



Type or print the following:

Applicant name: Nancy Kirk Lynn

Mailing address: 932 Cloisters Drive

City: Florence

State: S.C.

Zip code: 29505

Date: 03/21/2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature: *Nancy Kirk Lynn*

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-0039-2026

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address: 907 W. Lenoir St.

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Nancy Kirk Lynn

Owner mailing address: 932 Cloisters Dr., Florence, S.C. 29505

**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      No  Did you consult with staff prior to filing the application? Yes      No	<b>Office Use Only</b>  Type of work: _____ _____
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
5.2 page 62	<b>Demolition</b>	<b>Demolish detached garage</b>
2.4.7 page 15	Fence Guideline	Replace garage wall with similar current fencing

<b>Minor Work Approval (office use only)</b> 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 _____. 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) _____ Date _____
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## Written Description of Project Request

### For 907 Garage Removal COA

The overall building dimensions of the two-car garage are 16'(w)x18'(d)x20'(h).

The outer covering of the garage is cedar shakes on all sides over wood plank siding. The driveway has cement carriage tracks that extend from the street and split into both sides of the garage.

There is a dirt floor. There is no plumbing or electricity.

In 1989 the garage roof was replaced. The contractor was reluctant because of the poor condition of the garage. He ultimately decided to try to reinforce the existing 2x4's and other areas.

Since then, we feel that the structure has steadily deteriorated and has now become unstable and a safety issue.

Once the removal is complete, we plan to extend a wire fence along the alley behind the garage and then up the side connecting it to an existing fence and gate on the east side of the garage wall.

Picture 1 907 West Lenoir Street Raleigh, NC

House at 907 West Lenoir Street Raleigh, NC



Picture 2 907 West Lenoir Street Raleigh, NC

905 W. Lenoir, 907 W Lenoir driveway leading to the detached garage, and 907 W Lenoir



Picture 3 907 West Lenoir Street Raleigh, NC

Front view of the detached garage to be demolished



Picture 4 Detached Garage at 907 West Lenoir Street Raleigh, NC

Another front view of the garage



Picture 5 Detached Garage at 907 West Lenoir Street Raleigh, NC

Inside East facing wall of garage, showing leaning 2"x4" columns



Picture 6 Detached Garage at 907 West Lenoir Street Raleigh, NC

Inside West facing wall of garage, showing deterioration



Picture 7 Detached Garage at 907 West Lenoir Street Raleigh, NC

Closer view of inside West facing deteriorating wall and columns



Picture 8 Detached Garage at 907 West Lenoir Street Raleigh, NC

Outside West facing wall of garage, showing deterioration



Picture 9 Detached Garage at 907 West Lenoir Street Raleigh, NC

Back wall view of garage, taken from the alley behind 907 West Lenoir Street



Picture 10 Detached Garage at 907 West Lenoir Street Raleigh, NC

Showing damage on the corner East wall and back view of the garage from the alley



Picture 11 Detached Garage at 907 West Lenoir Street Raleigh, NC

Damage to outside East wall from the front corner of the garage



Picture 12 Detached Garage at 907 West Lenoir Street Raleigh, NC

Back view of garage, taken from the alley behind 907 West Lenoir Street



Picture 13 Detached Garage at 907 West Lenoir Street Raleigh, NC

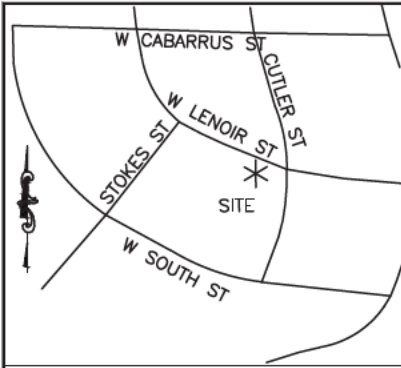
Gate to the alley



Picture 14 Detached Garage at 907 West Lenoir Street Raleigh, NC

Current fence along the back of the property parallel to the alley





PROPERTY OF:  
 NANCY KIRK LYNN  
 LOT 180 BOYLAN HEIGHTS SUBDIVISION  
 PIN: 1703-36-0589

- NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
  3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
  4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
  5. AREA BY COORDINATE METHOD.
  6. HOUSE DIMENSIONS ARE BASED ON FOOTPRINT.
  7. NOT FOR SALES OR CONVEYANCES, PERMITTING ONLY.



