

Caroline Peebles

Portfolio I

Fall 2017

IDSN 2102

Client Profile

The Gateway Center is a resource center for exploring the design history of the coastal south. Located in Greenville NC, the Center is a partnership between the North Carolina Department of Natural and Cultural Resources and East Carolina University's Department of History, with major funding from the Golden LEAF Foundation.

This state-of-the-art facility allows visitors and scholars to research the rich history of the region, as evidenced by the implements and furnishings used by residents. Research published and programs conducted by the Center paint a detailed portrait of everyday life in the area

The Center includes:

- Visitor reception area
- Exhibition space
- Meeting rooms with full audio/ video capabilities
- Facilities for researchers
- Documentation workroom

Program Spreadsheet

Gateway Center

PERSONNEL

Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes
	Current	Future	Office	Workstation		PC	Printer	Fax	
					0				
Director	0	1	120		120	1	1		
					0				
Administrative Assistant	0	1		100	100	1	1		Locate directly outside Dir office
					0				
Receptionist	0	1		0	0	1	1		Included in Reception/Waiting
					0				
Visiting Fellows	0	8		48	384	8			Locate away from Entry; 1 Shared printer
					0				
Guest Research Stations	0	70		36	2520				May be split up; 1 Shared printer
					0				
Technicians	0	2	100		200	4	2		Locate near Workroom
					0				
Barista	0	1			0				Included in Pantry
					0				
Personnel Totals:	0	84			3324	15	5	0	

Department Summary

Information:

Personnel	3324	Square Ft.
Support	2360	Square Ft.
Sub Total:	5684	Square Ft.
Circulation	154	
Total Carpetable:	8753	Square Ft.

Interviewee:

Interview Date: _____

Revision Submitted: _____

Sign Off: _____

SUPPORT SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
				0		
Reception/Waiting Area	0	1		300	Inside main entry; Visible from Admin Asst	Seating for 4 guests
				0		
Large Conference Room	0	1		400	Close to main entry	Seating for 14 at table, 6 at side; Full A/V
				0		
Small Conference Room	0	3		120	Adjacent to Large Conference	Seating for 4-6; Full A/V
				0		
Workroom	0	1		360	Locate away from Entry	Counter space and work tables
				0		
Storage	0	1		100	May be split and scattered through the space	
				0		
Pantry	0	1		240		
				0		
Exhibition Space	0	1		600	Close to main entry	Some walls for hanging work
Support Totals:				2360		

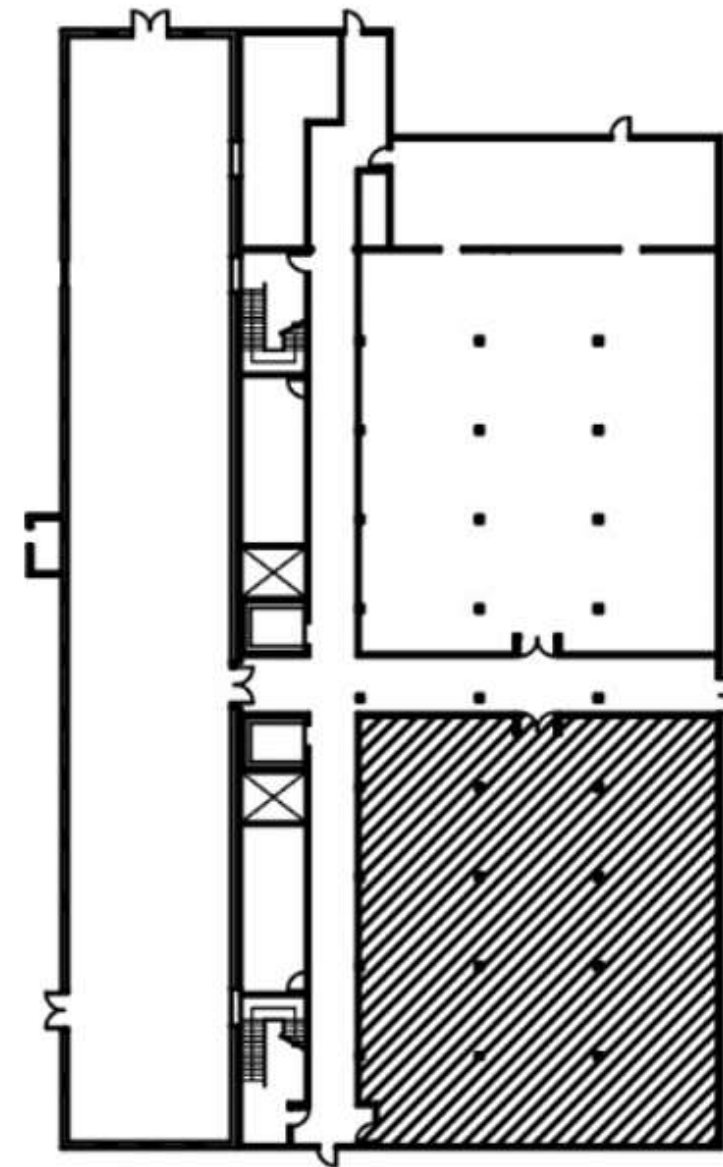
Department Notes:

Historic character important to users

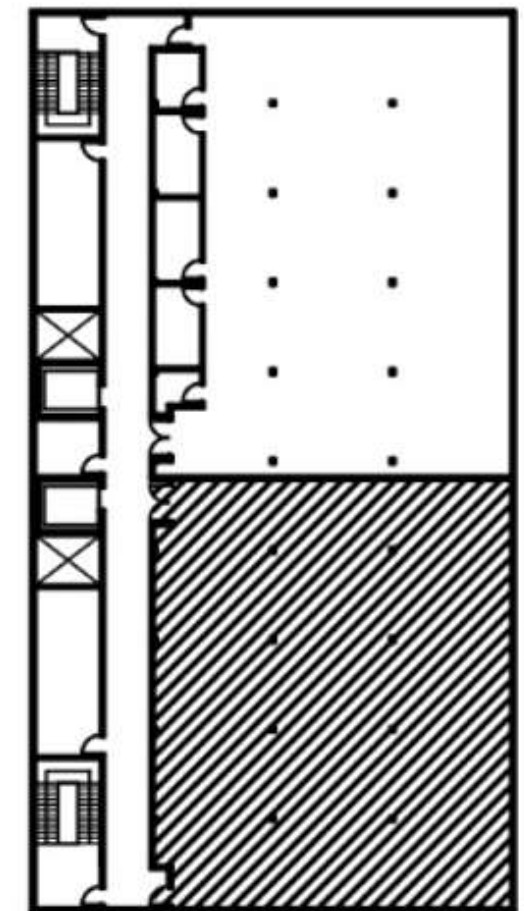
Space must be flexible

Site Profile

- Pritchard-Hughes Tobacco Building
Pitt and 11th Streets
Greenville NC
- Erected: first quarter of the Twentieth Century
- Heavy timber construction
- Client to occupy tenant space on first and second floors

