



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove utility chimney

1115 W Lenoir St

Address

Boylan Heights

Historic District

Historic Property

COA-0042-2026

Certificate Number

3/27/2026

Date of Issue

3/27/2027

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, _____

A handwritten signature in black ink, appearing to read "Collette K.", is written over a horizontal line.

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

- 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 #: **COA-0042-2026**
 Fee: _____
 Amount paid: _____
 Received date: _____
 Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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 |
|-------------------------------|-------------------------------|
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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="radio"/> No <input checked="" type="radio"/> | Office Use Only |
| Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No | Type of work: _____ _____ |

| 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). |
| 2.2/40 | Removal of Chimney | After waterproofing measures were undertaken for the basement of the building, it was discovered that the bottom of the chimney had disintegrated. The chimney was not toothed in and was likely not original. We are proposing that it be removed. |
| | | |
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| | | |

| 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>03/27/2027</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 K</u> | Date <u>03/27/2026</u> |



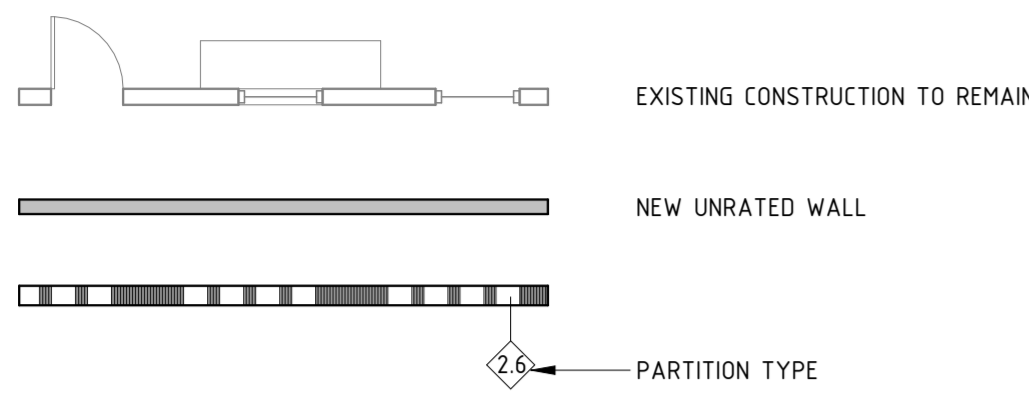
The Yard
1115 W Lenoir St, Raleigh, NC 27603
Minor Works COA
03.16.2026

Written Description of Work

The proposed scope of work for this COA is limited to the removal of an existing utility chimney on the rear (west) side of the building. The chimney is currently not in use. Upon the removal of dirt around the chimney for waterproofing, the base of the chimney crumbled (photo provided). The chimney was not toothed in and was likely not original to the building.

This will be a part of the permitted scope of work at this address - BLDNR-028716-2025.
It will also be in addition to the previously approved Minor Works COA - COA-0087-2025.

