / Standard #	Topic
58/1.6.5.	1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

New LED recessed fixture installed at each recessed window emit 3500k maximum color temperature. Step lights installed in the brick site wall emit 3500k maximum color temperature and are concealed on the patio side of the walls. No alterations to the existing lighting.

Page / Standard #

58/1.6.7.

Topic

1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

New LED recessed fixture installed at each recessed window emit 3500k maximum color temperature. Step lights installed in the brick site wall emit 3500k maximum color temperature and are concealed on the patio side of the walls. No alterations to the existing lighting.

Page / Standard #

58/1.6.8.

Topic

1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

Downlights depicted. No alterations to the existing lighting.

Page / Standard #

70/2.2.1.

Topic

2. Building Materials

Brief Description of the Applicable Aspects of Your Proposal

No alterations to the masonry exterior.

Page / Standard #	Topic
74/2.3.10.	2. Building Materials

Brief Description of the Applicable Aspects of Your Proposal

Materials found on the building are depicted: 1) Aluminum storefront used as punched glazed openings in brick, 2) Metal in a vertical orientation are used as spandrel panels between precast concrete panels.

Page / Standard #	Topic
87/3.3.1.	3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

No alterations to the masonry exterior.

Page / Standard #	Topic
87/3.3.10.	3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

New exterior wall replicates the verticality of the window wall with punch openings found in brick walls. Reveals in metal panel replicate reveals of window wall and detailing found elsewhere on the building (e.g. reveals between precast concrete panels).

Page / Standard #

90/3.4.1.

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

Double-height window walls are not found in the district.

Page / Standard #

90/3.4.8

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

No alterations to street facing openings.

Page / Standard #

90/3.4.11

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

No vinyl windows will be used.

Page / Standard #

91/3.4.15.

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

Glazing materials found on the building are depicted: Aluminum storefront used as punched glazed openings with clear glass.

Page / Standard #

104/3.8.2.

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

Accessibility measures are in the rear of the building. Ramps are 6 inches tall and do not require handrails. No measures conceal the existing building or adjacent properties.

Page / Standard #

104/3.8.3.

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

Accessibility measures are in the rear of the building. Ramps are 6 inches tall and do not require handrails. Landings will be rebuilt to easily tie into new ramps. Mulch will be removed and a new concrete slab with brick pavers added on level with the sidewalk for accessible use of the patio. No measures conceal the existing building or adjacent properties.

Page / Standard #

104/3.8.5

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

Accessibility measures are in the rear of the building and within the current footprint of the building. Materials found within the building footprint are used: concrete and brick pavers. Low site walls conceal ramps.

Property Owner Information

Property Owner Name

Mary, Mother of the Church Catholic Parish of Chapel Hill

Property Owner Signature

Friar Timothy Kulbicki, OFM Conv.
Jul 17, 2024

Orange County North Carolina

64802
214 PITTSBORO ST

JANUARY 1ST OWNER MAILING ADDRESS
MARY MOTHER OF THE CHURCH CATHOLIC
PARISH OF CHAPEL HILL
218 PITTSBORO ST
CHAPEL HILL NC 27516-

Total Assessed Value
$2,481,500

KEY INFORMATION

Tax Year	**2024**		
Parcel ID	**9788354796**	Township	**7 - CHAPEL HILL**
Land Size	**0.67**	Land Units	**AC**
Rate Code	**22**		
District Codes	**CH CHSchoolDst., G0 County, G2 Chapel Hill**		
Property LUC	**Exempt-Improved**		
Neighborhood	**CH14 - 7PITTSBOROST**		
Legal Description	**W/S PITTSBORO ST**		
Exempt Type	**Religious**		

APPRAISAL DETAILS

Total Land	**$829,400**
Ag Credit	**-**
Land	**$829,400**
Building	**$1,652,100**
Yard Items	**$0**
Market Total	**$2,481,500**
Total Assessed	**$2,481,500**

RESIDENTIAL

BUILDING (1)

Type	**Office**	Total Value	**$743,800**	Finished Sq Ft	**7,737 sf**
Style	**-**	Quality	**Grade C**	Condition	**Average**
Year Built	**2002**	Exterior Walls		Full Bath	**0**
Roof Cover		Half Bath	**0**	HVAC	
Bedrooms	**-**		Garage Type	**-**	
Fireplace Count	**0**				

BUILDING (2)

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
No items to display			

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
09/15/2021	-	6745	710	-	-
08/27/2012	$0	5431	532	-	WESLEY FOUNDATION OF UNC

YARD ITEMS

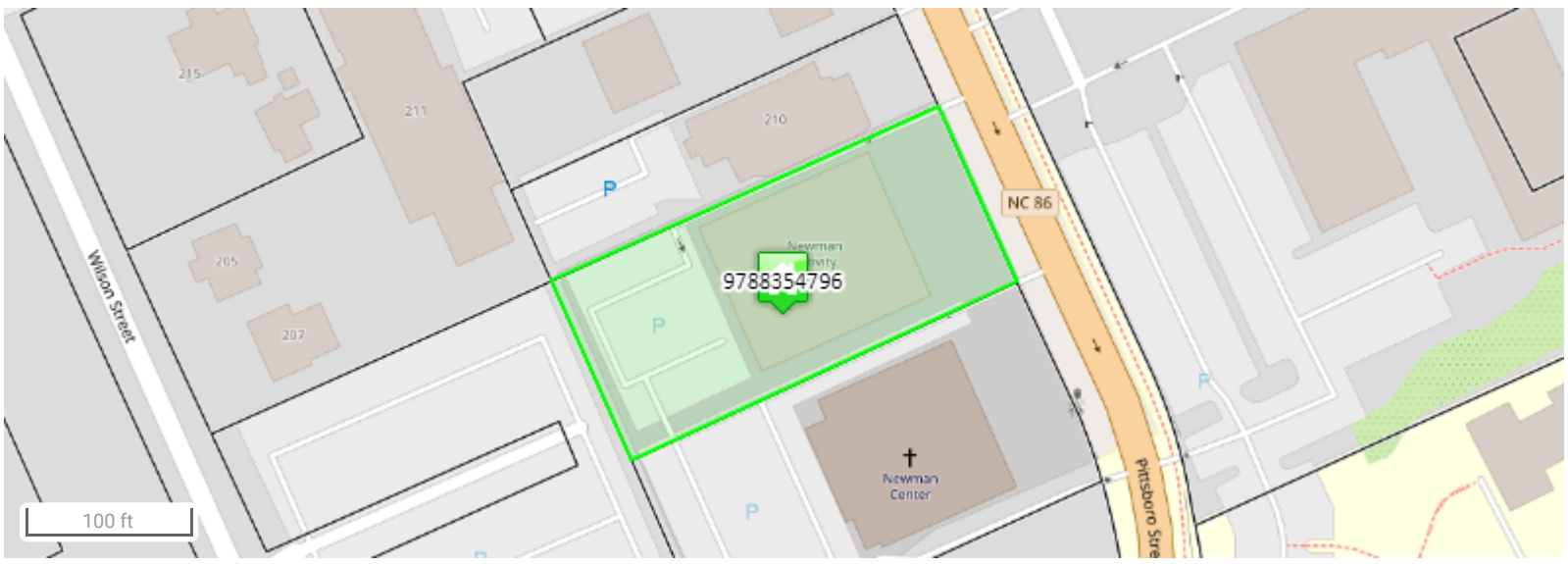
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
SF	Square Ft	SITE	29621.00	$829,400

VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2024	$2,481,500
2023	$2,481,500
2022	$2,481,500
2021	$2,481,500
2020	$2,218,000
2019	$2,218,000
2018	$2,218,000
2017	$2,069,900
2016	$1,995,188
2015	$1,995,188
2014	$1,995,188

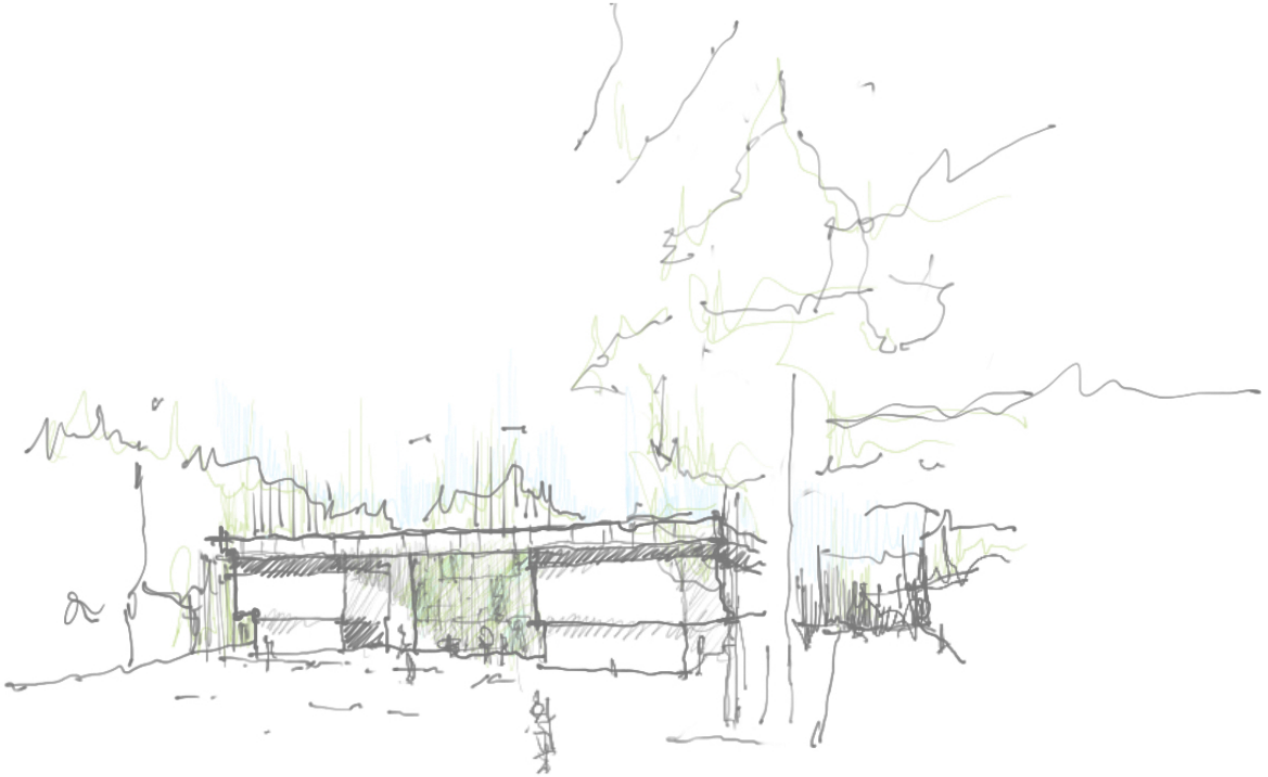


UnSketched Subareas:
CO (7737)

UnSketched Subareas:
CO (9519)

Disclaimer

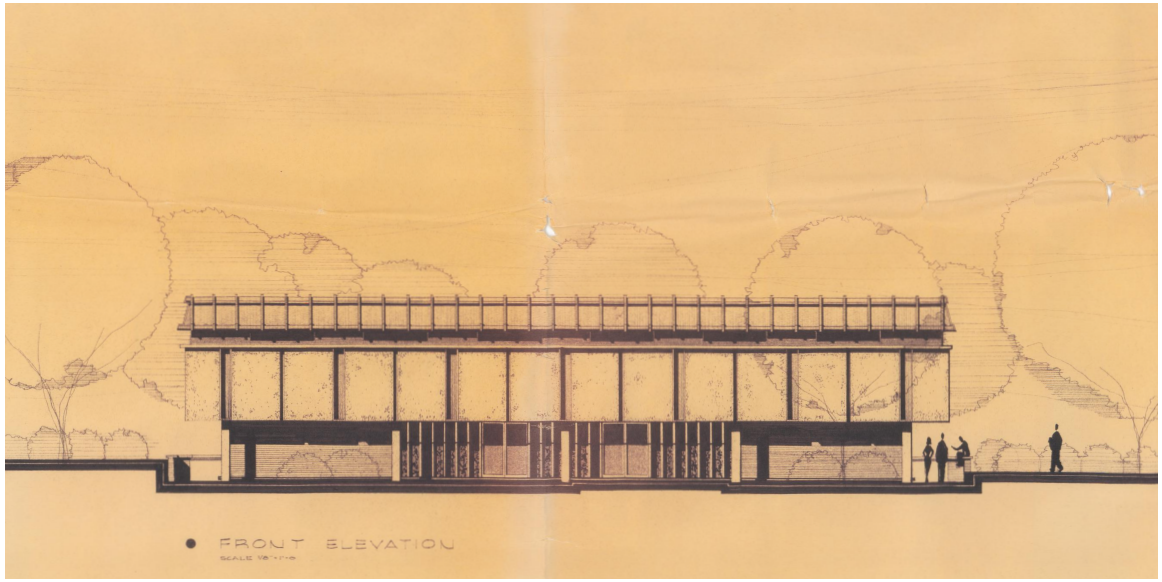
Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation**.



UNC NEWMAN CATHOLIC COMMUNITY

STUDENT ACTIVITY CENTER EXTERIOR ALTERATIONS _ JULY 12, 2024

withArchitecture



Original Initial Street Facing Elevation

Street Facing Elevation. Materials: copper mansard roofing, framed ribbon window, precast concrete panels with reveals at joints, metal panels between concrete panels, concrete columns, brick, brick pavers.