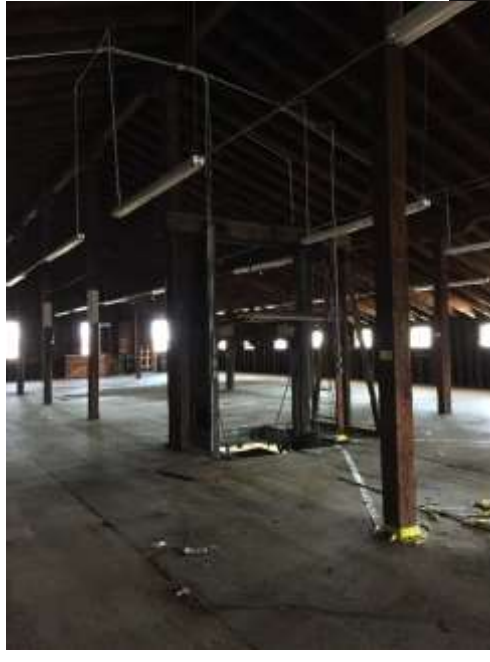
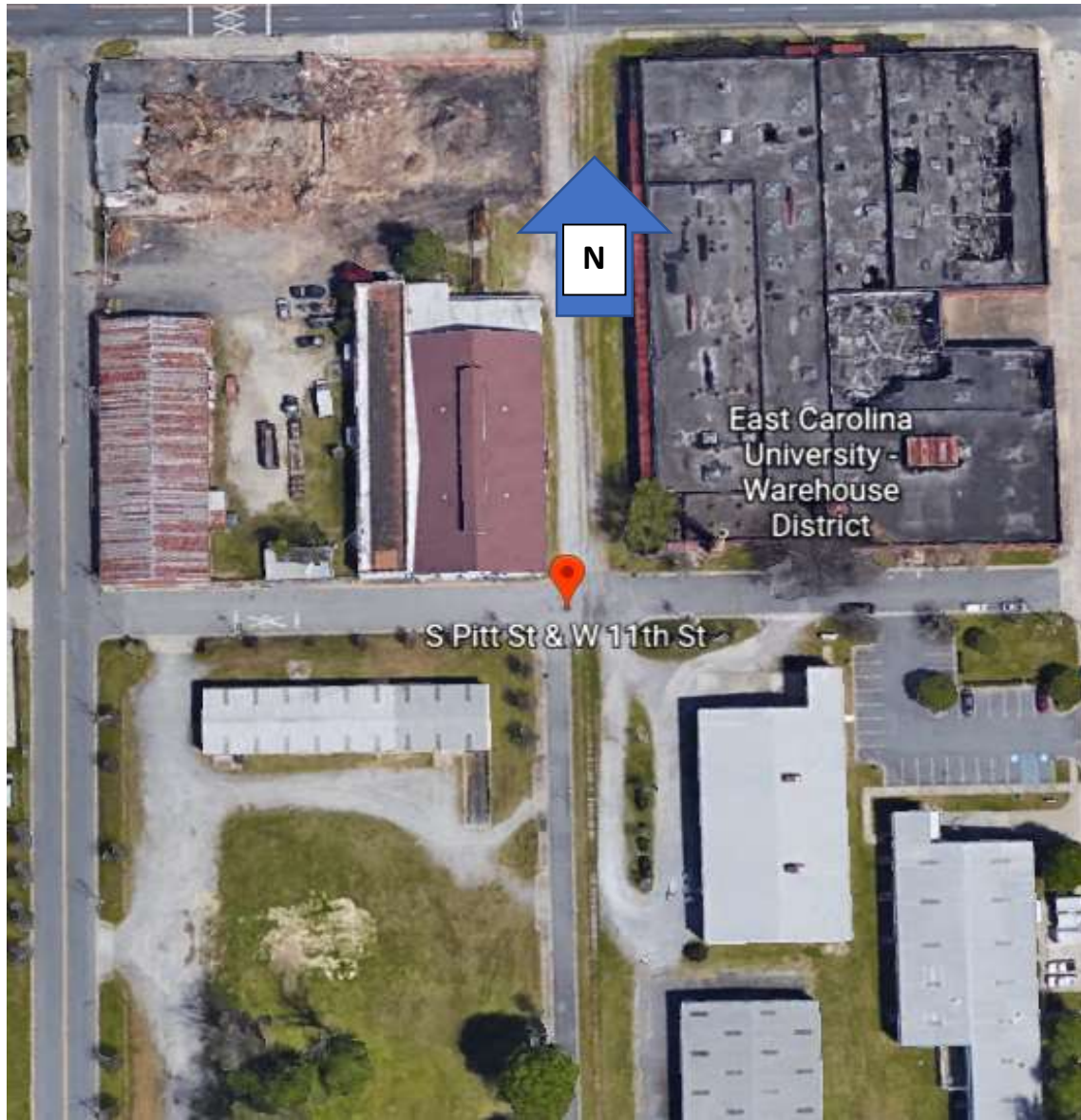


1st Floor Tenant Area
4,280 Square Feet



2nd Floor Tenant Area
4,280 Square Feet

Site Analysis



Research

Town & Neighborhood History

Town:

- Once known as “Queen city on the Tar” because of the location along the tar river in the history-rich heart of eastern NC
- Greenville began in 1771 when Pitt County legislator Richard Evan divided his plantation into a town after being given permission by the colony of NC
- Susanna Evans completed the town after her late husband Richard died.
- Originally named Martinsborough in honor of the then royal governor Josiah Martin.
- Martinsborough changed to Greenville in honor of General Nathaniel Green on Jan. 8, 1787 for being a revolutionary war hero.
- Pitt Academy, the first academy started Greenville’s interest in education.
- “Greenville” ended up being just simply “Greenville”, stayed a small courthouse village with stores and wharves
- 1791 Pres. George Washington visited and noted that Greenville was an “indifferent place” known for its Tar industry and turpentine

Neighborhood:

- Hughes warehouse built in 1885 by Jordan F Jones and managed by William T Hughes
- Located on S. Main street across from the depot of Raleigh and Gaston Railroad
- Tobacco prize houses were built across from railroads so locally grown tobacco could be processed, packaged and shipped by rail from the new depot
- Recently added artificial siding
- Intersects with railroad tracts



Applicable Fire/Life Safety/Historic Preservation Codes

- 1201.2 Report. A historic building undergoing repair, alteration, or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the code official by a registered design professional when such a report is necessary in the opinion of the code official. Such report shall be in accordance with Chapter 1 and shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of these provisions would be damaging to the contributing historic features. For buildings assigned to Seismic Design Category D, E or F, a structural evaluation describing, at a minimum, the vertical and horizontal elements of the lateral force-resisting system and any strengths or weaknesses therein shall be prepared. Additionally, the report shall describe each feature that is not in compliance with these provisions and shall demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety.
- 1203.2 General. Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct life safety hazard as identified by the code official shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.



