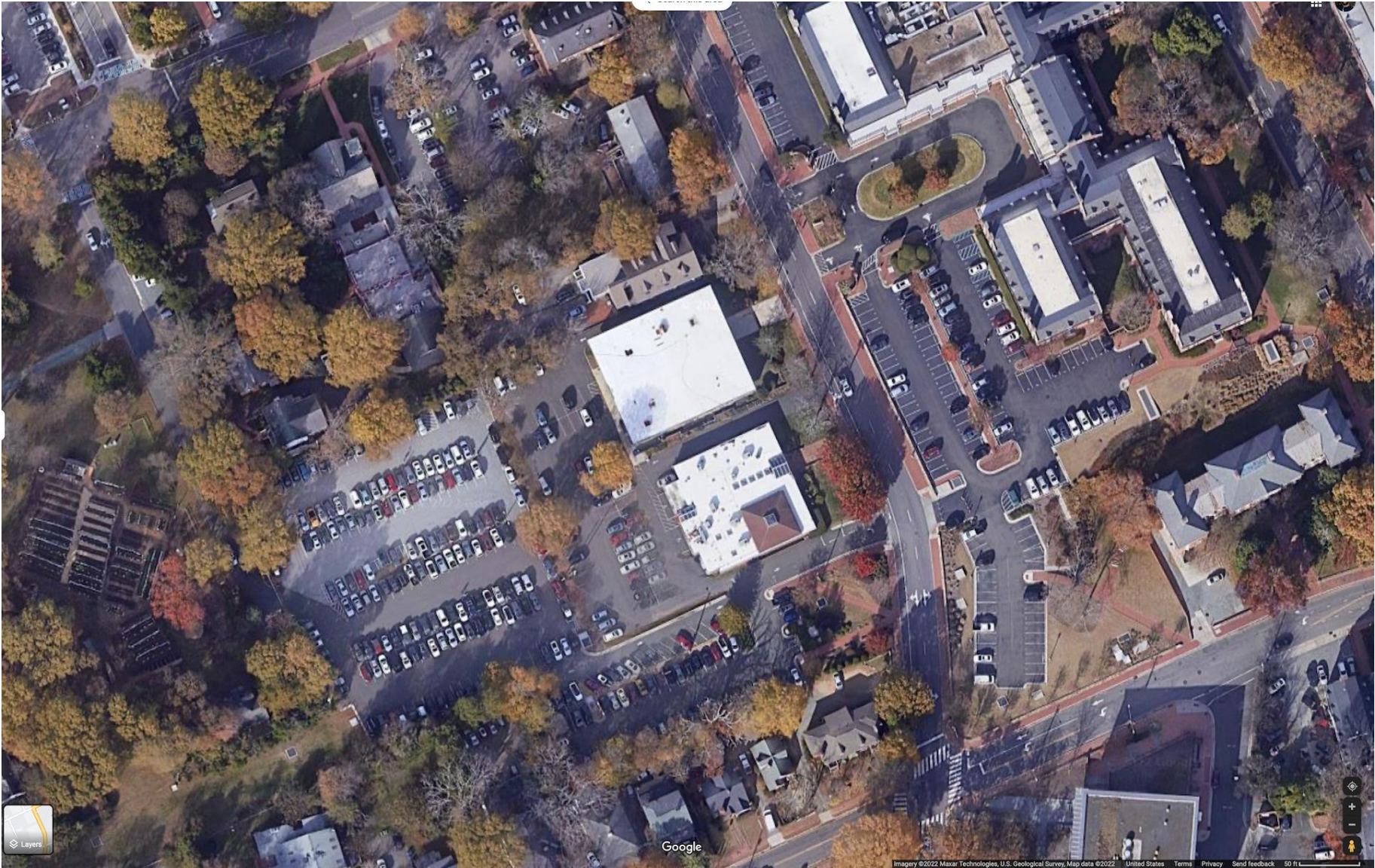




UNC NEWMAN CATHOLIC COMMUNITY

STUDENT ACTIVITY CENTER EXTERIOR ALTERATIONS _ JULY 12, 2024

withArchitecture



Google

UNC Newman Catholic Community Student Activity Center

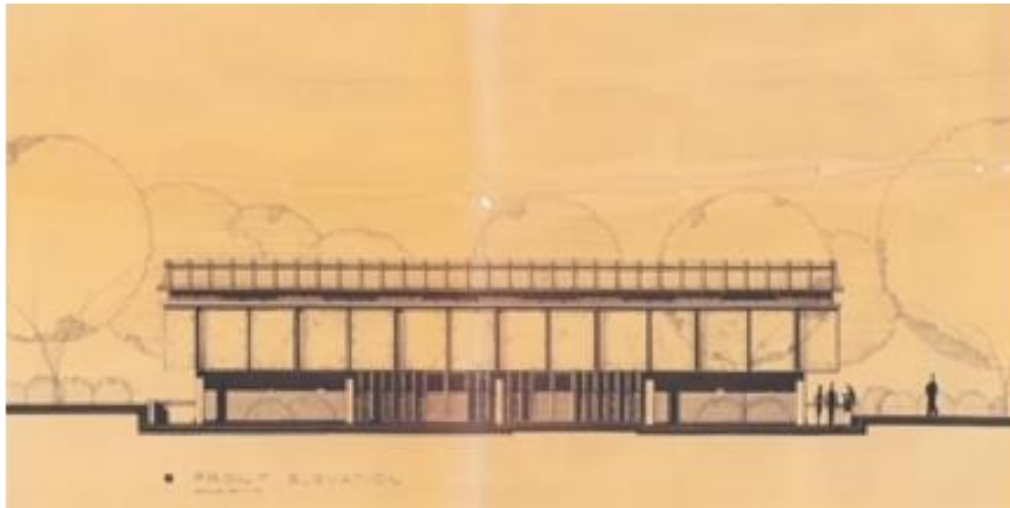
Address: 214 Pittsboro St., Chapel Hill, 27516

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 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.

