

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Restore storefront; replace awning; remove pony wall tile and install spandrel glass; remove transom tile and restore transom glass

13 E Martin St

Address

Historic District

The Mecca

Historic Property

COA-0038-2019

Certificate Number

4/2/2019

Date of Issue

10/2/2019

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, Collette R Kinne
Raleigh Historic Development Commission

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



Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: ACMEC Holdings, LLC		
Mailing address: 133 Fayetteville Street, 6th Floor		
City: Raleigh	State: NC	Zip code: 27601
Date: March 1, 2019	Daytime phone #: 317-997-6778	
Email address: chase@empire1792.com		
Applicant signature:		
<input checked="" type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – ten copies <input type="checkbox"/> Additions > 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval	Office Use Only Transaction #: <u>589316</u> File #: <u>COA-0038-2019</u> Fee: <u>\$30</u> Amount paid: <u>\$30</u> Received date: <u>3/13/19</u> Received by: <u>CMcCoy</u>	
Property street address: 13 E. Martin Street		
Historic district: Moore Square		
Historic property/Landmark name (if applicable): The Mecca		
Owner name: ACMEC Holdings, LLC		
Owner mailing address: 133 Fayetteville Street, 6th Floor		

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? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>18, 08</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 (56)	Storefronts	Demo non-historic transom tile & restore historic glass transom. Demo non-historic pony wall tile and install spandrel glass.
	continued	Restoration of existing storefront aluminum and existing mosaic floor tile.
	continued	Replacement of existing non-historic canvas awning.
2.4 (45)	Paint & Paint Color	Repaint facade brick and windows with colors to match existing.

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>10/02/2019</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>Collette R</u>	Date <u>04/20/2019</u>

To be completed by applicant			Office Use Only		
	Yes	N/A	Yes	No	N/A
Attach 8-1/2"x11" or 11"x17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 1 copy (10 copies will be required after initial staff review).	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, tree species, etc.)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Color Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Drawings. Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> Plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc. Tree survey include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level Tree protection plan include material staging area, construction access, limits of disturbance, location of tree protection fencing Grading plan Dimensions shown on drawings and/or graphic scale (required) 11"x17" or 8-1/2"x11" reductions of full-size drawings 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Architectural Drawings showing existing and proposed work (if applicable) <ul style="list-style-type: none"> Plan drawings Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade. Dimensions shown on drawings and/or graphic scale (required) 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the Label Creator to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Written Description:

This project will include the following scopes of work:

1. Repainting of the façade brick (grey) and windows (dark red) to match existing color.
2. Replacement of worn non-historic canvas awning with new maroon canvas awning.
3. Removal of non-historic tile (see Photo 6) from storefront transom (see Photo 3). A historic glass transom is currently in place behind the tile will be restored as is reasonably feasible or fabricated new to match original, if necessary.
4. Demo of non-historic pony wall tile (see Photo 4) and replacement with black spandrel glass (see Section 2)
5. Restoration of existing aluminum storefront trim.
6. Restoration of entryway mosaic floor tile (see Photo 5)

2. Description of Materials:

Like-for-like:

- Mosaic Tile entry (existing material preserved to maximum extent possible)
- Brick and window paint
- Transom glass (if fabrication is required)
- Canvas awning

New Materials:

- Black Spandrel Glass: See example below



Black spandrel glass
at 18 E. Hargett

3. Color Photographs

Photo 1 (Existing storefront)



Photo 2 (Brick and window detail)



3. Color Photographs

Photo 3 (Transom tile)



Photo 4 (Pony wall tile)



3. Color Photographs

Photo 5 (Mosaic floor tile entry)



3. Color Photographs

Photo 6 (Historic)

Mecca Diner next to building site of present day (2017) First Citizens Bank located at 11 East Martin Street in Raleigh. 22 May 1965