FLOOR PLAN LEGEND



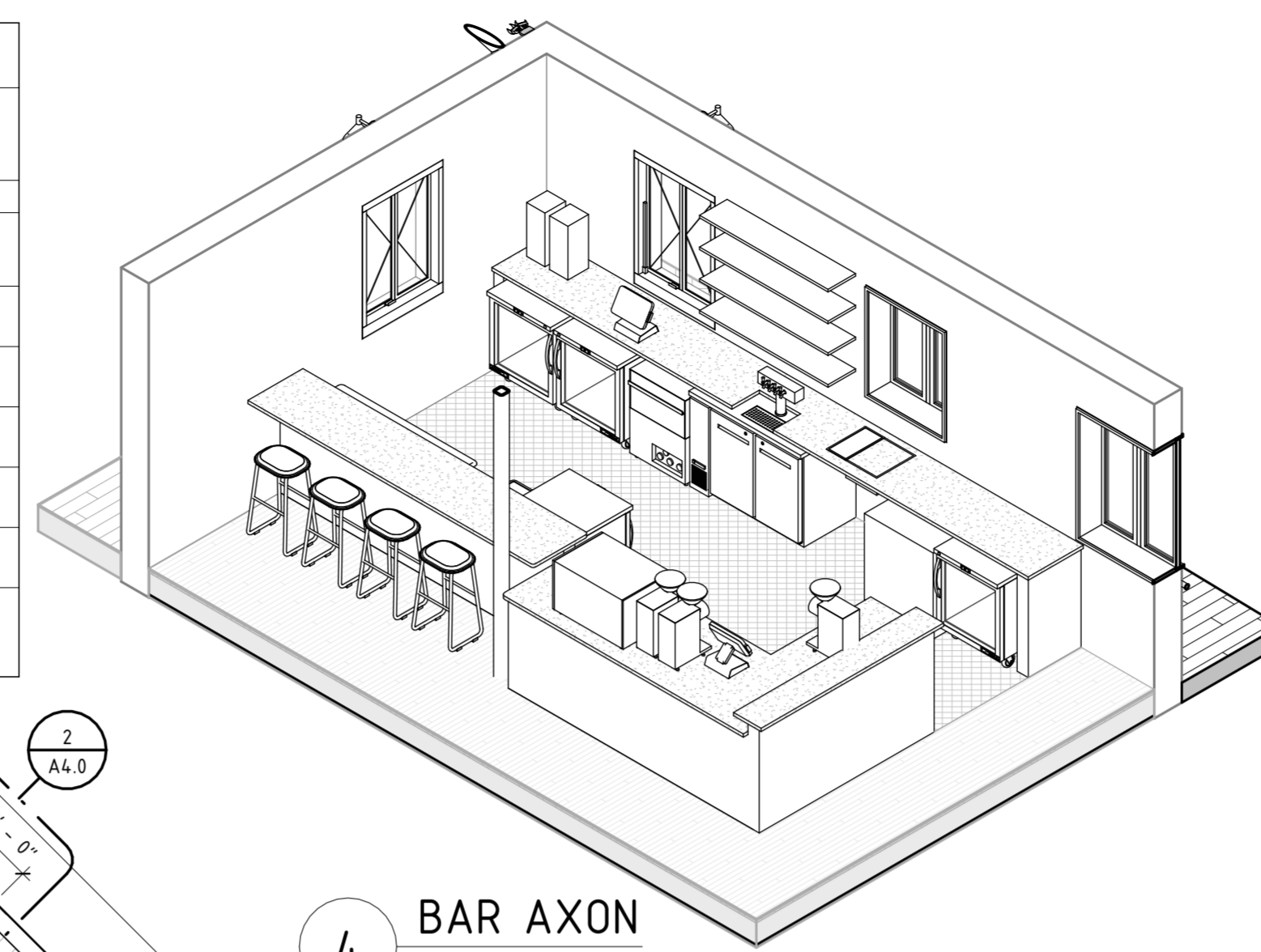
NOTE: SEE A1.0 FOR PARTITION TYPES SCHEDULE