Background

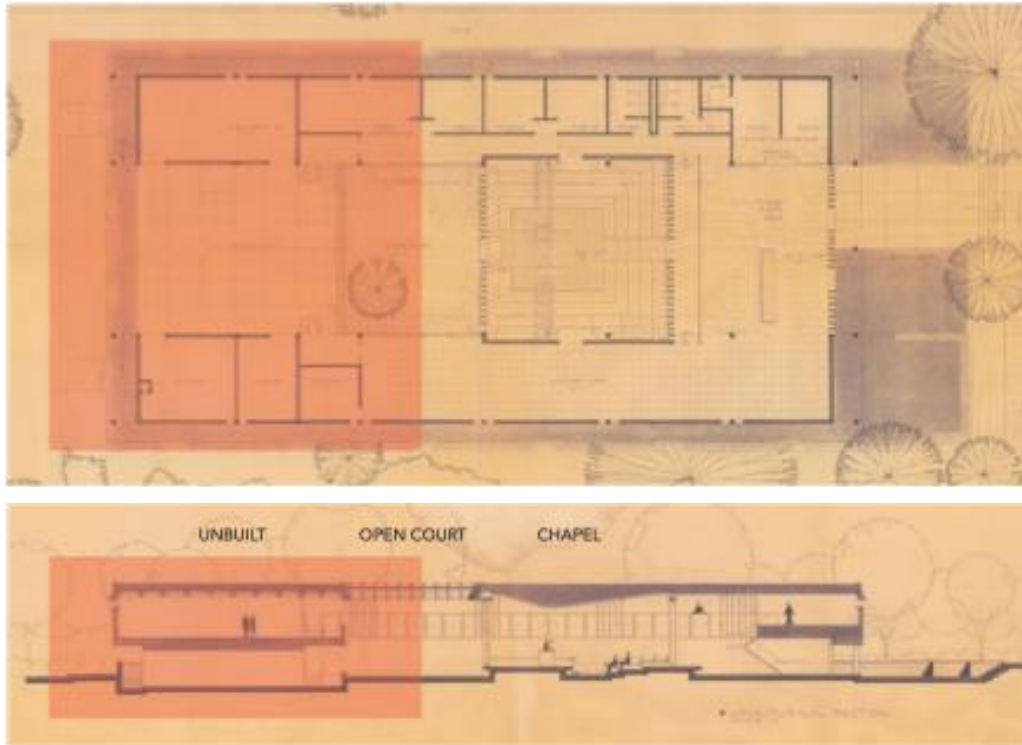
The UNC Newman Catholic Community purchased 214 Pittsboro St. in 2012 as an Activity Center and offices to the adjacent Newman Catholic Church at 218 Pittsboro St. According to existing drawings, the building was developed by the Wesley Foundation in the early to mid 60s for a chapel, dormitory, offices, 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.



