



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

215 S Wilmington St

Address

Alter storefront tile

Moore Square

Historic District

Historic Property

COA-0144-2020

Certificate Number

10/5/2020

Date of Issue

4/5/2021

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Erin Morton

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:		
Applicant name: Meredith Kirkpatrick, Maurer Architecture		
Mailing address: 115 1/2 E. Hargett Street, Suite 300		
City: Raleigh	State: NC	Zip code: 27601
Date: 07-30-20	Daytime phone #: 919-810-7990	
Email address: meredith@maurerarchitecture.com		
Applicant signature: Meredith Kirkpatrick		
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval		Office Use Only Transaction #: _____ File #: <u>COA-0144-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____
Property street address: 215 S. Wilmington Street		
Historic district: Moore Square		
Historic property/Landmark name (if applicable):		
Owner name: JT Hobby & Son Inc.		
Owner mailing address: PO Box 18506 Raleigh, NC 27619-8506		

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No	Office Use Only Type of work: <u>68</u>
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.9	Storefronts	Replace existing tile at base of storefront with new tile

Minor Work Approval (office use only)	
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until <u>04/05/2021</u> . Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.	
Signature (City of Raleigh) <u>Erin M. Martin</u>	Date <u>10/05/2020</u>



September 10, 2020

City of Raleigh
Certificate of Appropriateness
Re: Old Raleigh Sandwich Shop
215 S. Wilmington Street
Raleigh, NC 27601

Written Description of Work

At the base of the existing storefront, the proposed scope of work includes replacing the existing non-original 4"x4" black tile with new 3/4"x 3/4" matte black tile in a straight joint pattern by American Restoration Tile.

Please let me know if you have any questions.

Sincerely,

Meredith Kirkpatrick, Project Manager
Maurer Architecture PA
919-205-2205
meredith@maurerarchitecture.com



1-15-19

Old Raleigh Sandwich Shop

PROJECT TYPE: Renovation

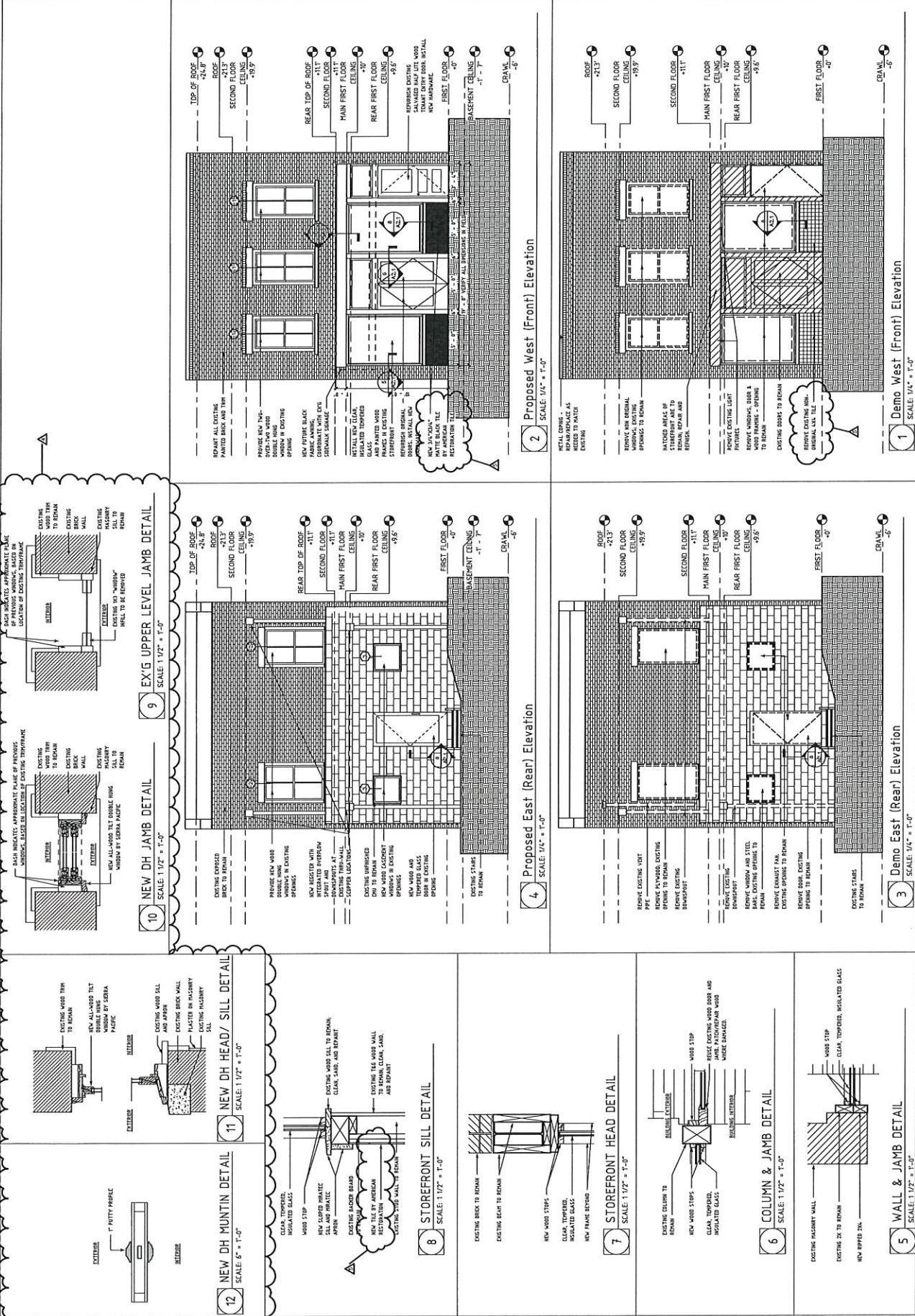
215 S. Wilmington Street, Raleigh NC 27601