UNC Newman Catholic Community Student Activity Center

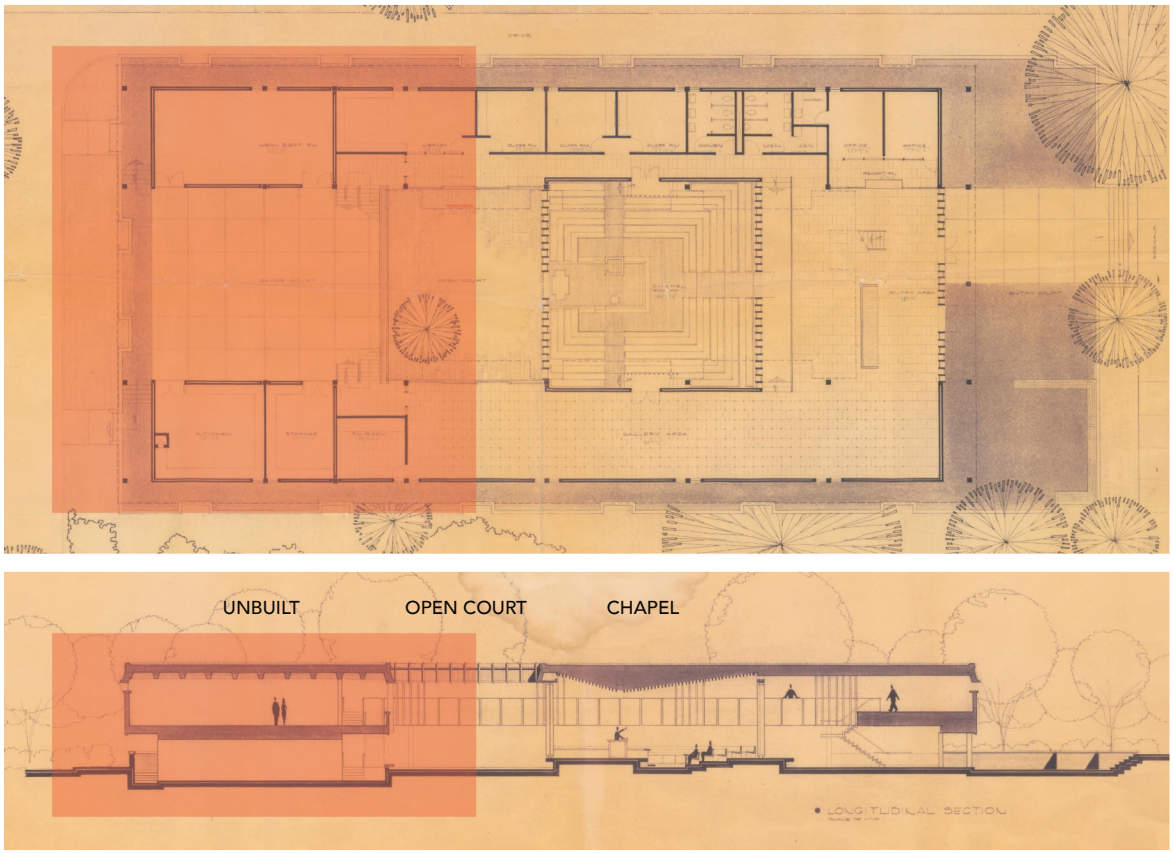
Address: 214 Pittsboro St., Chapel Hill, 27516

PIN: 9788354796

District: Cameron-McCauley Local Historic District

National Register for Historic Places: The property is excluded from the National Historic District boundary and the survey of the District.

Cameron-McCauley Local Historic District: Property is included in the District boundary, but excluded from the character description of modernist-style buildings within the District. (Design Principles & Standards page 34)



Original Initial Plan (above) and Section (below). Initial design shows a Chapel overlooking an Open Court. This scheme was not realized. The red box indicates the unbuilt area that is now a patio overlooking a parking lot.

Background

The UNC Newman Catholic Community purchased 214 Pittsboro St. in 2012 as an Activity Center and offices to the adjacent Newman Catholic Church at 218 Pittsboro St. According to existing drawings, the building was developed by the Wesley Foundation in the early to mid 60s for a chapel, dormitory, offices, and education spaces. Cameron and Associates from Charlotte was the architect, known today as Little Diversified. The firm's principal Albert Barnes Cameron was considered a modernist. He was one of Henry Kamphoefner's earliest students the NC State School of Design and he worked under A.G. Odell before forming his own firm.

The two-story building is sited several feet lower from the sidewalk, its roof lower than the adjacent gable wood framed house. Horizontality is enforced along the 90 foot plus elevations except for vertically oriented metal panels, concrete columns, and window wall in the rear of the building. Existing materials:

brick, precast concrete wall panels, precast window sills, exposed concrete columns, metal panels framed in aluminum storefront, framed ribbon windows, and a copper "mansard-like" roof.

Street and side elevation precast panels and copper roof are proud of a brick base by several feet. The rear is the exception where the building's massing turns inward forming an exterior patio under a large roof overhang. At the patio's back wall, brick and a centered window wall extend to the roof.

Earliest drawings show a much larger building, the present-day rear is depicted as a central open court. It is unknown why the building was reduced to the current footprint.

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218 Pittsboro St.

Street Context

214 Pittsboro St.

Street Context

note: no modifications requested on street facing and side elevations

210 Pittsboro St.

Street Context

207 Pittsboro St.

Street Context

ramp & landing

6" curb

curb cut

Existing Entry

mulch

site walls

Existing Patio

Project Intent

Exterior modifications address accessible and visual barriers to using the building while honoring the character of the structure. Modifications include changes to:

Accessible Entry

The rear entrance of the Activity Center is the main entrance to the building from the parking lot. Spite an accessible parking spot, no accessible means of entrance exist into the building from the lot. Current measures are either "non-accessible" sloped sidewalks or create physical hazards for all individuals.

New curb cuts and new ramp configurations meeting present-day ADA requirements address accessible entrance. Two new bench-height site walls frame entry ramps edges to avoid physical hazards. The change in elevation is 6 inches and will not require handrails.

Accessible Gathering

Currently, three 12-inch-tall brick site walls and mulch base designate the rear patio. The Newman Catholic Community uses this area as a place for outdoor gatherings. No accessible access exists to the area due to the site walls and the mulch is a non-accessible surface.

Accessible use of the patio is achieved by removing the site walls and infilling the mulched area with a new slab. New bench-height site walls with caps, stained concrete slab, and brick pavers designate the patio area. The new site wall moves further toward the parking lot to align with building exteriors. Brick and precast wall caps match existing materials on the building.