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.



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



Existing Entry

- ramp & landing
- 6" curb
- curb cut

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.

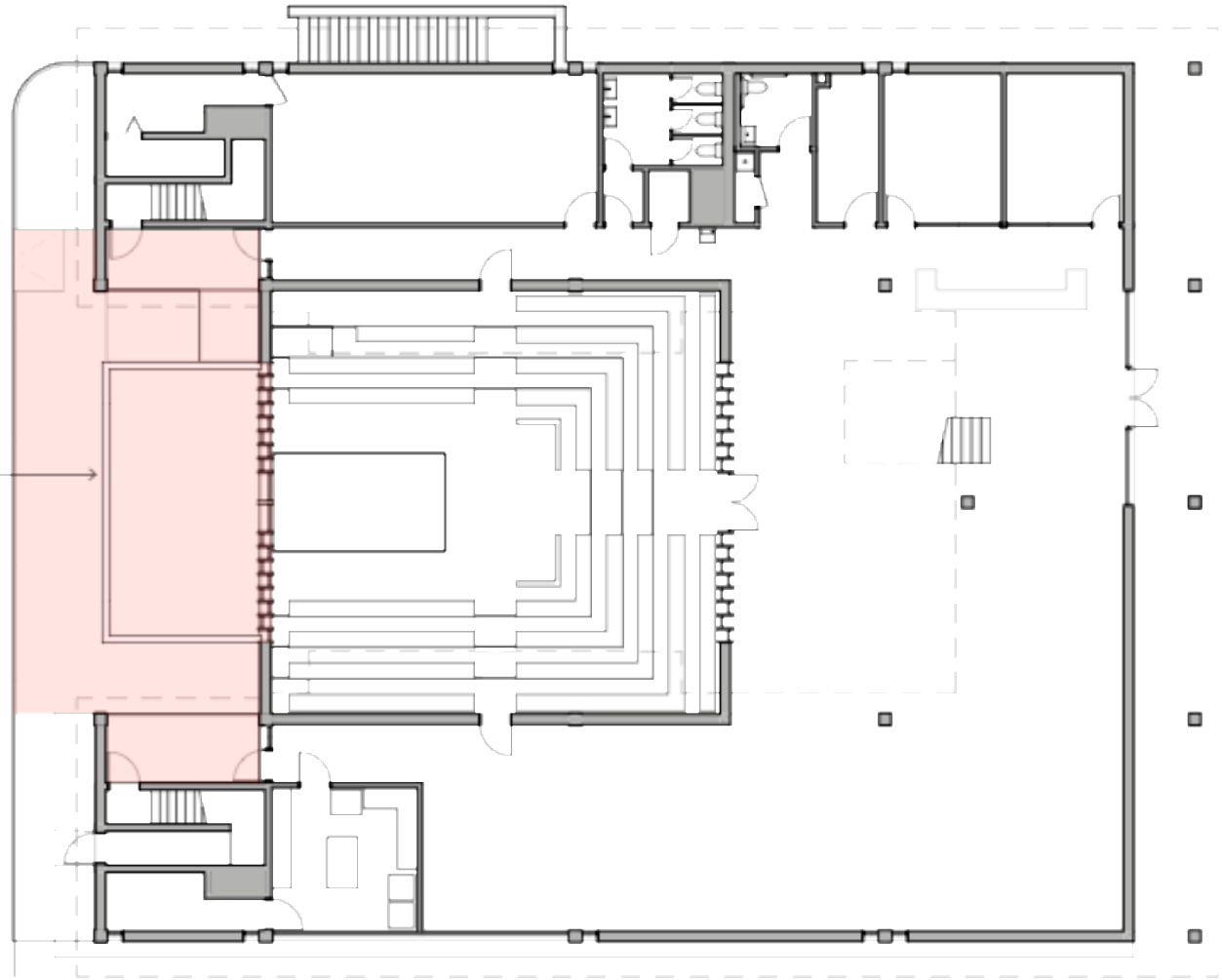