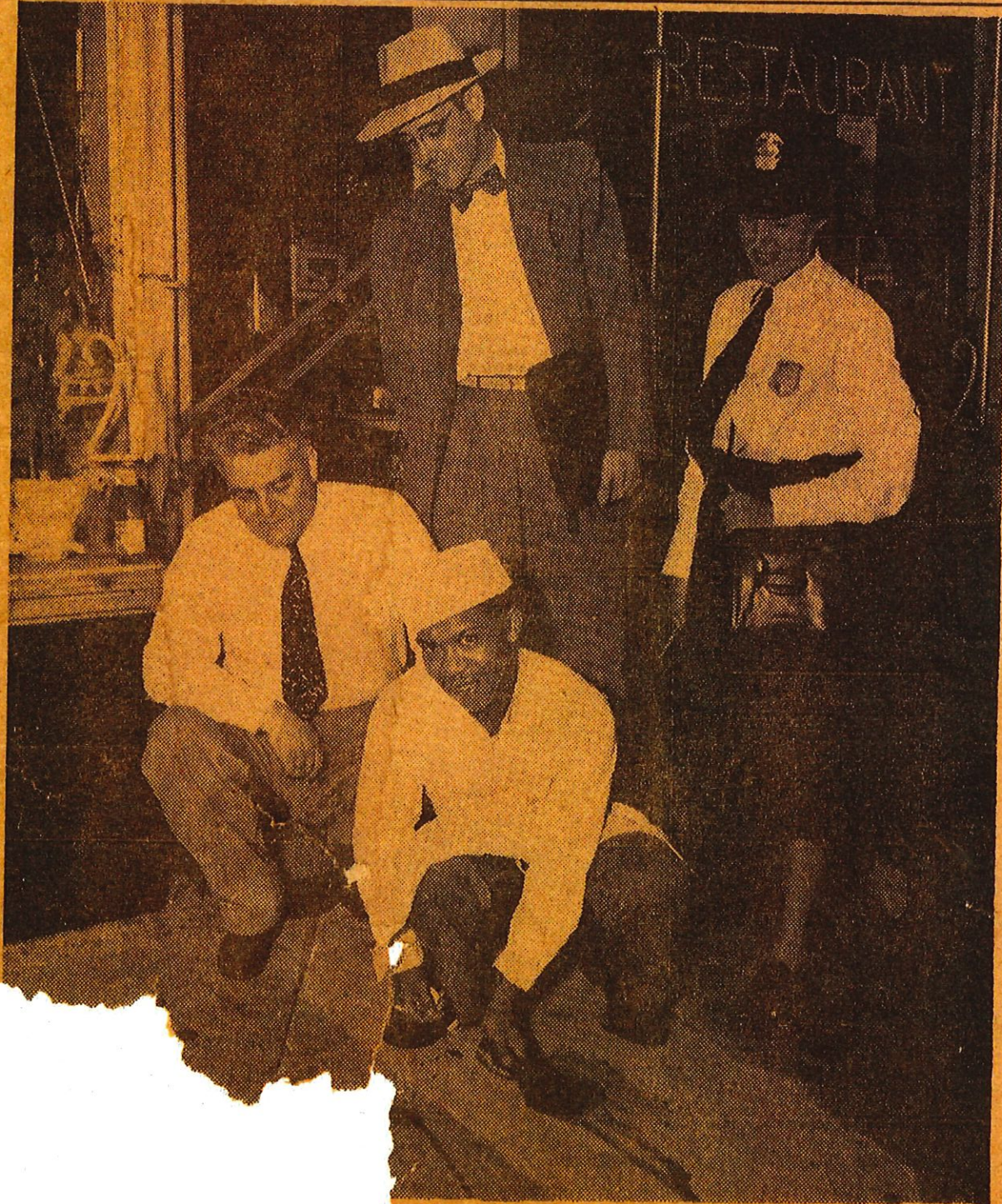
From the Waller Studio Photograph Collection, State Archives; Raleigh, NC.