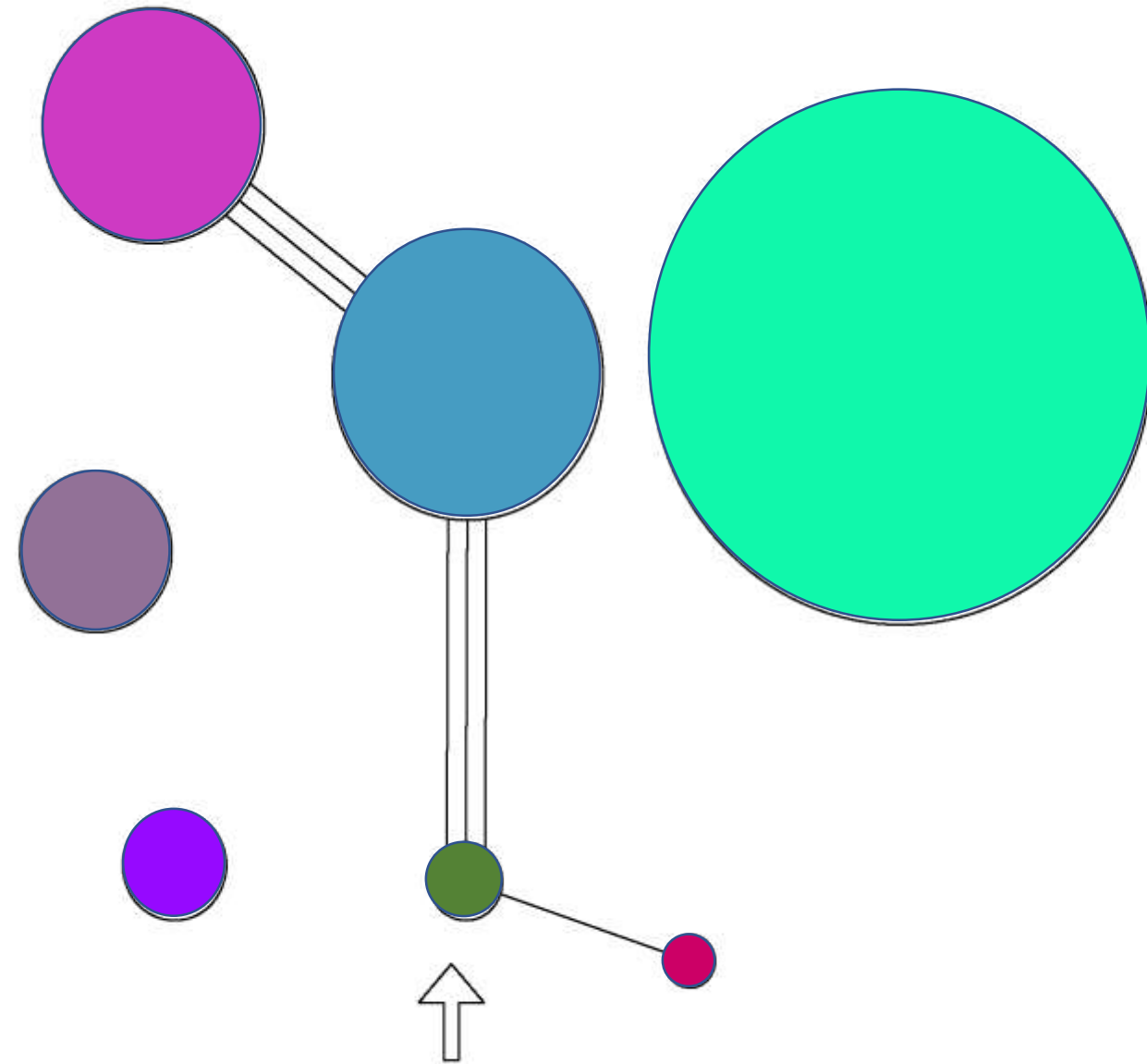
Building: History and Existing Conditions

- Prichard-Hughes warehouse was built in 1905
- In 1923 the frame warehouse was enlarged, adding a small one-story frame office to the north façade and a narrow flat-roofed brick prizehouse with segmental-arched windows and stepped parapets on the north and south ends to the west façade.
- Hughes installed two large interior metal fire doors to separate the brick and frame structures, making it a tobacco storage warehouse.
- Until 1935 the building was used for processing and storage by the W. C. Thomas Tobacco Company and for storage alone by the Greenville storage and inspection Company until 1948
- The Bostic Suggs Furniture company purchased the building and it is used as a furniture warehouse in association with firm's sales operations in a nearby building
- Was renovated to replace windows throughout the building and installing artificial siding on the frame warehouse and office wing.
- Its functions included commerce/trade warehouse, industry processing and Industrial storage, and utilized as a Prize house
- ECU acquired the warehouse in 2003
- Millennial campus designation- an area where an institution has the opportunity to collaborate with private partners in education, industry, government, and military.
- Certified historic structure for purpose of rehabilitation

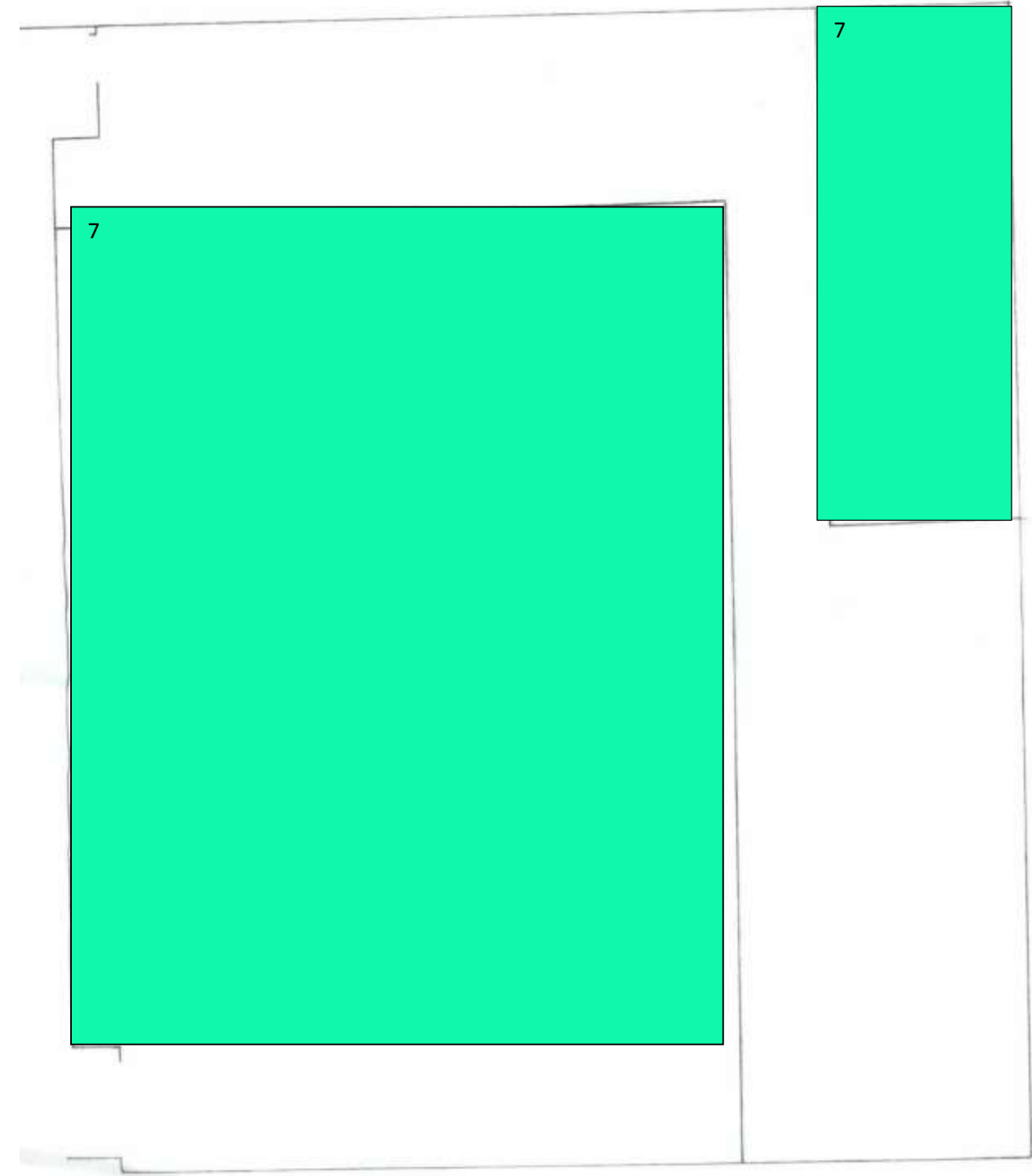
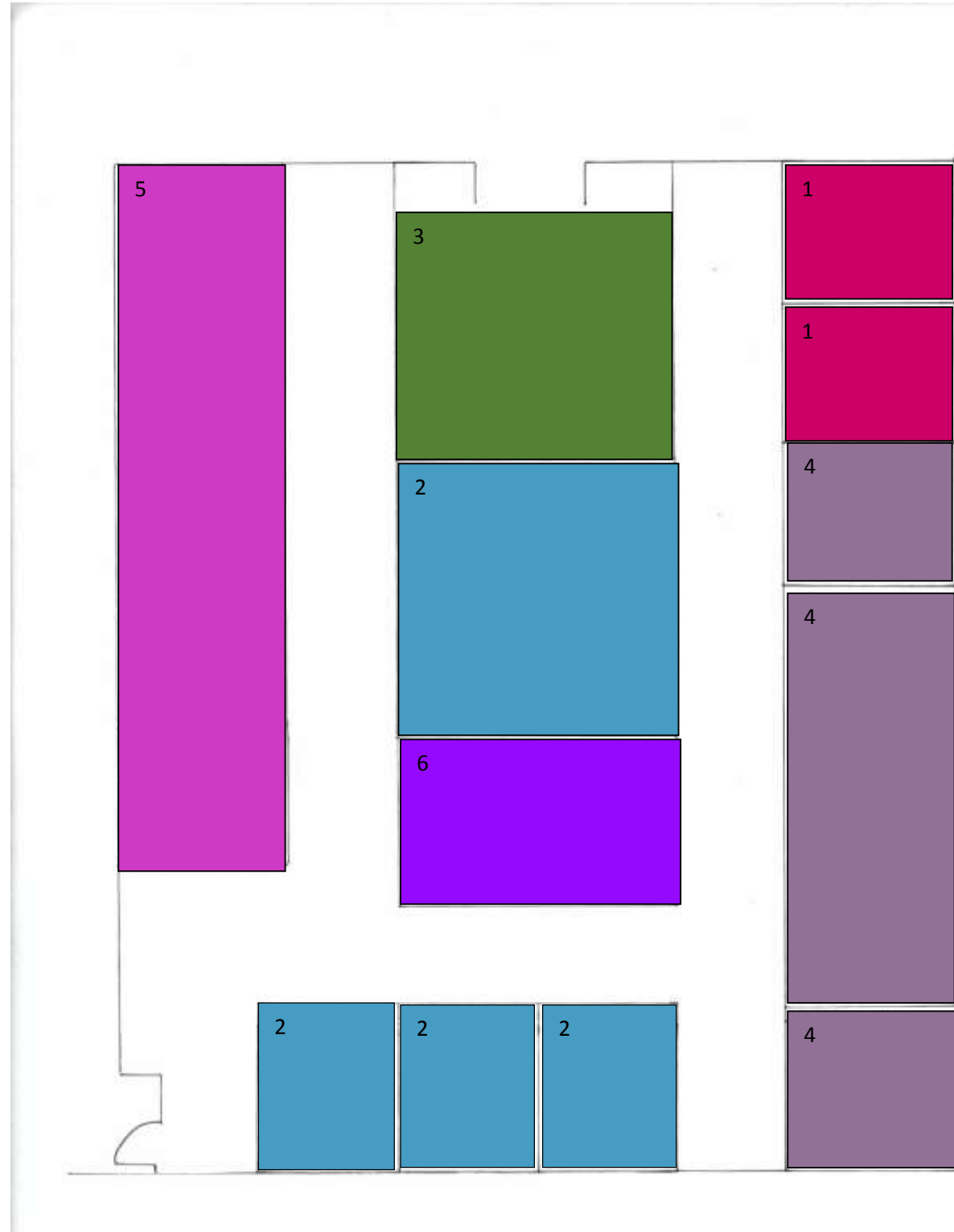