Existing Patio

- mulch
- site walls

Parking Lot

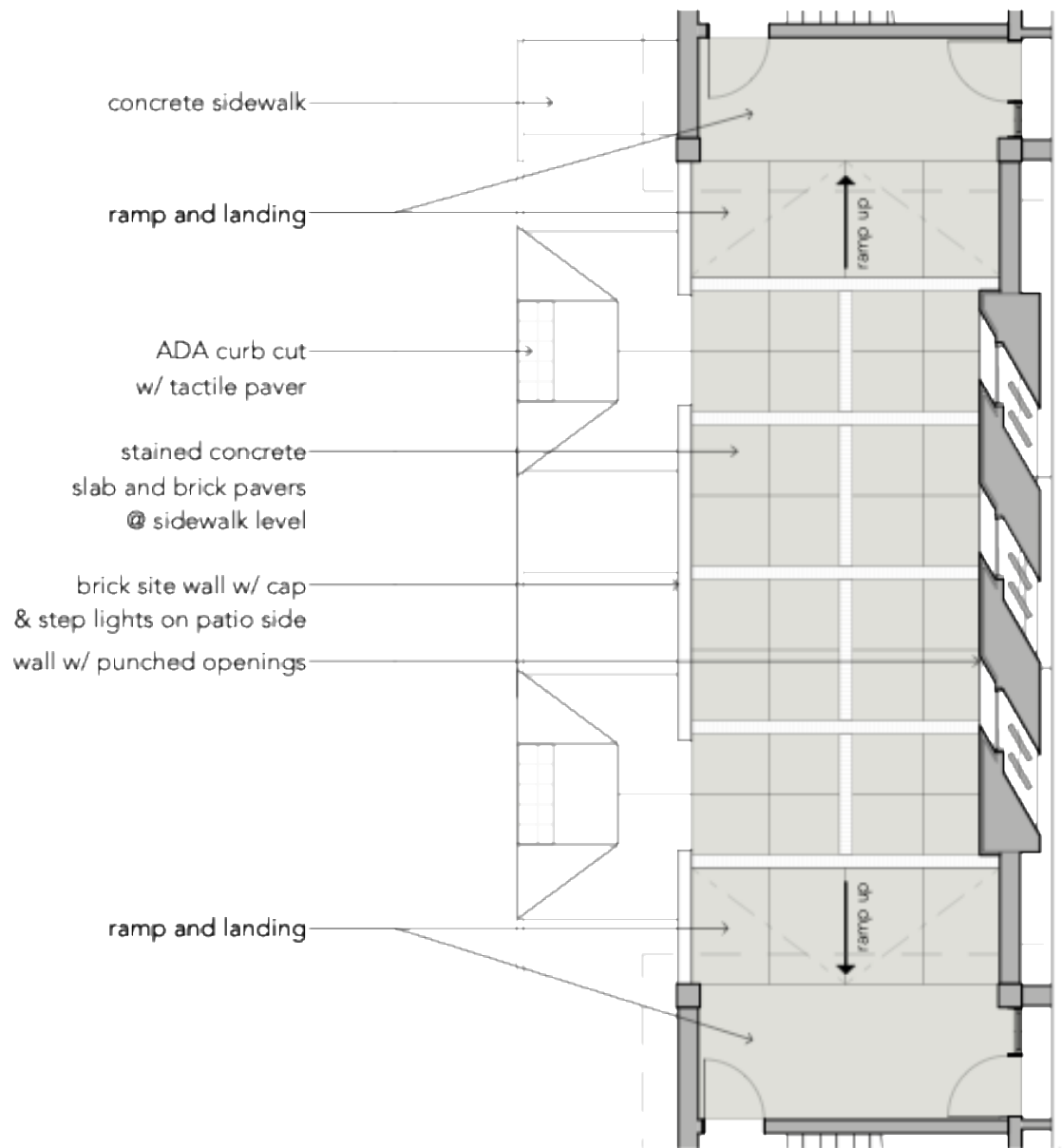
demo slab, ramps,
window wall



Pittsboro St

Existing Floor Plan





Proposed Floor Plan





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.