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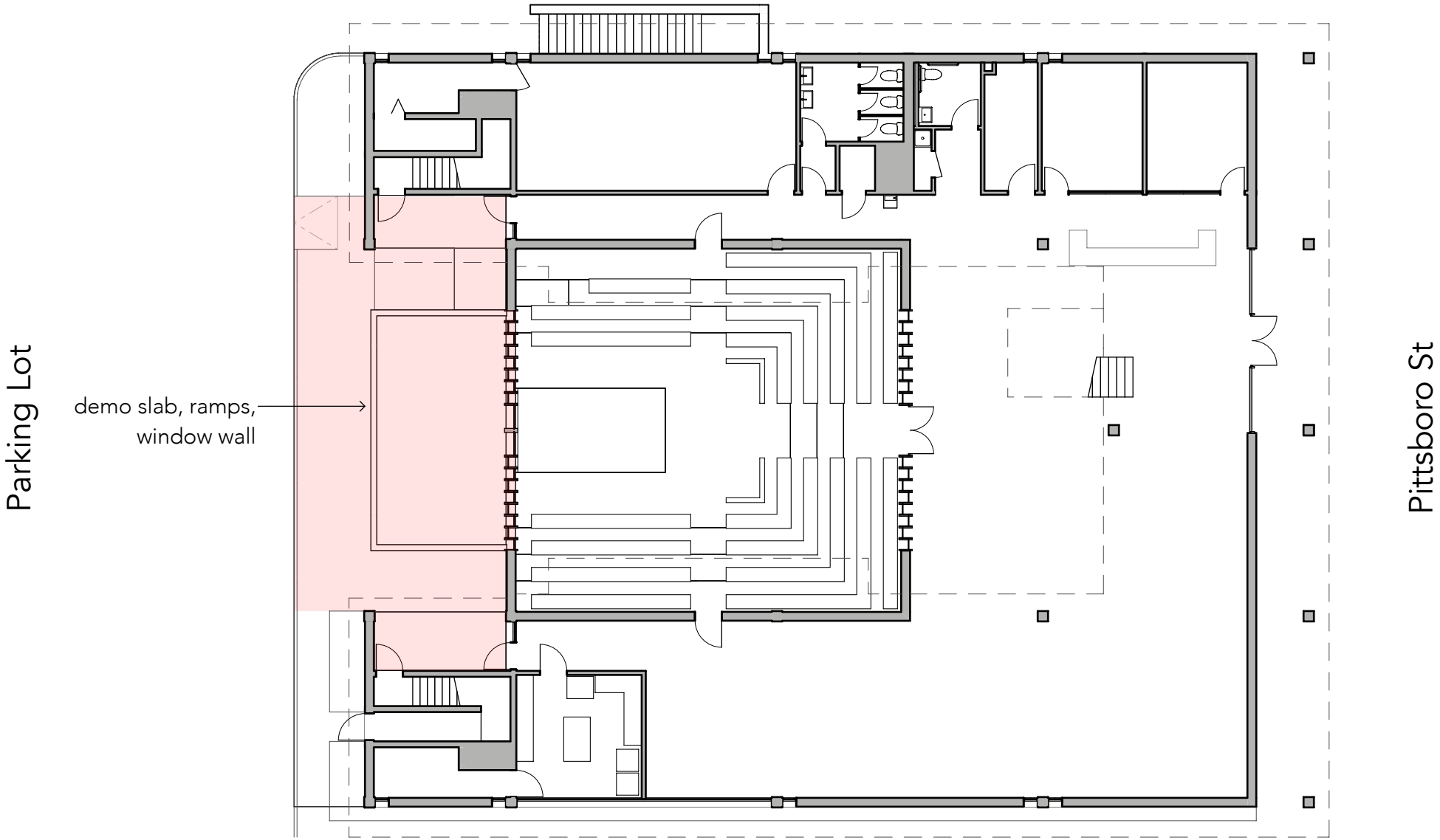
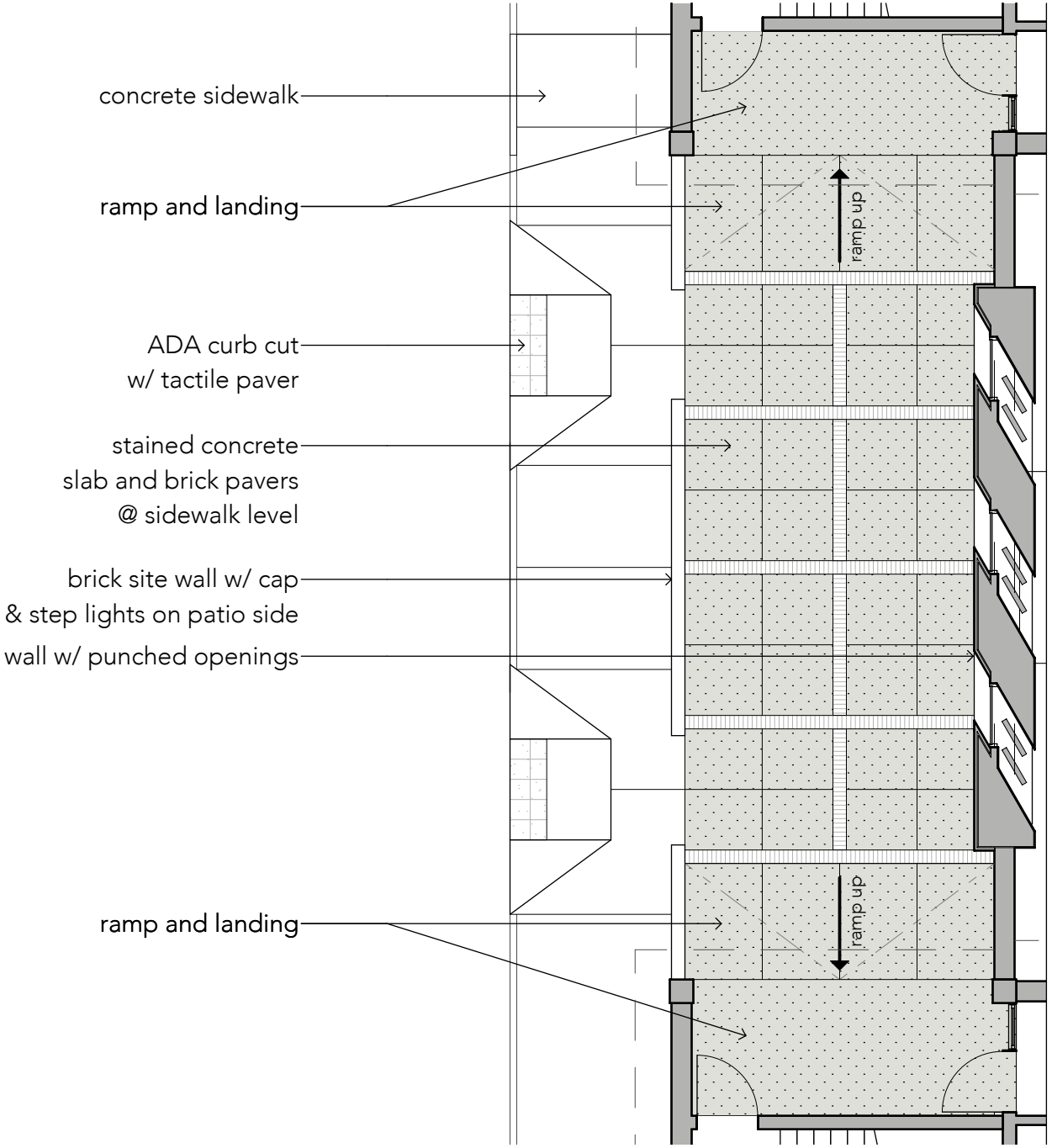