Bubble Diagram

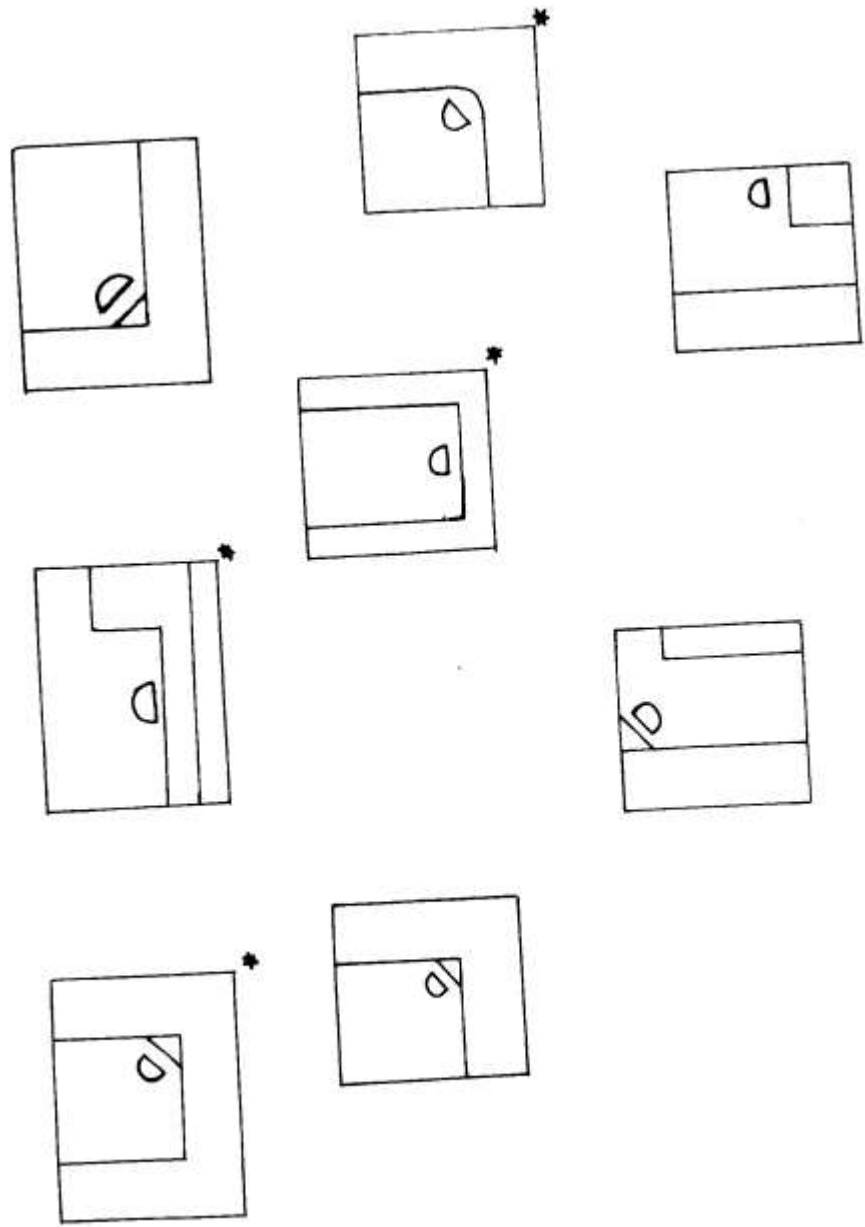
1. Director/ Admin. Office (220 sf.)
2. Large/ Small Conference (760 sf.)
3. Reception/ Waiting (300 sf.)
4. Technicians/ Workroom (560 sf.)
5. Exhibition Space (600 sf.)
6. Pantry/ Storage/ Barista (340 sf.)
7. Visiting Fellows/ Guest Research (2,904 sf.)