DATE	1-15-19
DR.	MJK
CH.	DSM
PROJ. #	17123
REVISIONS	DATE
4	07-21-20
5	09-08-20

Demo &
Proposed
Elevations

A2.1

S:\Current\Current_Dwg\17123\Jobs\17123_Old Raleigh Sandwich Shop\Recovery\1.rvt



215 S. Wilmington Street
Existing Photographs
09-08-20



215 S. Wilmington Street
Existing Photographs
09-08-20

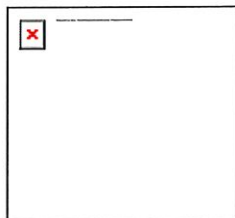


Morton, Erin

From: Meredith Kirkpatrick <meredith@maurerarchitecture.com>
Sent: Thursday, September 24, 2020 4:12 PM
To: Maurer, David
Cc: Morton, Erin; Tully, Tania; Kinane, Collette
Subject: Re: COA-0144-2020 (215 S Wilmington St) Minor Work

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

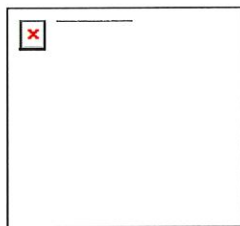
Thank you!



Meredith Kirkpatrick, AIA
Partner | Architect
Maurer Architecture
115 ½ E. Hargett St. Suite 300 Raleigh, NC 27601
(office) 919.829.4969 | (direct) 919.205.2205
maurerarchitecture.com

On Thu, Sep 24, 2020 at 4:06 PM David S. Maurer AIA LEED-AP <david@maurerarchitecture.com> wrote:
Thanks so much Erin.

Best,



David S. Maurer, AIA LEED-AP
President
Maurer Architecture
115 ½ E. Hargett St. Suite 300 Raleigh, NC 27601
(office) 919.829.4969 | (direct) 919.238.1780
maurerarchitecture.com

On Thu, Sep 24, 2020 at 4:03 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Meredith,

We'll defer to SHPO's expertise on the tile. Thanks for making the case! Our COA meeting begins soon and I am out of the office for most of tomorrow, but I'll work on getting the placard processed for you on Monday.

Best,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | raleighnc.gov

For Planning and Development COVID-19 updates, [visit our information page](#).

From: Meredith Kirkpatrick <meredith@maurerarchitecture.com>

Sent: Thursday, September 24, 2020 3:53 PM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>; Maurer, David <David@maurerarchitecture.com>

Subject: Re: COA-0144-2020 (215 S Wilmington St) Minor Work

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Hi Erin,

Before submitting this CoA application, I consulted with Jeff Adolphsen on the tile and his recommendation was to go with a small square tile, 2" or less. Jeff's comments were that the larger tile sizes are more contemporary, and not compatible with historic buildings- especially this one, which dates back to 1884. Can you send some more information on why the 4" tile is in character with this building?