Existing Floor Plan

0 8 16

north



Proposed Floor Plan

0 4 8

north

Recessed Elevation

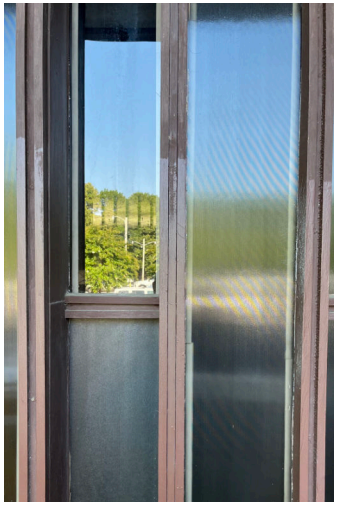
Correcting Glare

Nearly half the rear elevation is recessed with double-height brick and a window wall composed of vertical built-up wood members, obscured and clear glass. The roof covers the recessed area and shades the window wall for large portions of the year. The window wall is connected to a large assembly space on the interior, but the large roof overhang does not block direct daylight for late day and early evening activities in the later months. Visibility is hindered during events due to excessive daylighting and glare.

The original design depicted a courtyard configuration that may have blocked the late southwest sun (page 3). But the initial design was never realized.

In addition, deferred maintenance was inherited by the Newman Community. Attempts have been made to repair the wood frame and replace glass, but wood members continue to delaminate and replacement glass does not match the appearance of the existing obscured glass. Often during careful cleaning, water infiltrates the building causing interior water damage and maintenance issues.

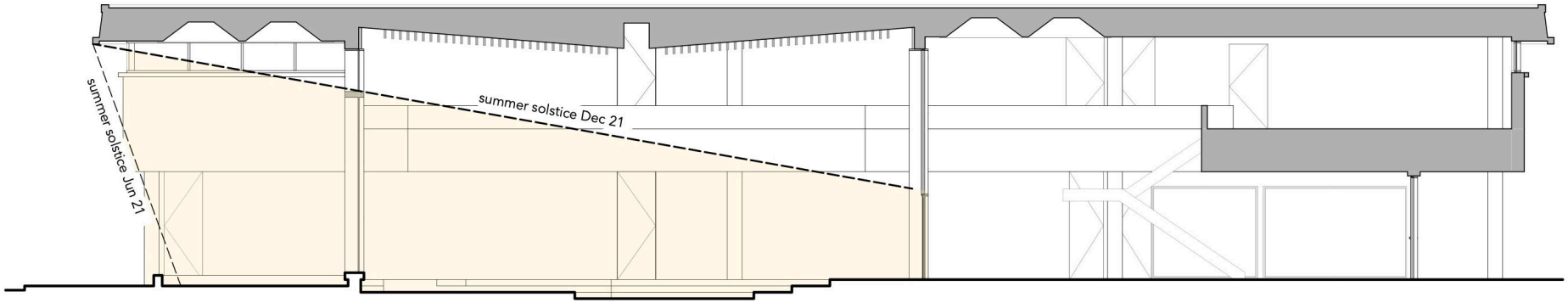
The intent is to replace the window wall in full with an opaque wall and punched openings. Deep head, jamb and sills on an angle mitigate excessive daylight entering the building. Metal panel cladding replicates the original design appearance of vertical members with reveals. The high-performance exterior wall (tight envelope, rigid insulation, well-sealed) will reduce heat-gain on the interior of the building and excessive mechanical needs in the space.



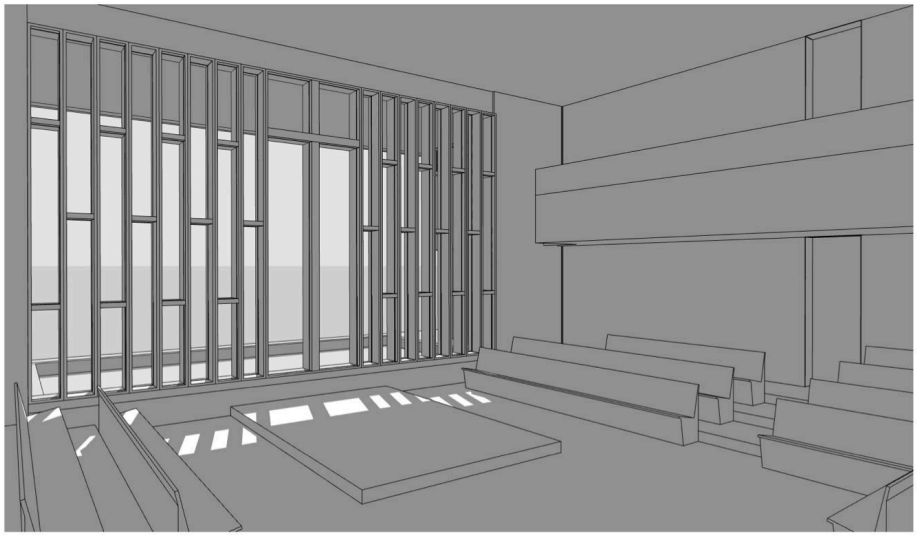
Mix of obscure and clear glass, frame reveal and flat faces, and recessed glazing units