PARTITION TYPES

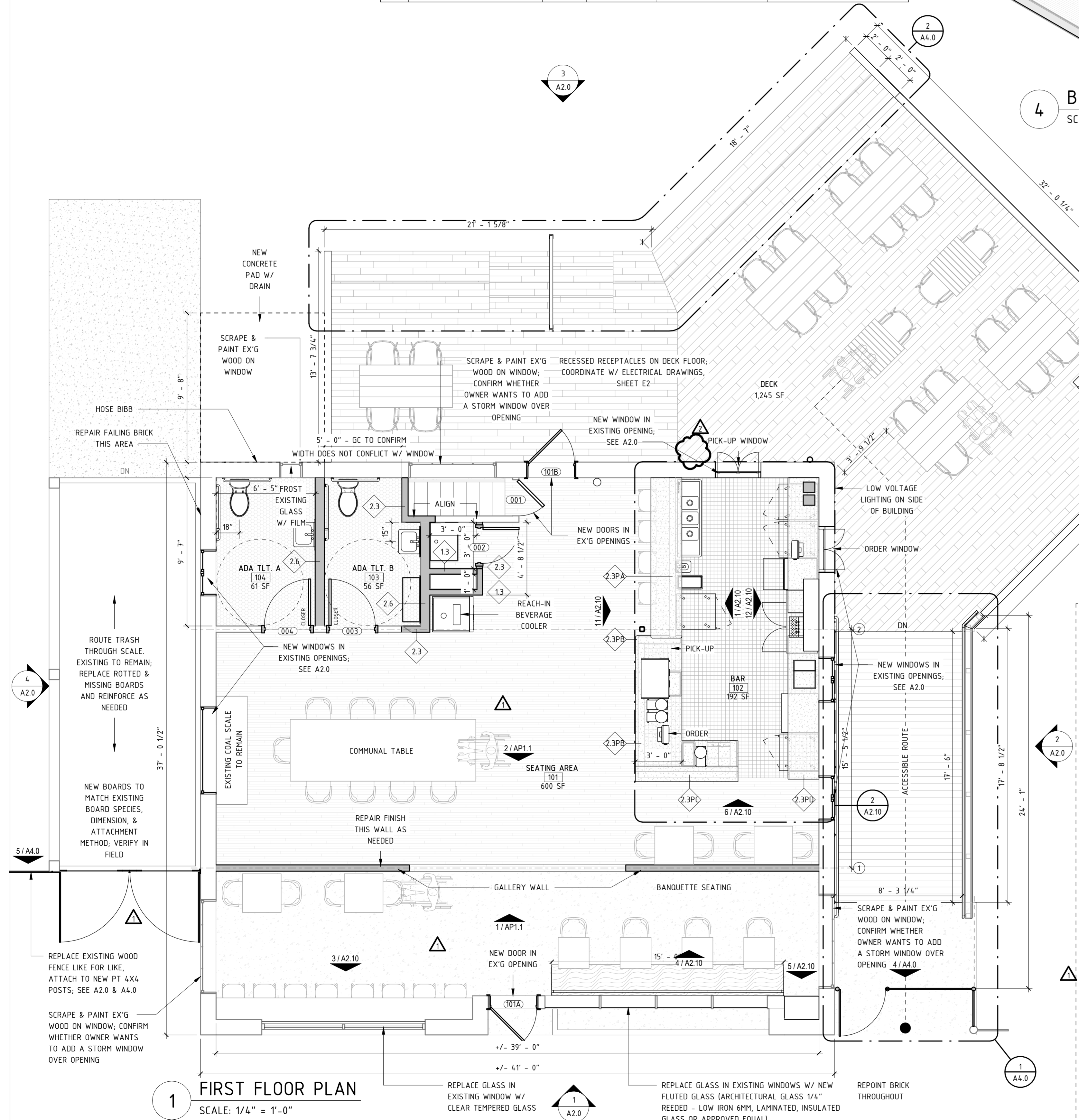
| WALL TAG | CONSTRUCTION | | | COMMENTS |
|----------|--|-------------------|-------------------------|----------|
| | DESCRIPTION | OVERALL THICKNESS | HEIGHT | |
| 1.3 | 5/8" GWB EXTERIOR SIDE ON 3-5/8" MTL. STUDS @ 16" O.C. | 4 1/4" | TO DECK | |
| 2.3 | 5/8" GWB EA. SIDE ON 3-5/8" MTL. STUDS @ 16" O.C. | 4 7/8" | TO DECK | |
| 2.3PA | 5/8" GWB EA. SIDE ON 3-5/8" MTL. STUDS @ 16" O.C. | 4 7/8" | 3' - 9" AFF | |
| 2.3PB | 5/8" GWB EA. SIDE ON 3-5/8" MTL. STUDS @ 16" O.C. | 4 7/8" | 2' - 10 3/4" AFF | |
| 2.3PC | 5/8" GWB EA. SIDE ON 3-5/8" MTL. STUDS @ 16" O.C. | 4 7/8" | 4' - 3/4" AFF | |
| 2.3PD | 5/8" GWB EA. SIDE ON 3-5/8" MTL. STUDS @ 16" O.C. | 4 7/8" | 3' - 1 3/4" AFF | |
| 2.6 | 5/8" GWB EA. SIDE ON 6" MTL. STUDS @ 16" O.C. | 7 1/4" | 6" ABOVE CEILING FINISH | |