Recessed Elevation



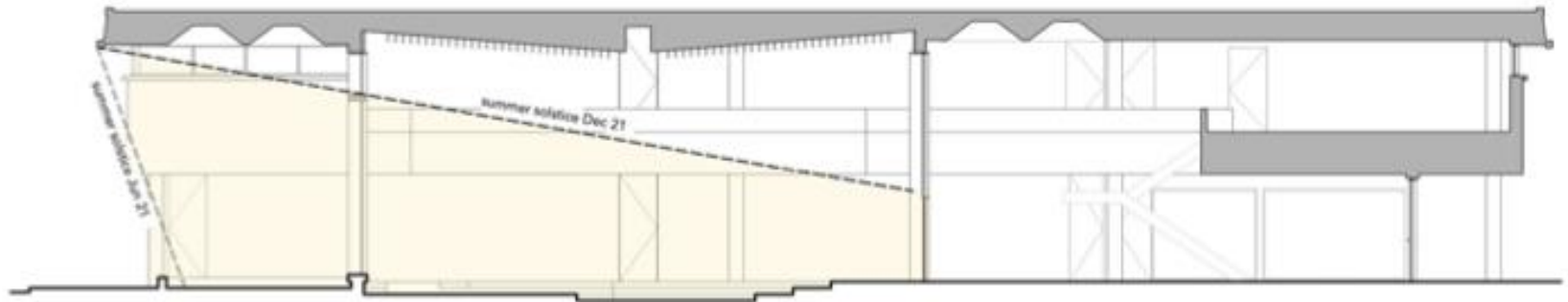
Existing Window Wall



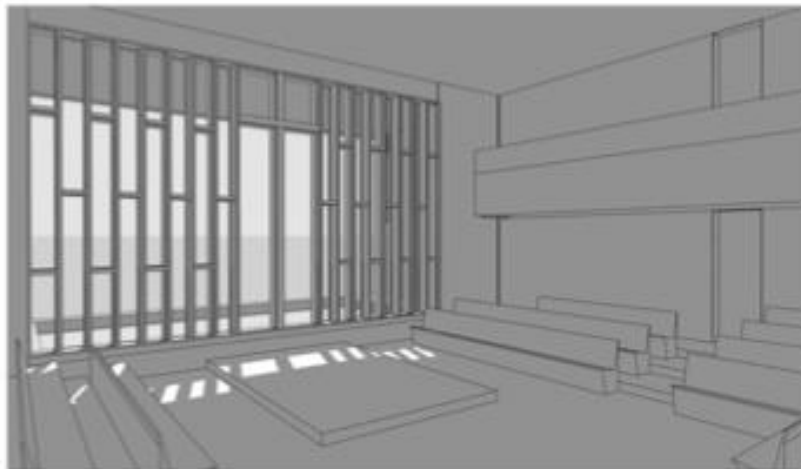
Mix of obscure and clear glass, frame reveal and flat faces, and recessed glazing units