Example of delaminating surfaces

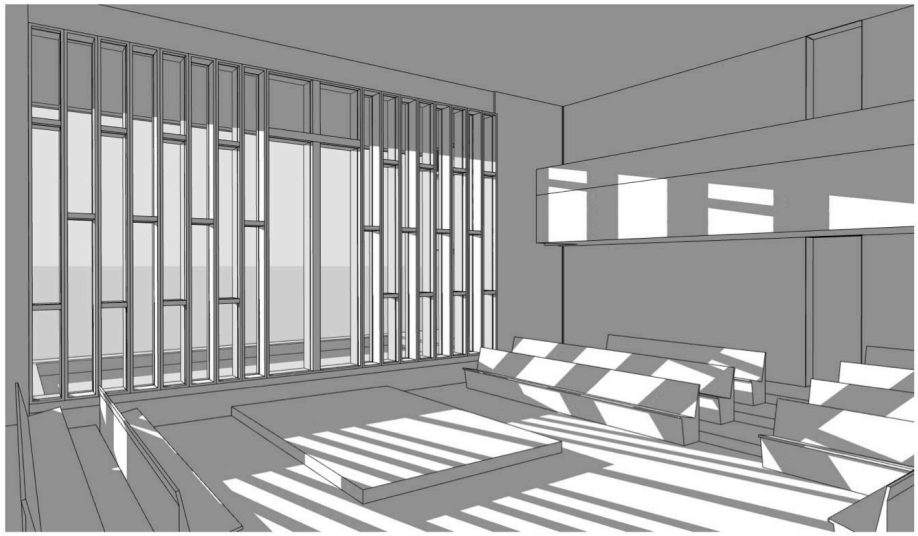
Existing Window Wall



Building Section. Studies confirm during later months daylight and glare is excessive, even reaching the back of the room.

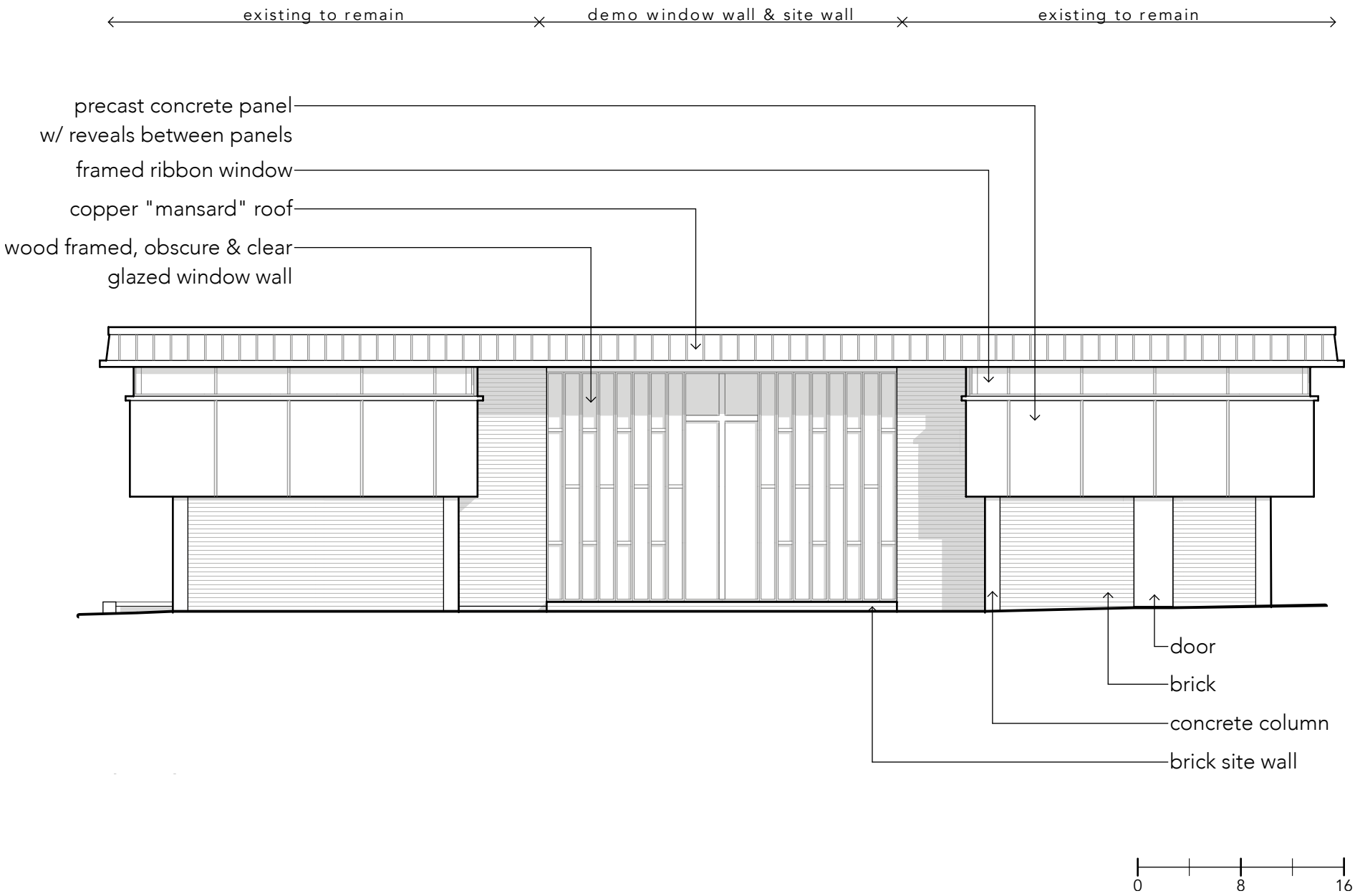


august evenings (3:00 PM - 6:00 PM)