FLOOR PLAN / RCP GENERAL NOTES

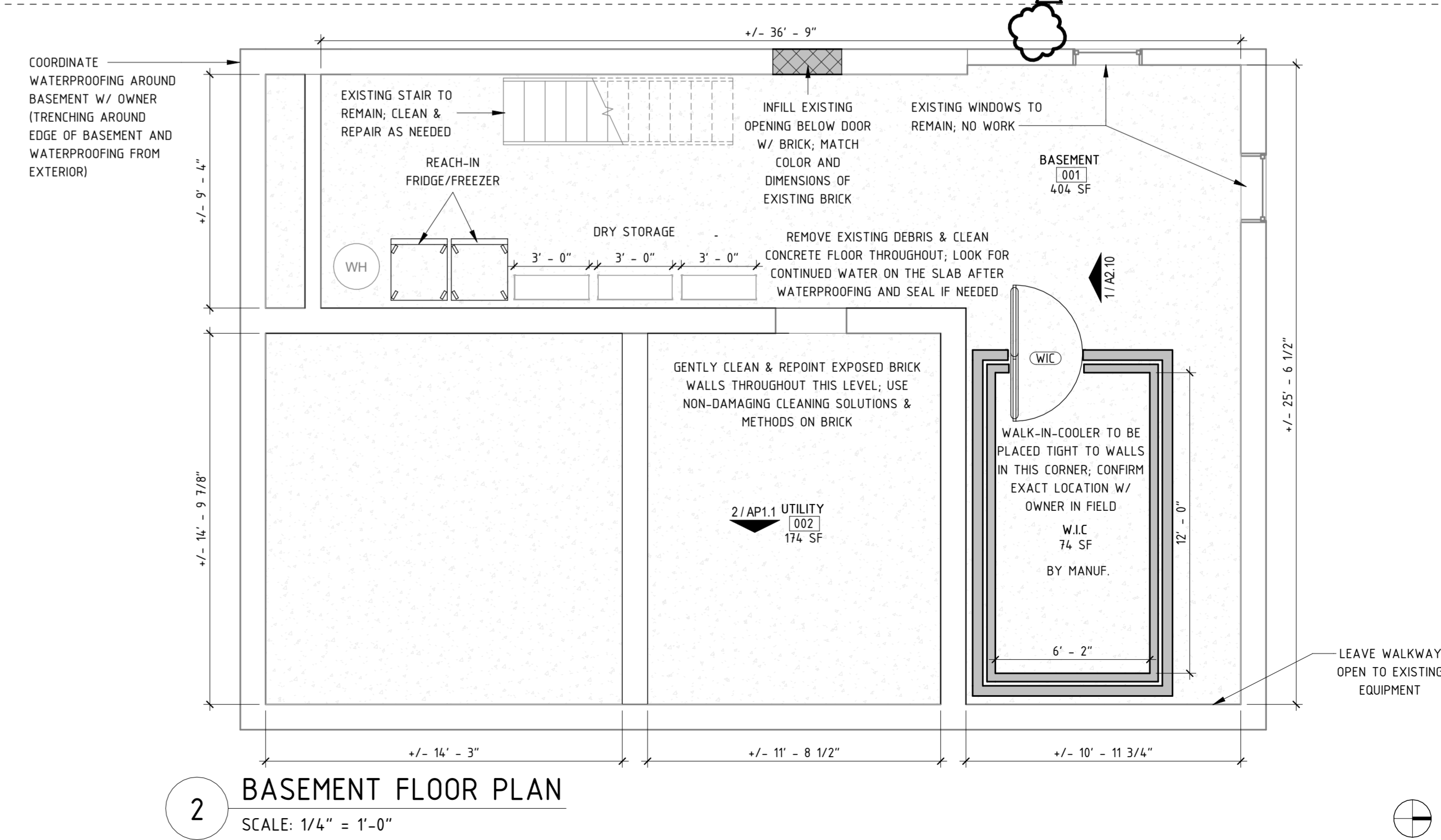
- THE GENERAL CONTRACTOR (OR CMAR) & ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING & COORDINATING THEIR WORK WITH ALL OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING & SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
- THE GENERAL CONTRACTOR (OR CMAR) & ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OWNER'S VENDORS INCLUDING, BUT NOT LIMITED TO, TELECOMMUNICATIONS, AUDIO/VISUAL AND SECURITY SYSTEMS. ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF CONTRACT DOCUMENTS & THE OWNER'S VENDORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR (OR CMAR) IN WRITING & SHALL BE RESOLVED WITH THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
- EXISTING CONDITIONS FOR THE BUILDING AND/OR SITE AS REPRESENTED IN THE CONTRACT DOCUMENTS ARE NOT GUARANTEED. PRIOR TO BEGINNING ANY WORK ON SUBMITTALS, SHOP DRAWINGS, FABRICATION, OR INSTALLATION, THE GENERAL CONTRACTOR (OR CMAR) & ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INVESTIGATING & VERIFYING THE EXISTENCE & LOCATION OF EXISTING CONSTRUCTION AFFECTING THE WORK INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, EXISTING BUILDING SYSTEMS, FLOOR ELEVATIONS, & OTHER STRUCTURAL OR BUILDING DATUMS.
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
- WALLS SHOWN TO ALIGN ARE TO HAVE FINISHED FACES ALIGN UNLESS NOTED OTHERWISE.
- IF PROVIDED, REFER TO ENLARGED PLANS & PLAN DETAILS FOR ADDITIONAL INFORMATION & DIMENSIONS.
- LOCATIONS OF ALL DEVICES & FIXTURES DIMENSIONED, NOTED OR OTHERWISE DESCRIBED ARE EXACT. ALL NEW FRAMING MUST ACCOMMODATE THESE LOCATIONS.
- ANY DIMENSIONS OF OR TYING INTO EXISTING BUILDING COMPONENTS ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK. VERIFY WITH ARCHITECT.
- TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
- THE GENERAL CONTRACTOR (OR CMAR) IS RESPONSIBLE FOR ANY REQUIRED DEMOLITION, TEMPORARY SUPPORT OF, AND/OR DAMAGE TO NEW OR EXISTING STRUCTURE DURING CONSTRUCTION. ANY UTILITY LINES, PIPING, EQUIPMENT, FINISHES, OR ANY OTHER PORTIONS OF THE EXISTING BUILDING OR NEW CONSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE ARCHITECT'S DIRECTION AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR.