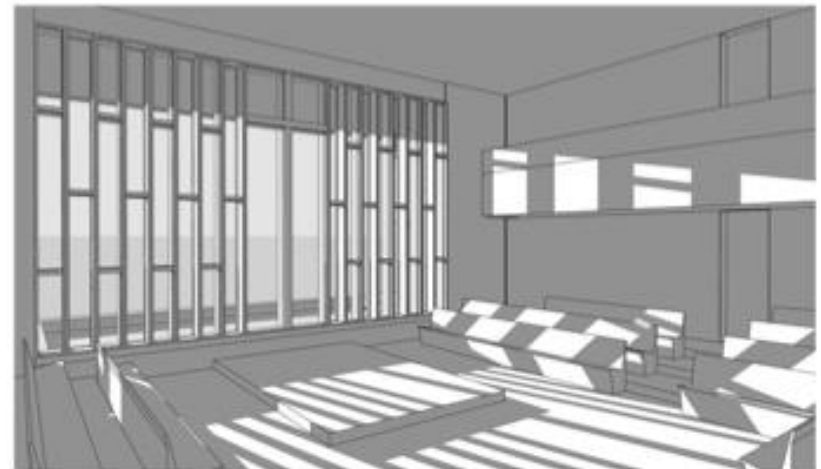
Example of delaminating surfaces



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

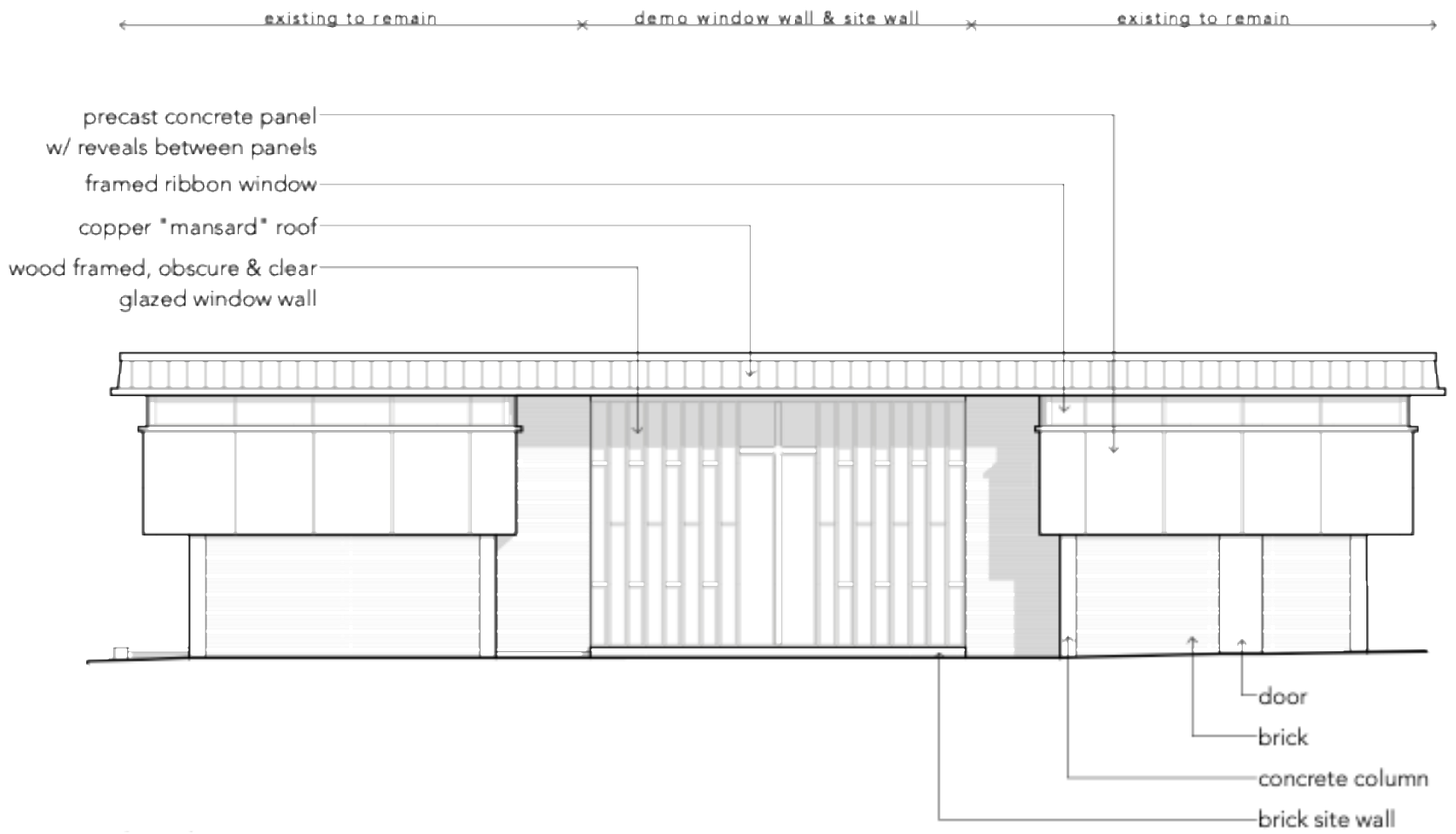


august evenings (3:00 PM - 6:00 PM)