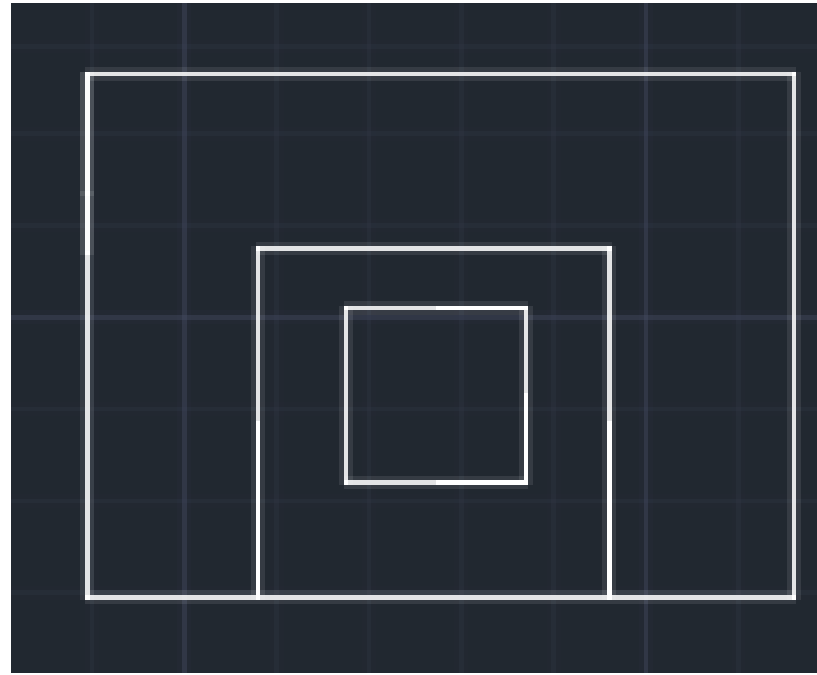
Blocking Diagram



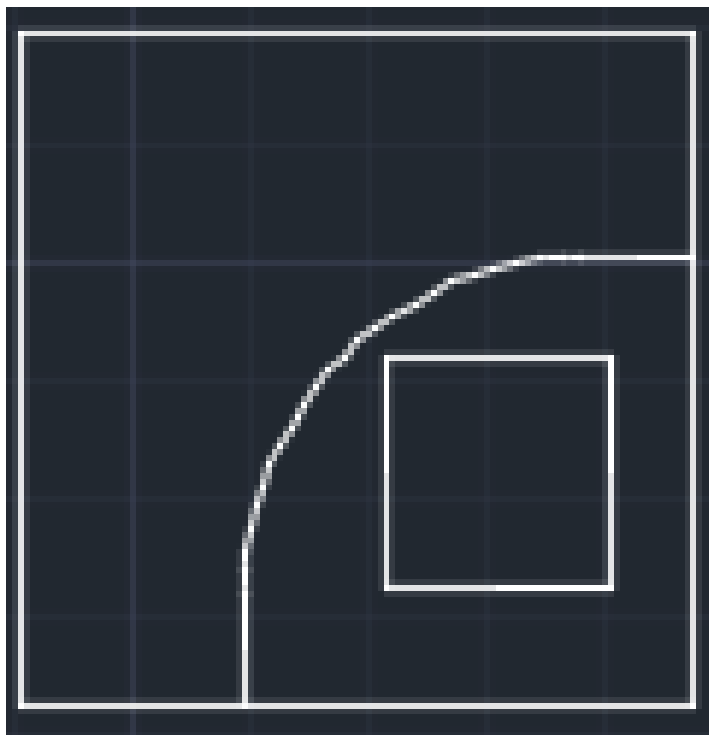
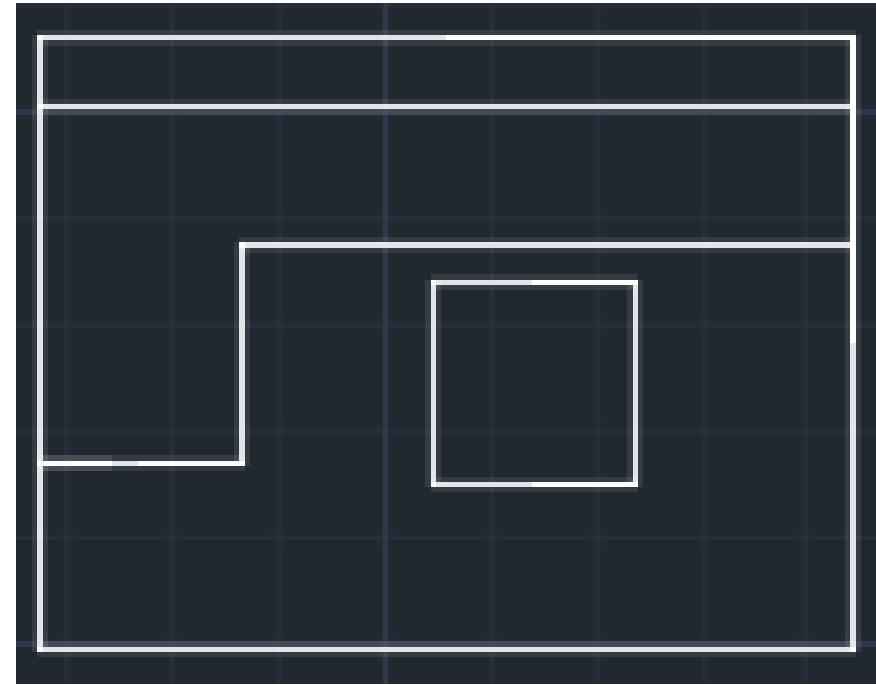
Space Standard Drawings