- THE GENERAL CONTRACTOR (OR CMAR) IS TO COORDINATE, PROVIDE, & INSTALL CONCEALED BLOCKING FOR ALL WALL- & CEILING-MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, HAND RAILS, GRAB BARS, CABINETS & OTHER CASEWORK, EQUIPMENT, OWNER- AND/OR VENDOR-PROVIDED ITEMS, ETC. BLOCKING IS TO BE FIRE-RETARDANT WOOD OR 20ga METAL WITH A FLAME SPREAD & SMOKE DEVELOPMENT RATING <25 IF THE PROJECT IS IDENTIFIED AS A TYPE 1 OR TYPE 2 BUILDING IN THE CODE SUMMARY.
- CONDUIT, WIRING, OR PIPING SHALL BE ROUTED SUCH THAT IT MAY BE CONCEALED WHEREVER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CONDUIT, WIRING, OR PIPING THAT CANNOT BE ROUTED IN A CONCEALED MANNER MUST BE IDENTIFIED BY THE GENERAL CONTRACTOR & REVIEWED & COORDINATED W/ ARCHITECT PRIOR TO COORDINATION DRAWINGS (IF REQUIRED) OR INSTALLATION (IF COORDINATION DRAWINGS ARE NOT REQUIRED).
- IN AREAS OF HARD CEILING, BUILDING SYSTEMS SHALL BE CONFIGURED TO MINIMIZE REQUIRED ABOVE-CEILING ACCESS. THE LOCATION OF ALL ACCESS DOORS MUST BE COORDINATED WITH & APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY ABOVE-CEILING EQUIPMENT, DAMPERS, VALVES, JUNCTION BOXES, ETC. ACCESS DOORS SHALL BE PROVIDED & INSTALLED FOR ANY WORK THAT REQUIRES ABOVE-CEILING ACCESS. ADDITIONALLY, ANY ACCESS DOORS OR PANELS REQUIRED IN WALLS MUST BE COORDINATED WITH & APPROVED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY EQUIPMENT REQUIRING ACCESS.
- ALL FRAMING, SOUND ATTENUATION, & GYP BOARD FOR NON-RATED SOUND-ATTENUATED WALLS SHALL CONTINUE TO THE UNDERSIDE OF DECK UNLESS SPECIFICALLY NOTED OTHERWISE. GYP BOARD SHALL BE SEALED TO DECK AT EACH FACE WITH JOINT COMPOUND, SEALANT, AND/OR EXPANDING FOAM (ACCEPTABLE ONLY IN CONCEALED CONDITIONS). ANY REQUIRED PIPE, DUCT, OR WIRING PENETRATIONS SHALL BE SEALED AS DESCRIBED ABOVE. GWB EXPANSION JOINTS TO BE PROVIDED IN ALL FACES.
- GWB CONTROL JOINTS:
 - CONTROL JOINTS SHALL BE INSTALLED WHERE A WALL OR PARTITION RUNS IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAR FEET (9100 MM)
 - CONTROL JOINTS IN INTERIOR CEILINGS WITH PERIMETER RELIEF SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 50 FT (15000 MM) & TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 2500 SQ FT (230 M²)