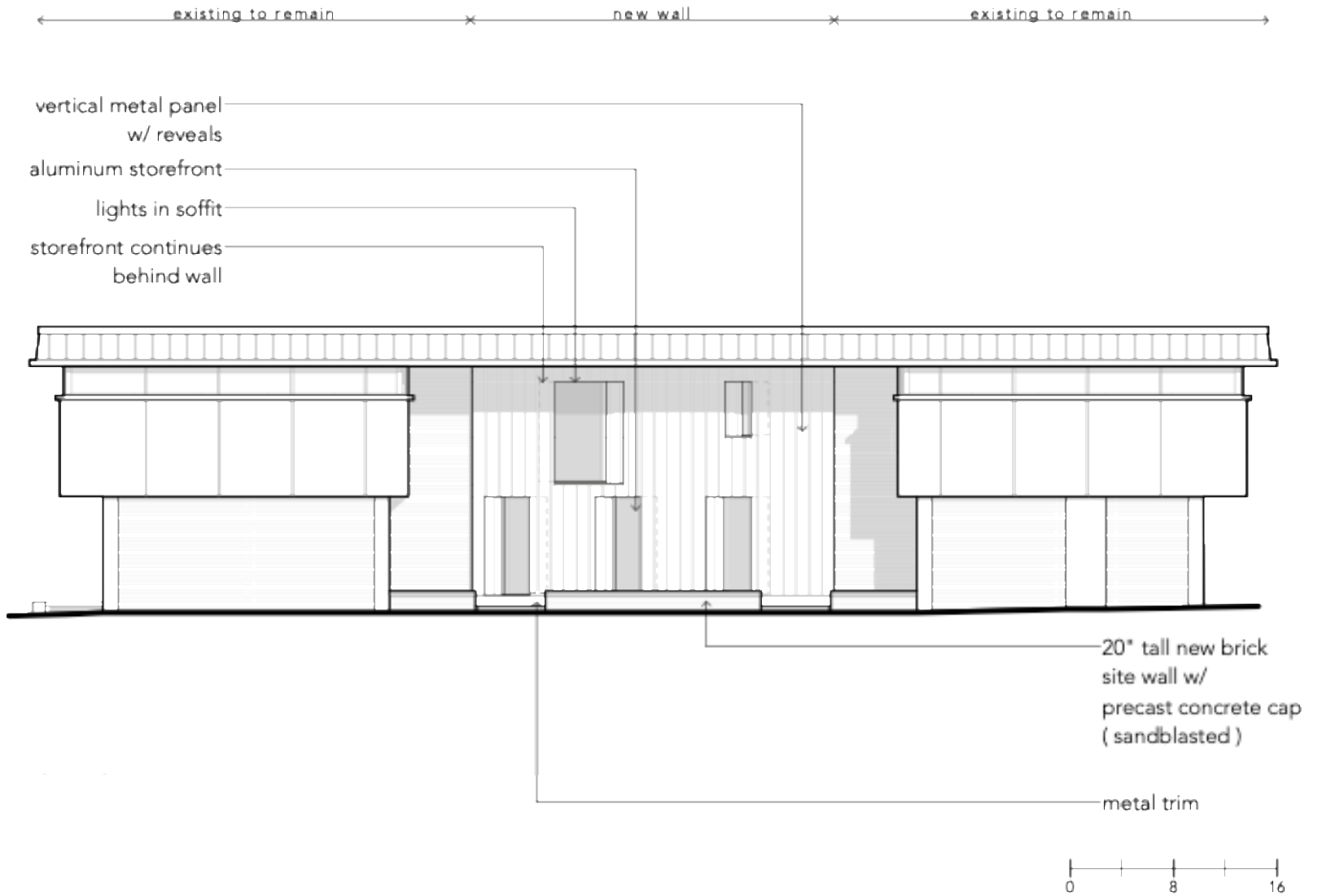


december evenings (3:00 PM - 6:00 PM)