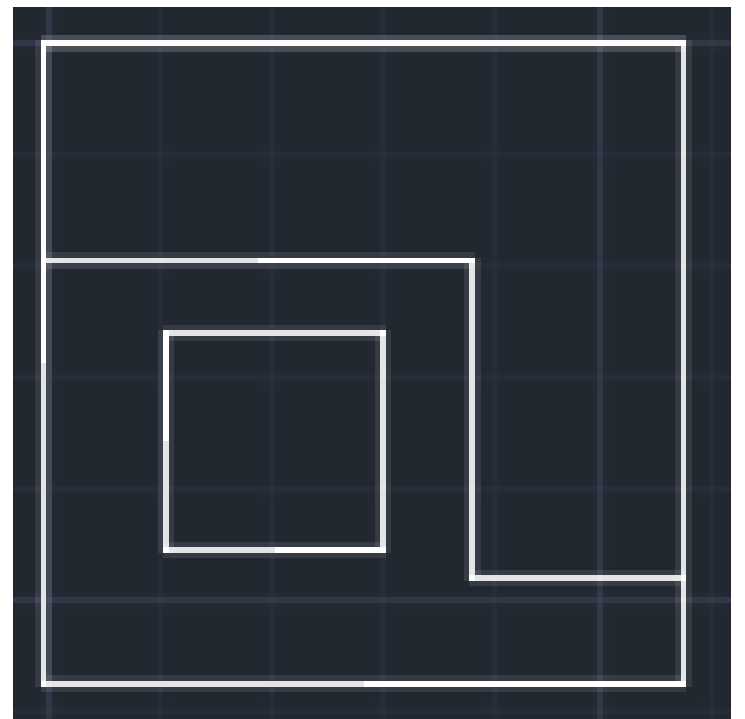
6x6



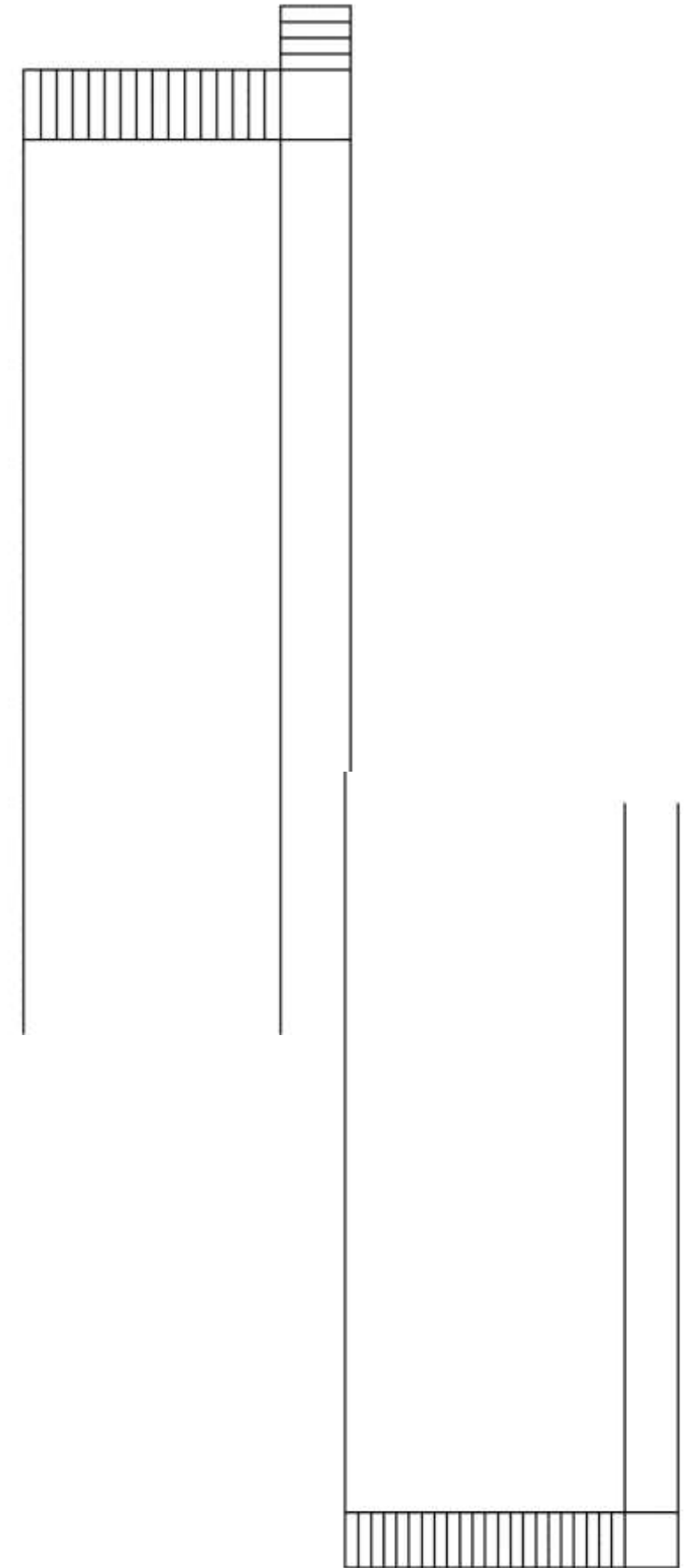
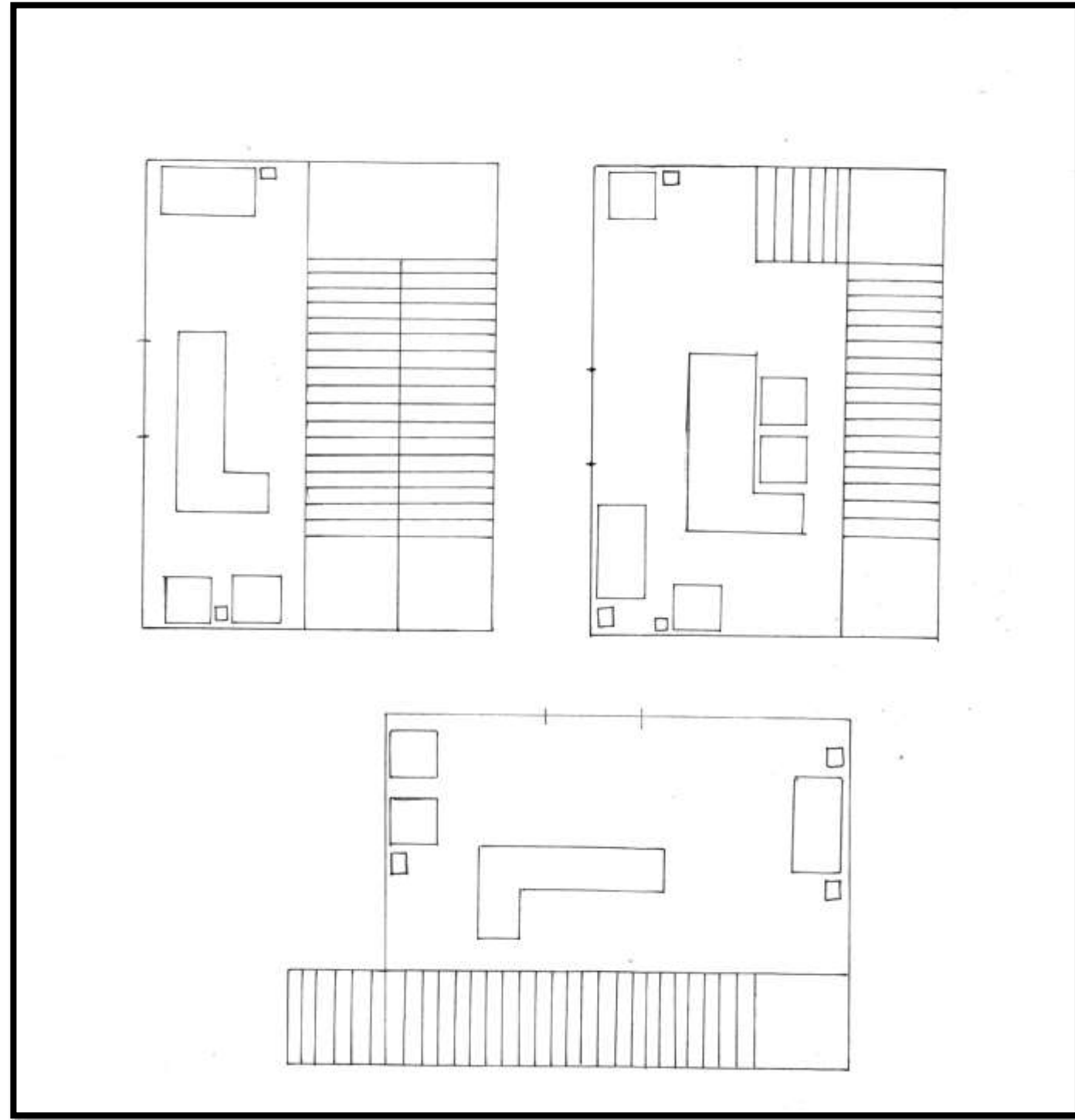
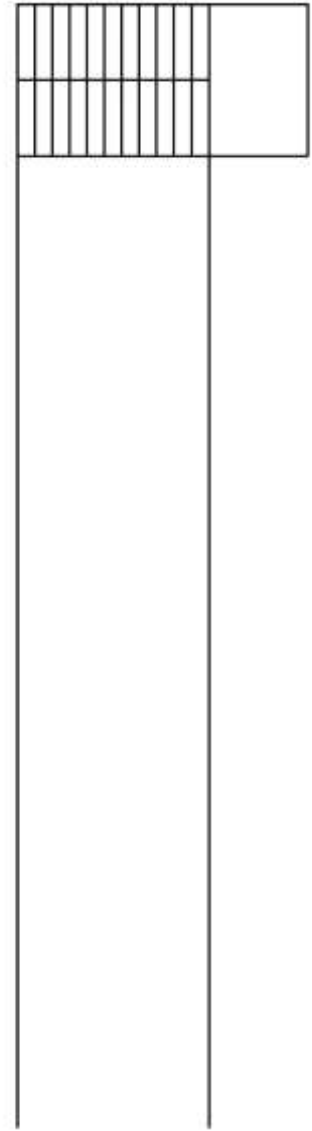
6x8