 - CONTROL JOINTS IN INTERIOR CEILINGS WITHOUT PERIMETER RELIEF SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FT (9100 MM) & TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 900 SQ FT (84 M²)
 - CONTROL JOINTS IN EXTERIOR CEILINGS & SOFFITS SHALL BE INSTALLED SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FT (9100 MM) & TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 900 SQ FT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ACT CEILING GRIDS SHALL BE CENTERED WITHIN EACH ROOM OR SPACE WITH NO CUT PERIMETER TILES TO BE <6".
- ALL ELECTRICAL, CATV, & TELEDATA OUTLETS TO BE LOCATED 16" O.C. ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL FIXTURES AT KITCHEN COUNTERS & BATHROOM VANITIES TO BE LOCATED 46" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL SWITCHES, THERMOSTATS, & OTHER CONTROL DEVICES TO BE CENTERED 46" O.C. ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- UNLESS DIMENSIONED OR OTHERWISE NOTED, SET THE NEAREST EDGE OF SWITCHPLATES 24" FROM THE CENTER OF DOOR OPENINGS. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE SHOWN, THEY SHOULD BE GANGED UNLESS SPECIFICALLY NOTED OTHERWISE. IN ANY LOCATIONS WITH MULTIPLE DEVICES (ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, HORN/STROBES, EMERGENCY LIGHTS, ETC), ALL DEVICES ARE TO BE CENTERED ON A VERTICAL AXIS UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE ELECTRICAL DRAWINGS FOR THE LOCATIONS OF CEILING-MOUNTED SMOKE DETECTORS, SPEAKERS, EXIT SIGNAGE, FIRE ALARM DEVICES, WALL-MOUNTED EXIT LIGHTS, ETC.
- ACOUSTICAL INSULATION NOT SHOWN FOR CLARITY. REFER TO PARTITION TYPES FOR LOCATION OF ACOUSTICAL INSULATION.
- 18" MIN. VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE B.O. EXTENDED SPRINKLER HEADS & THE TOP OF ANY FILES, SHELVING, LOCKERS, ETC.
- WHERE EXISTING CEILINGS ARE TO REMAIN, THE GC SHALL REPLACE ANY TILE THAT HAS BEEN DAMAGED WITH MATERIALS THAT MATCH THE EXISTING FOR COLOR, TEXTURE, PATTERN, ETC.
- FOR FURTHER DIMENSIONS SEE LARGE SCALE PLANS, SECTIONS, ELEVATIONS, & DETAILS.
- SEE T-SHEETS FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.
- SEE TO 4. FOR INTERIOR PARTITION TYPES.