6. Architectural Drawings: Martin Street (south) elevation



Tuesday, June 29, 1948



ON THE
ard the ex-
in the above
Martin St., in
walk was hot
for those who

don't like their eggs very well done. Those in
the picture are Major Parker, chef, foreground;
Nick Dombalis, 1107 Wake Forest Road; an un-
identified onlooker; and Raleigh Policewoman
E. W. Hoagland. (Times photo by Owen Bal-
ance).

C. Architectural Significance

The Mecca Restaurant at 13 East Martin Street is architecturally significant as an extant, modest commercial building dating from the nineteenth century; it is also significant for its interior fittings in the dining areas from the 1930s (on the first floor) and the 1950s (on the second).

Property description

Exterior

The Mecca Restaurant at 13 East Martin Street is a two story, two bay, brick commercial building with a parapet roof. It is laid in common bond though some areas have been reworked with newer brick. In some places paint obscures the bond pattern though unifies the appearance of various sections and types of brick. The east and west sides of the building are common walls or immediately adjacent to neighboring buildings. The building has zero lot lines.

The facade at the south has a central, single leaf entrance flanked by fixed, plate glass display windows. Below the windows are sections of decorative square gray and burgundy tiles. A panel of gray tiles, outlined with burgundy, spans the area above the door and display windows and may have replaced an earlier glazed panel. Above this panel, and partially obscured by a fixed canvas awning, is a strip of molding that mediates between the tile panel and the structural brick of the façade. The awning is affixed to the brick piers to the east and west. The entrance bay is slightly canted. At the entrance are inlaid hexagonal tiles – a field of white with the word “MECCA” set in green hex tiles. Above the awning is what appears to be a wooden header and above that is a rowlock course of bricks. The second floor has two masonry openings, each with three course rowlock arches above and wooden sills. The openings are cased in with rectangular frames. The eastern frame contains paired, twelve-light wooden casement windows and the western a twenty-four light window. Above the windows are several corbelled courses above which is a brick panel with a smaller corbelled cornice atop it. Perpendicular to the façade and affixed to it between the windows and in the panel between the corbelled courses (and presumably at the roof though not visibly from the street level) is a neon sign. The word “MECCA” is spelled horizontally in a cross bar at the top and the word “RESTAURANT” vertically centered below it.

The north exterior wall of the Mecca has a single leaf entrance to the west and above it, on the second floor, two masonry openings each with wooden headers and sills. Each opening contains paired, twelve-light, wooden casement windows. The door on the first floor has above it a transom with an interior wooden shutter, hinged along the bottom. To the east of the door is a large metal ventilation fan, servicing the kitchen that is supported on a metal shelf with brackets. East of the windows is small square grate set in the brickwork. Roofing material extends from the roof and is fastened along the wall below with a bulge along the top that suggests corbelled brickwork beneath it. There appear to be single rowlock courses above the windows and the fan may be placed within an earlier masonry opening, now enclosed. The brick surrounding the door is contemporary.

Interior

Basement

The basement is an unfinished, undivided space with exposed brick walls and exposed wooden floor joists above. It serves as storage area and contains, among other things a large freezer. It is accessed

Kinane, Collette

From: Chase Nicholas <chase@empire1792.com>
Sent: Monday, April 1, 2019 4:21 PM
To: Kinane, Collette
Subject: Re: Minor Work COA - The Mecca

Hi Collette,

Thanks for the follow-up. The change you suggested is fine with us.

Best,

Chase Nicholas
Empire Properties
317.997.6778

On Mon, Apr 1, 2019 at 2:57 PM Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Chase –

I'm completing the review of your minor work application for the Mecca. Overall, the application sounds like a great project. Prior to approving it, I wanted to request one change. In the written description, #3 notes that the glass transom will be restored or fabricated new, if necessary. We can approve the restoration in this application, but request that, if the glass appears to require replacement, we meet to discuss next steps prior to removal (and subsequently, replacement) of the glass transom.

If this sounds acceptable to you, let me know and I'll complete the application processing.

Thanks,

Collette

Collette R. Kinane

Preservation Planner II