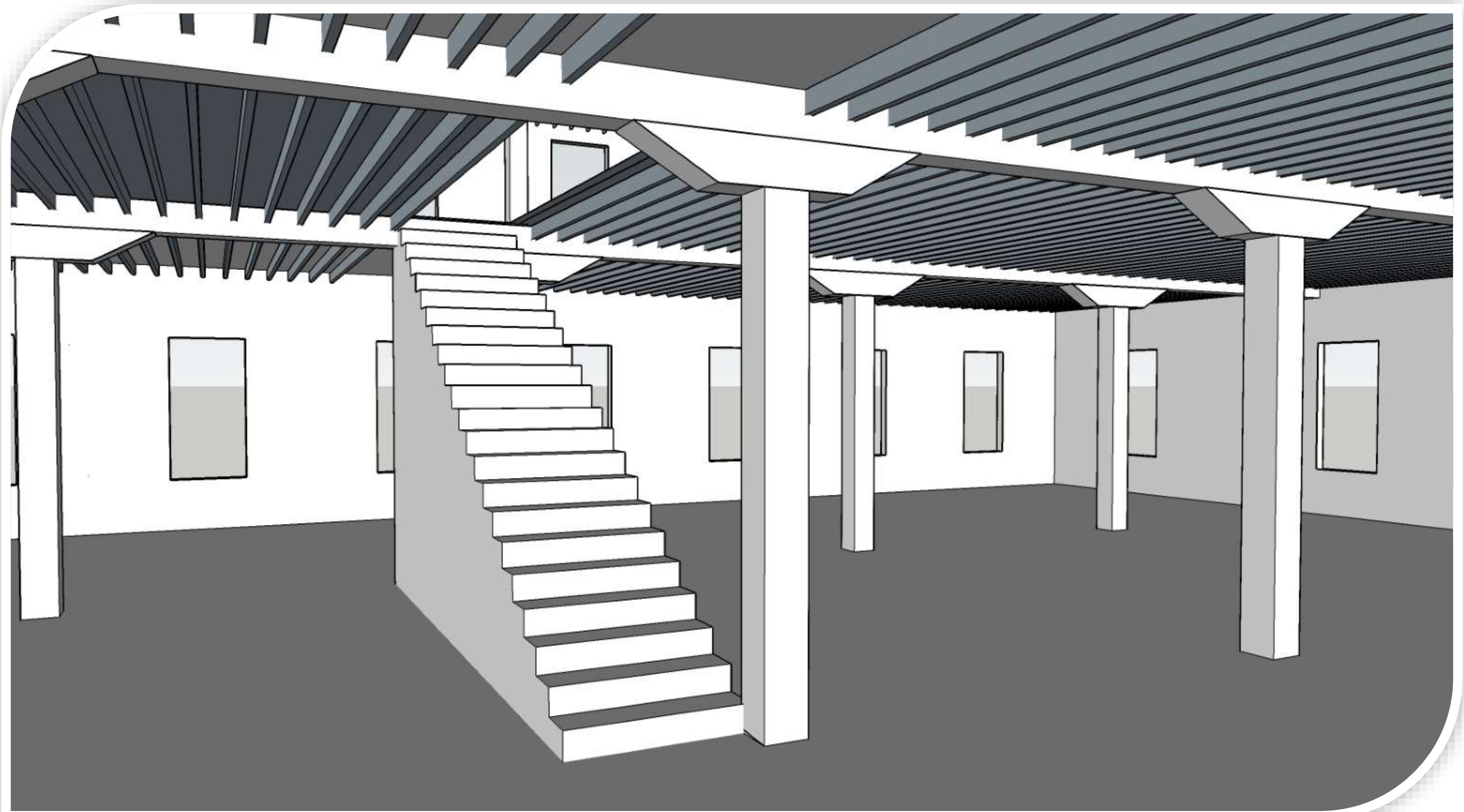
6x6



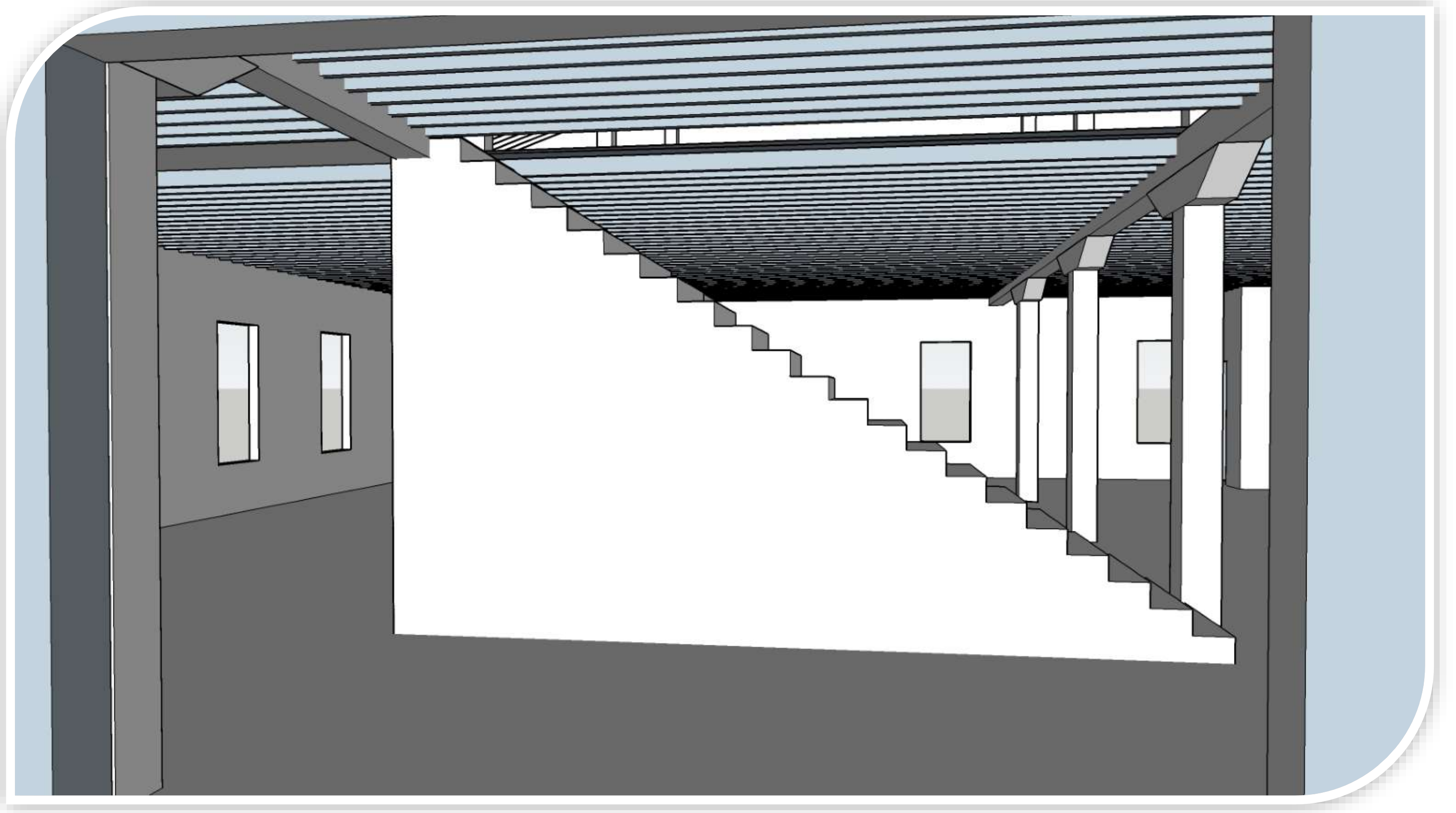
Plan & Sections



Staircase Perspectives (Straight-Run)