4 BAR AXON SCALE:



1 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



2 BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0"



MAURER
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Suite 300
Raleigh, NC 27601
maurerarchitecture.com



07.29.2025

PROJECT TYPE: LEVEL III ALTERATION

THE YARD

1115 W. LENOIR ST., RALEIGH NC 27603

DATE 07.29.2025
DR. RP
CH. MK
PROJ. # 25001

| REVISIONS | | |
|-----------|-------------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | EXPRESS REVIEW COMMENTS | 08.15.2025 |
| 2 | MINOR WORKS COA | 03.16.2026 |

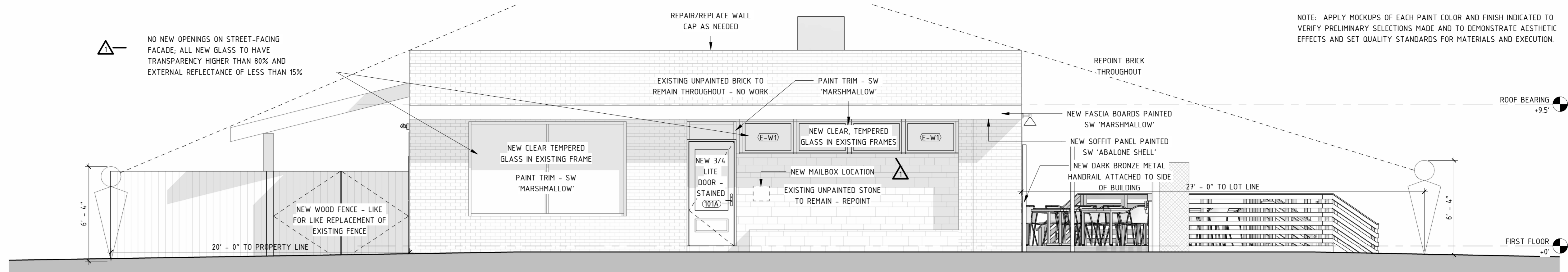
FLOOR PLAN

A1.0

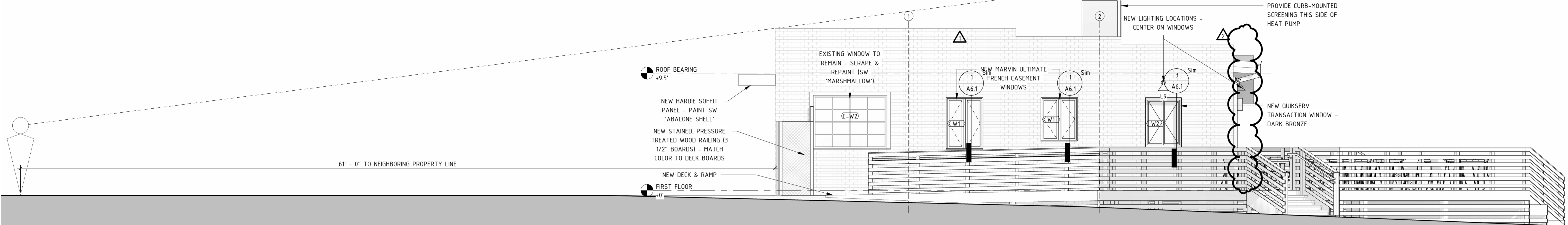
GENERAL EXTERIOR NOTES

1. REMOVE ALL VEGETATION, WIRING, PIPING, CLIPS, GUTTER, AND DOWNSPOUTS WITHOUT DAMAGING BRICK OR MORTAR JOINTS.
2. REMOVE ALL PLYWOOD COVERINGS OVER EXISTING WINDOW OPENINGS AS SHOWN ON THE DRAWINGS. EXISTING WINDOW TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WOODWORK INCLUDING DOORS, WINDOWS, AND TRIM SHALL BE SCRAPED OF ALL LOOSE PAINT, SANDED AND PAINTED.
4. INSTALL NEW REAR BOX GUTTER AND DOWNSPOUTS.
5. REMOVE ALL WINDOW HVAC DUCT AND OTHER EQUIPMENT.
6. REPOINTING MORTAR MUST MATCH THE COLOR, TEXTURE, STRENGTH, JOINT WIDTH AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY. SPECIFICATIONS AND REPOINTING SAMPLES SHOULD BE REVIEWED AND APPROVED BY THE STATE HISTORIC PRESERVATION OFFICE BEFORE PROCEEDING WITH THE WORK.
7. CLEAN ALL EXISTING BRICK USING THE GENTLEST MEANS POSSIBLE WITHOUT DAMAGING THE SURFACE OF THE MASONRY. THIS WORK MUST BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN PRESERVATION BRIEF 1, ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.