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



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





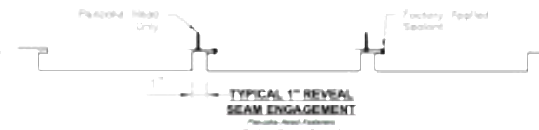

PROJECT MATERIALS

EXISTING MATERIALS

Project Materials

McELROY METAL, INC 

www.mcelroymetal.com

FW Panel	Product Data
 <p>FLAT PROFILE</p>	<p>Applications Tongue-and-groove interlock panel used on vertical applications on facades. Can be used as a soffit.</p> <p>Substrates Physocel, Hat Channels, Sogbars, Partes</p> <p>Material Standard - 24 GA. ASTM A792 (34 ksi) Optional - 22 GA - ASTM A792 (50 ksi)</p> <p>Finishes Acrylic Coated Galvalume® Fluoropolymer (Kynar 500® PVDF resin based)</p> <p>Panel Conditions Flat, Vee Grooves and Inverted Plank. Also available with Reveal.</p> <p>(Oil casing is inherent in all metal panels and is not cause for panel rejection. A signed oil coating acknowledgment will be required for all orders prior to production.)</p> <p>Manufacturing Roll Formed in factory. 2'-0" min. / 8'-0" max. length for 24 GA 2'-0" min. / 10'-0" max. length for 22 GA</p> <p>System/Agency Approvals FBI 1.5-4" or 2.5-4" Reveal ASTM E1582 *Testing and Approvals are product specific. Please inquire for details.*</p>
 <p>VEE GROOVES PROFILE</p>	
 <p>INVERTED PLANK PROFILE</p>	
 <p>TYPICAL SEAM ENGAGEMENT Panels: Head or Tail Head / Factory Applied Sealant</p>	
<p>NOTE: All data represented on this sheet may not be applicable to all widths and gauges. Please contact McElroy Metal for more information.</p>  <p>TYPICAL 1" REVEAL SEAM ENGAGEMENT Panels: Head Features / Panes: Tail As Required / Factory Applied Sealant</p>	
<p>** Minimum Reveal is 1/2" Maximum Reveal is 5" Reveal can be increased to 1/2" in crown ends</p>  <p>CUSTOM REVEAL SEAM ENGAGEMENT Panels: Head Features / Panes: Tail As Required / Factory Applied Sealant</p>	

RAQ 08

METAL PANELS

Material Specifications

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



PRECAST CONCRETE



BRICK

TRIFAB® VO (VERSAGLASS®)
TRIFAB® VO 450, 451 & 4511 (THERMAL FRAMING SYSTEMS &
TRIFAB® 451 UT ULTRA THERMAL FRAMING SYSTEM



Design + Performance Versatility with Unmatched Fabrication Flexibility



Advanced Performance Building
Architect: [unreadable]
Location: [unreadable]
Year: [unreadable]
Building Type: [unreadable]
Building Area: [unreadable]
Project Value: [unreadable]

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 photothermal performance levels. The ultra-thermal TRIFAB® 451 UT Framing System, is designed for the most demanding thermal performance and employs a dual insula® thermal break.

AESTHETICS
TRIFAB® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural glazing

options (SSG) and weather-seal glazing options further expand design options, 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 V4511 and TRIFAB® 451 UT have 2" sightlines.

With seamless incorporation of Kawneer awnings or windows, including GLASSvent® visually frameless ventilation, 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

Material Specifications

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

Vanceva® Colors PVB interlayers

Differing architects a dynamic palette for decorative glazing

Thousands of color possibilities

Including a broad spectrum of colors and tints that are achievable 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, windows, 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 rigorous 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.

Vanceva Colors

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

001 Red	002 Blue	003 Grey	004 Yellow	005 Magenta	006 Cyan
007 Red	008 Blue	009 Orange	010 Grey	011 Black	012 White

Translucent colors

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

013 White	014 White
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Solid colors

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

015 White	016 Black
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EASTMAN

COLORED GLAZING



GUARDIANS
 LED ARCHITECTURAL DOWNLIGHT
 RECESSED DOWNLIGHT

LIGHTS (RECESSED CAN LEFT & STEP LIGHT RIGHT)

Material Specifications

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

SATCO | NUVO

Project Name

Location | Prepared By



NUVO 65-407
 LED 5W HORIZONTAL STEP LIGHT

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.