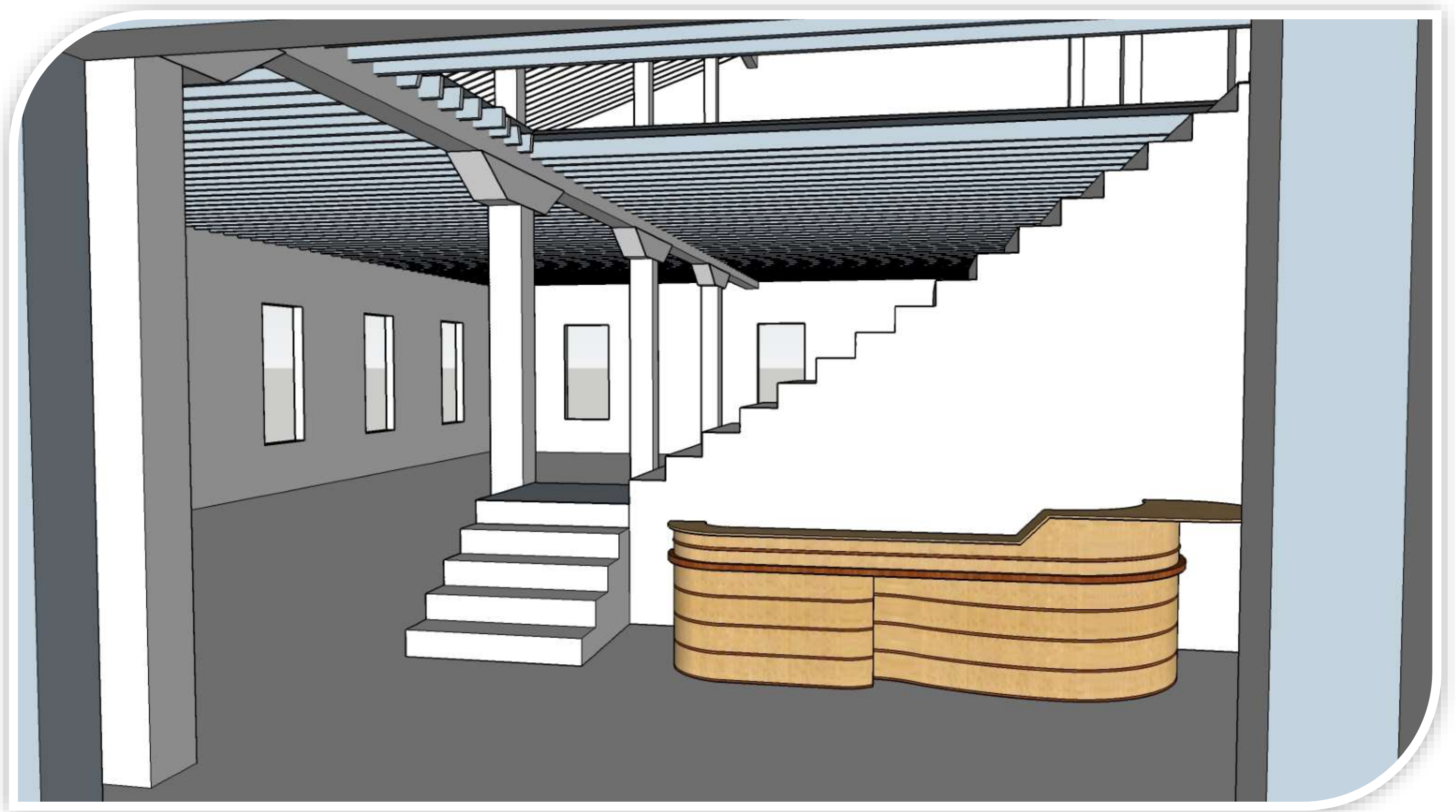
Staircase Perspectives (Straight-Run)



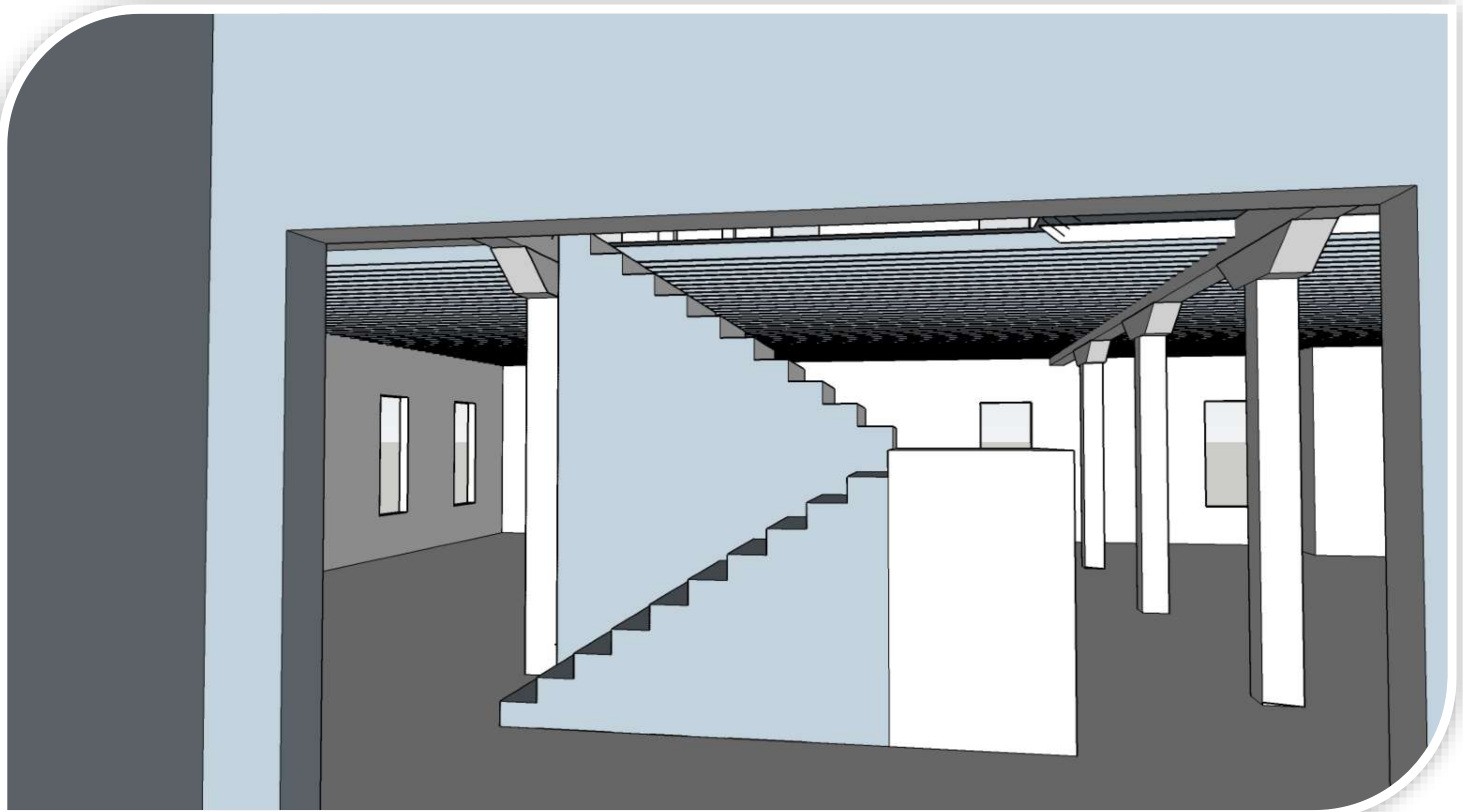
Staircase Perspectives (L-Shape)



Staircase Perspectives (L-Shape)



Staircase Perspectives (Scissor)



Staircase Perspectives (Scissor)