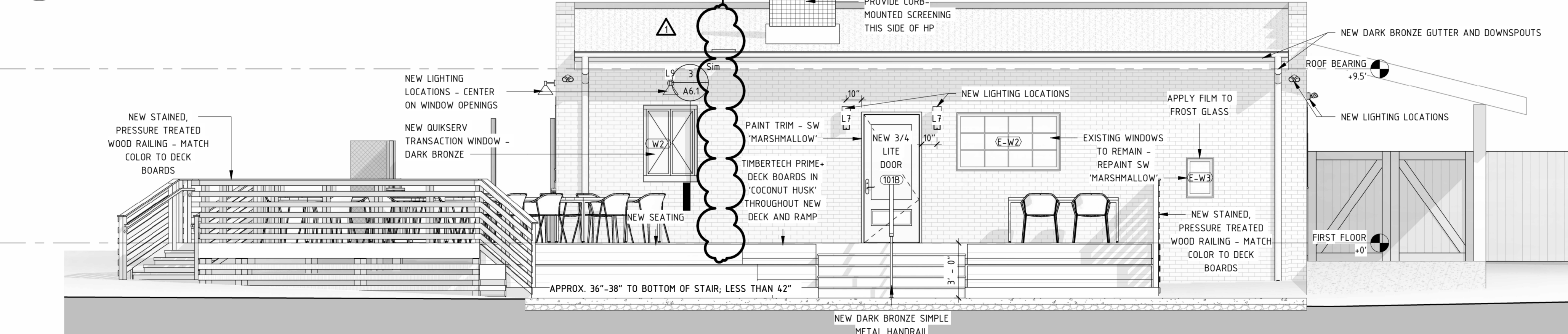
NOTE: APPLY MOCKUPS OF EACH PAINT COLOR AND FINISH INDICATED TO VERIFY PRELIMINARY SELECTIONS MADE AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR MATERIALS AND EXECUTION.



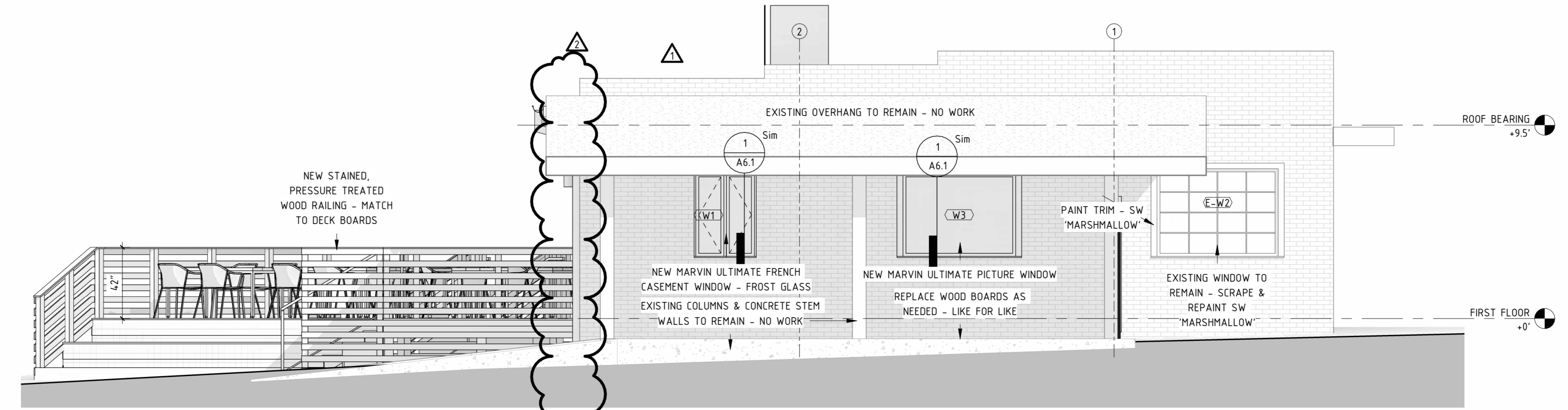
1 BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



3 BUILDING ELEVATION - WEST
SCALE: 1/4" = 1'-0"



4 BUILDING ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



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07.29.2025

PROJECT TYPE: LEVEL III ALTERATION

THE YARD

1115 W. LENOIR ST., RALEIGH NC 27603

| | |
|---------|------------|
| DATE | 07.29.2025 |
| DR. | RP |
| CH. | MK |
| PROJ. # | 25001 |

| REVISIONS | | |
|-----------|-------------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | EXPRESS REVIEW COMMENTS | 08.15.2025 |
| 2 | MINOR WORKS COA | 03.16.2026 |

BUILDING ELEVATIONS

A2.0



01 - View of bottom of chimney during waterproofing (most recent)



02 - Existing northeast corner of building



03- Existing north elevation



04 - Existing northwest corner of building



05- Existing west elevation