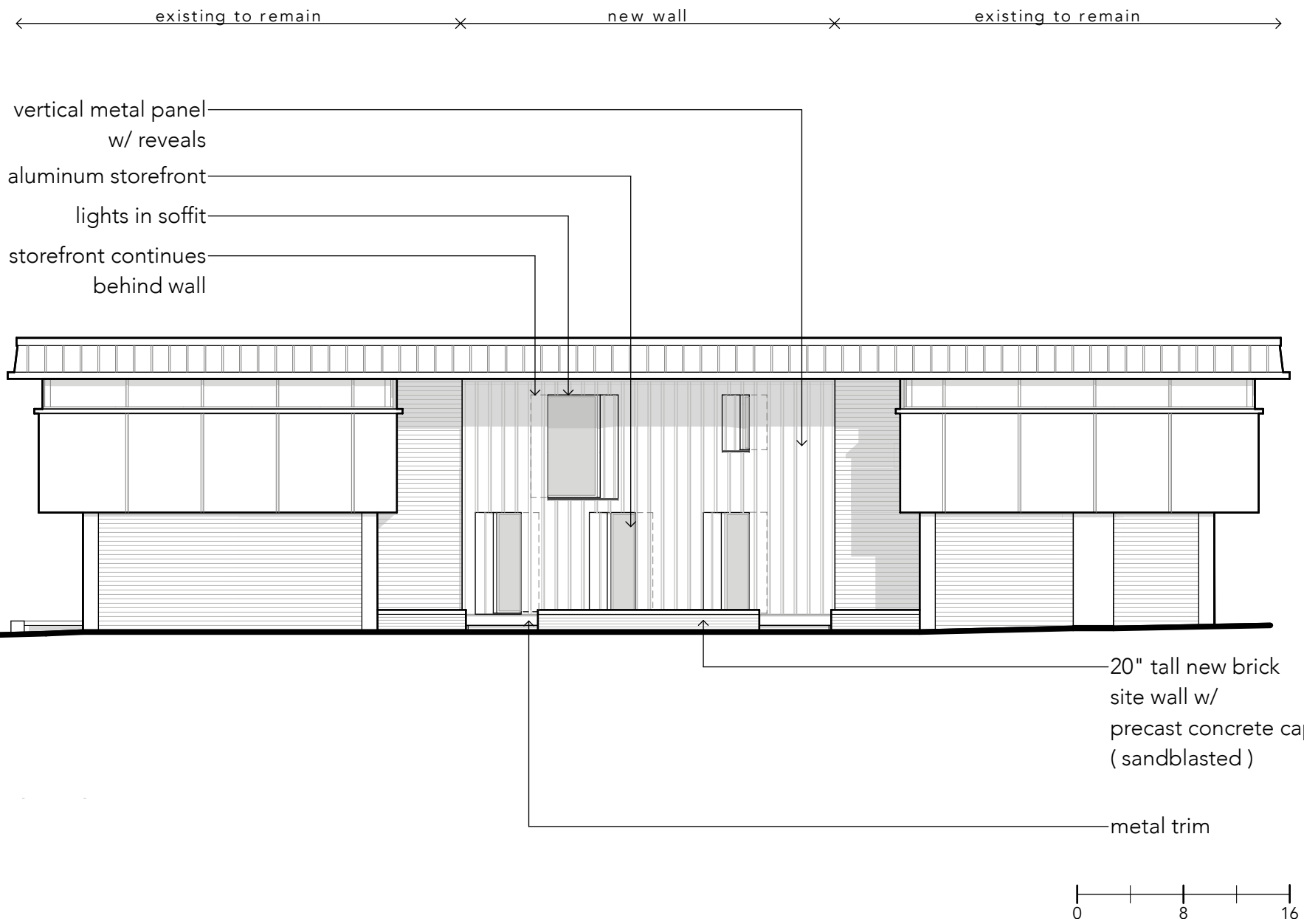


december evenings (3:00 PM - 6:00 PM)

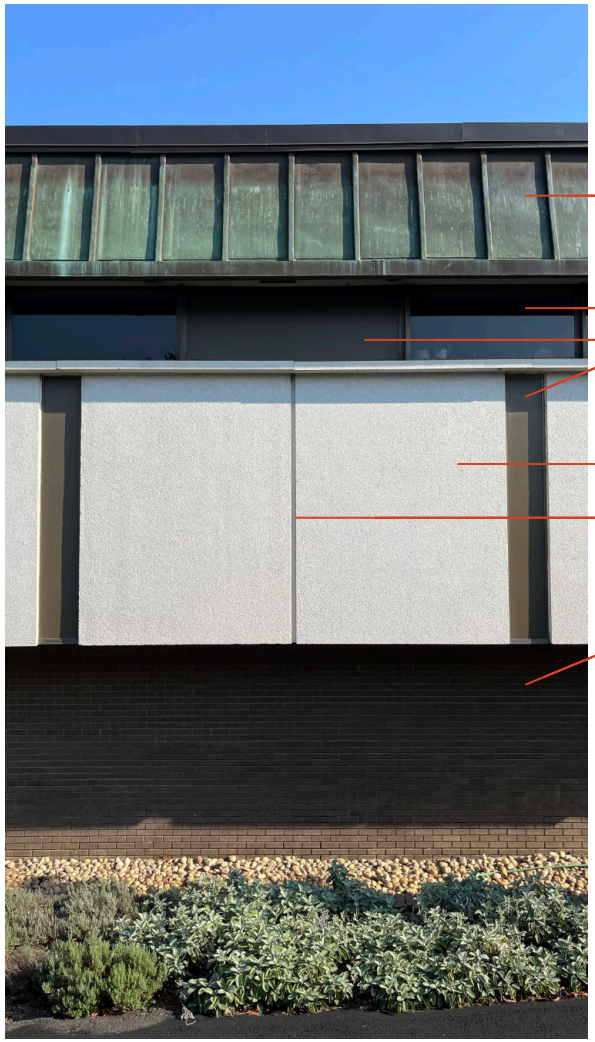
Existing Window Wall



Existing Rear Elevation



New Rear Elevation



copper “mansard” roof

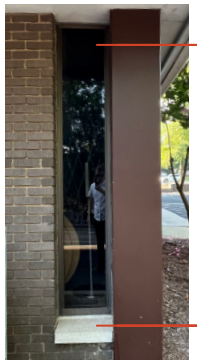
framed ribbon windows

metal panels

precast concrete

reveal

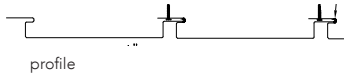
brick



punched aluminum storefront unit, recessed 1 brick course

precast concrete

EXISTING MATERIALS



profile

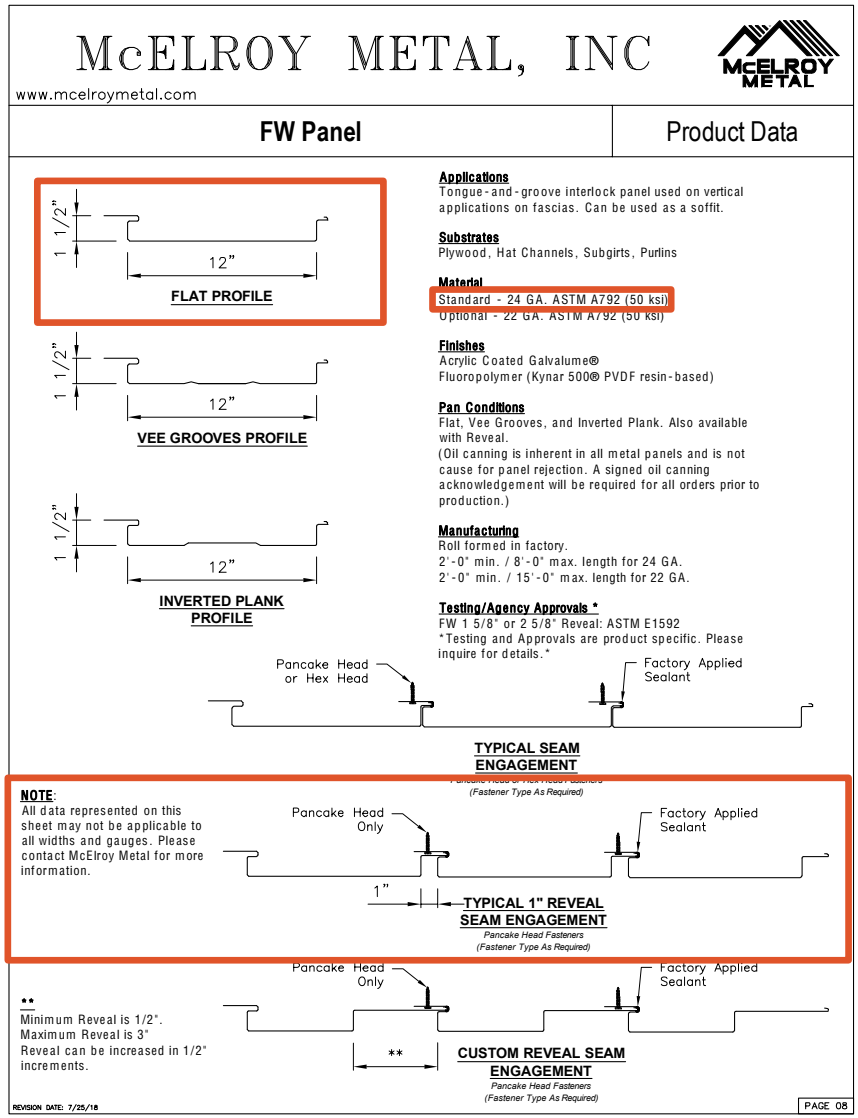
vertical metal panels w/ reveals, concealed fasteners, kynar finish, color tbd