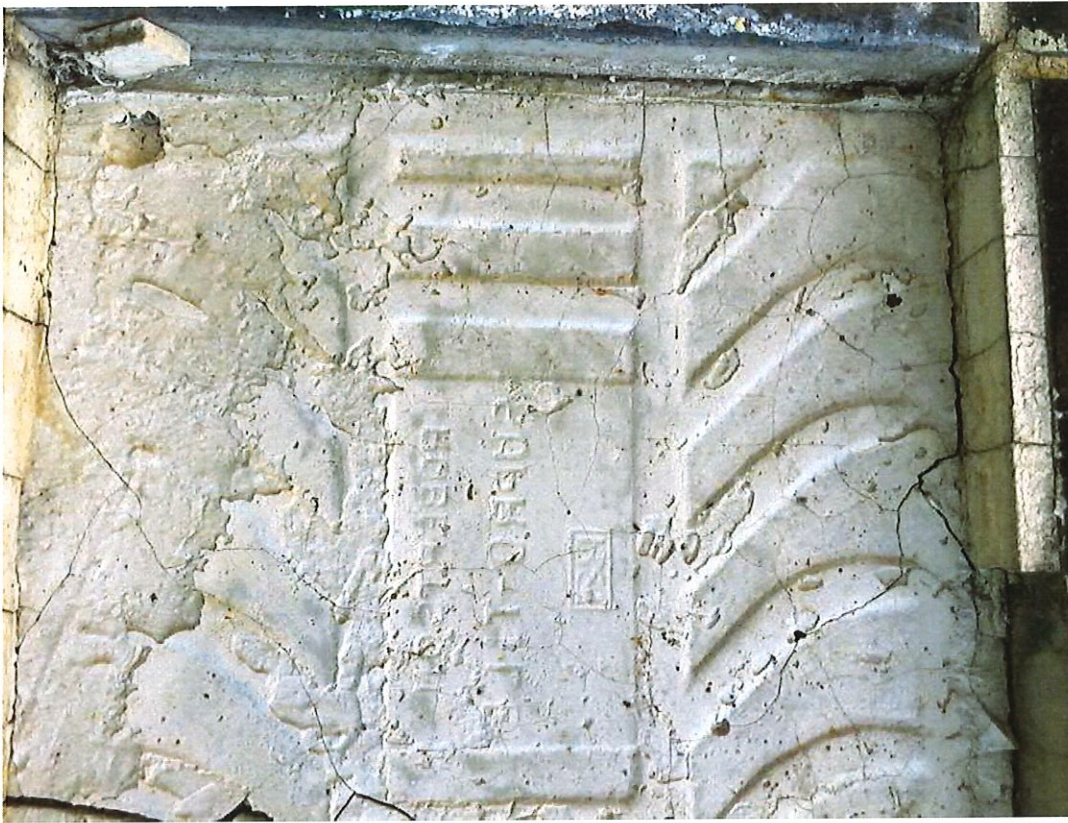
The building owner shared the below photographs of the existing tile with a tile specialist who concluded that this tile was installed more recently, likely 1960's or later. I'm happy to get more information from them if it would be helpful.

I am hoping you will reconsider your position, given the comments I received from SHPO, as well as the fact that we plan to keep the storefront material the same (tile), but provide a contemporary interpretation of this compatible material by changing the size of what is existing on the building, which we believe was installed outside of the period of significance. Please let me know if there is any additional information I can provide to assist the conversation.

Thank you,

Meredith





Meredith Kirkpatrick, AIA

Partner | Architect

Maurer Architecture

115 ½ E. Hargett St. Suite 300 Raleigh, NC 27601

(office) 919.829.4969 | (direct) 919.205.2205

maurerarchitecture.com

On Thu, Sep 17, 2020 at 9:47 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Hi, Meredith –

Thank you for submitting a minor work COA application. The smaller ¾" square tiles proposed are typically seen in flooring installations. We are unaware of another historic district storefront using a tile of this size. While the use of 4x4" tile is not a requirement, please provide a larger tile size more in character with the age of the building. We

would welcome photographic examples from comparable building storefronts in the district that you wish to emulate.

We need some additional information in order to consider the application complete. Once you have selected a larger tile, please provide a photo of the sample tile proposed. Mortar joint information should also be included, such as thickness and color. Please also update the proposed front elevation drawing with the tile hatch scaled up to reflect the new tile condition. Let us know if you have any questions. Thank you.

Best,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

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