punched aluminum storefront openings recessed into wall, metal flashings match metal panels, colored glazing

brick matching existing, precast concrete wall cap

PROJECT MATERIALS

Project Materials



McELROY METAL, INC

www.mcelroymetal.com

FW Panel | Product Data

1 1/2"
12"
FLAT PROFILE

1 1/2"
12"
VEE GROOVES PROFILE

1 1/2"
12"
INVERTED PLANK PROFILE

Applications
Tongue-and-groove interlock panel used on vertical applications on fascias. Can be used as a soffit.

Substrates
Plywood, Hat Channels, Subgirts, Purlins

Material
Standard - 24 GA. ASTM A792 (50 ksi)
Optional - 22 GA. ASTM A792 (50 ksi)

Finishes
Acrylic Coated Galvalume®
Fluoropolymer (Kynar 500® PVDF resin-based)

Pan Conditions
Flat, Vee Grooves, and Inverted Plank. Also available with Reveal.
(Oil canning is inherent in all metal panels and is not cause for panel rejection. A signed oil canning acknowledgement will be required for all orders prior to production.)

Manufacturing
Roll formed in factory.
2'-0" min. / 8'-0" max. length for 24 GA.
2'-0" min. / 15'-0" max. length for 22 GA.

Testing/Agency Approvals *
FW 1 5/8" or 2 5/8" Reveal: ASTM E1592
Testing and Approvals are product specific. Please inquire for details.

Pancake Head or Hex Head
Factory Applied Sealant
TYPICAL SEAM ENGAGEMENT
(Fastener Type As Required)

NOTE:
All data represented on this sheet may not be applicable to all widths and gauges. Please contact McElroy Metal for more information.

Pancake Head Only
Factory Applied Sealant
1"
TYPICAL 1" REVEAL SEAM ENGAGEMENT
Pancake Head Fasteners
(Fastener Type As Required)

Pancake Head Only
Factory Applied Sealant
**
Minimum Reveal is 1/2".
Maximum Reveal is 3"
Reveal can be increased in 1/2" increments.
**
CUSTOM REVEAL SEAM ENGAGEMENT
Pancake Head Fasteners
(Fastener Type As Required)

REVISION DATE: 7/25/18
PAGE 08

METAL PANELS

Arriscraft
Building Stone · Brick · Limestone

PRECAST CONCRETE

BRICK

Material Specifications

note: products are basis of design, contract with general contractor will confirm manufacturer's used.

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

KAWNEER

Design + Performance Versatility with Unmatched Fabrication Flexibility

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ALUMINUM STOREFRONT

Vanceva® Colors PVB interlayers

Offering architects a dynamic palette for decorative glazing

vanceva

Thousands of color possibilities

Producing a broad spectrum of colors and moods that are unachievable using stock selections of glass, Vanceva gives architects and designers more creative freedom with glass than ever before. Vanceva color interlayers can be combined to produce more than 17,000 transparent, translucent, or opaque color options to help create the desired tone and intensity.

When Vanceva color interlayers are combined with tinted or reflective glass, the design possibilities are nearly limitless. No other interlayer brand delivers the complete spectrum of colors for laminated glass like Vanceva Colors.

Used in curtain walls, atriums, skylights, partitions, and conference rooms, Vanceva color interlayers allow the most expressive designs with distinctive hues from subtle to dramatic.

Color technology

All Vanceva color interlayers are made with heat- and light-stable colorants instead of dyes to resist fading and have undergone vigorous durability testing to ensure long-term color stability. In fact, laminated glass made with Vanceva color interlayers delivers effective protection from harmful UV radiation and reduces solar energy transmittance and heat buildup. The interlayers screen out up to 99% of damaging UV radiation up to 380 nm to help retard color fading and the deterioration of fabrics and furnishings.

EASTMAN

Vanceva Colors

These interlayer colors can be layered in various combinations to produce a myriad of transparent color options.

0001 Coral Rose · 0002 Aquamarine · 0003 Smoke Grey · 0004 Sahara Sun · 0005 Ruby Red · 0006 Sapphire
000C Deep Red · 000D True Blue · 000E Tangerine · 000H Ocean Grey · 0007 Evening Shadow · 0008 Golden Light

Translucent colors

By adding an interlayer from our White Collection, you can add translucence to your color mix for just the right amount of light and privacy. See the difference at vanceva.com/whites.

000A Cool White (VLT 80%) · 0009 Arctic Snow (VLT 65%)

Solid colors

Vanceva Polar White and Absolute Black interlayers are solid colors that can be combined with any other color selection to make that color near opaque while at the same time creating completely different looks on each side of the glass.

000F Polar White · 000G Absolute Black

COLORED GLAZING

Material Specifications

note: products are basis of design, contract with general contractor will confirm manufacturer's used.

GUARDIANS

LED ARCHITECTURAL DOWNLIGHT

RECESSED DOWNLIGHT

LIGHTS (RECESSED CAN LEFT & STEP LIGHT RIGHT)

SATCO | NUVO

Project Name

Location | Prepared By

NUVO 65-407

LED 5W HORIZONTAL STEP LIGHT

Material Specifications

note: products are basis of design, contract with general contractor will confirm manufacturer's used.

Areas With No Work

Ninety percent of the exterior remains untouched. No alterations to street facing and side elevations are required. No alterations to the brick, precast elements, copper roofing, and ribbon windows are required.