VICINITY MAP (N.T.S.)

REFERENCES:  
 DB 8819, PG 520  
 BM 1885, PG 114  
 OTHERS AS NOTED

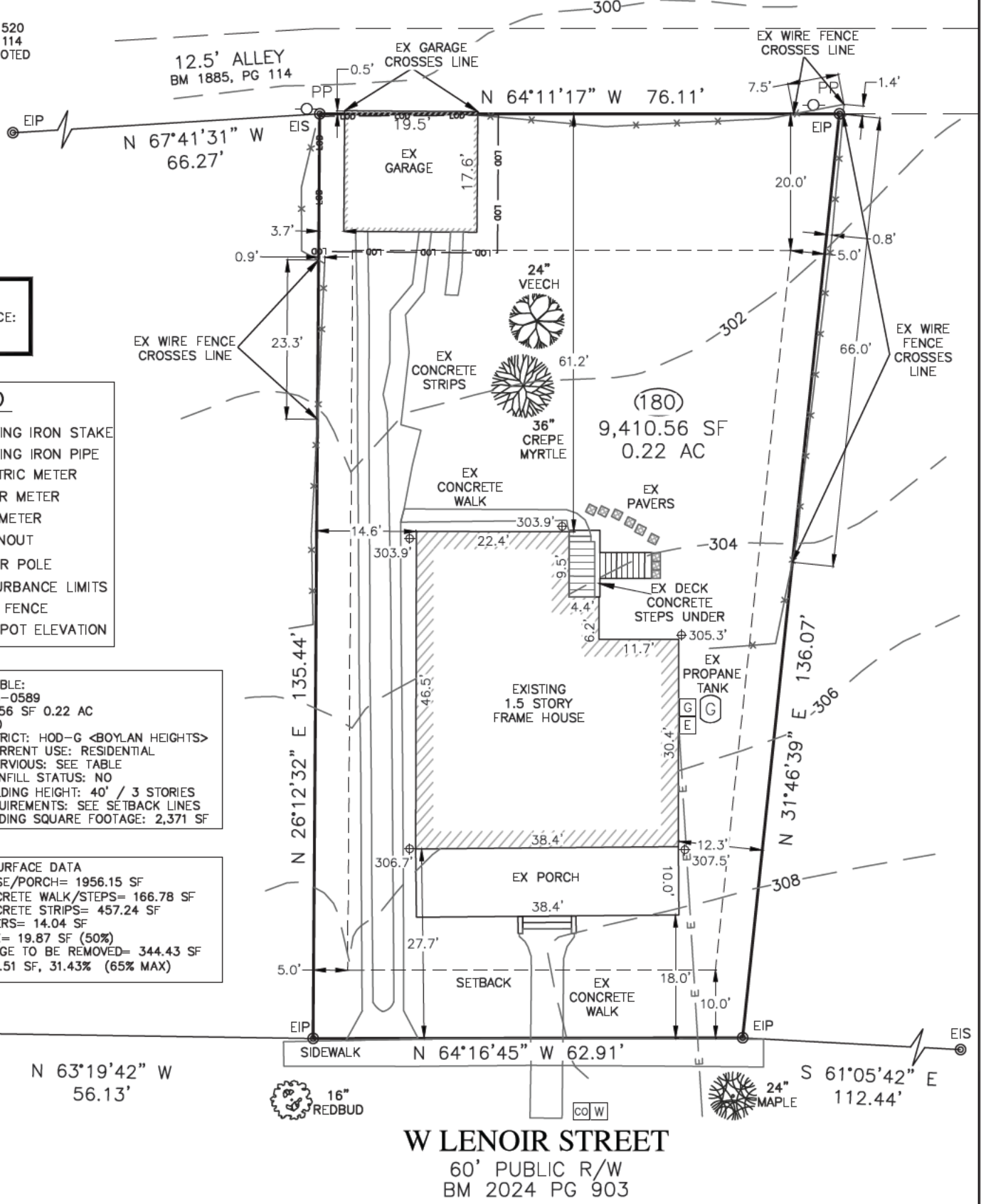
AREA OF DISTURBANCE:  
 524 SF

**LEGEND**

- ⊙ EIS EXISTING IRON STAKE
- ⊙ EIP EXISTING IRON PIPE
- [E] ELECTRIC METER
- [W] WATER METER
- [G] GAS METER
- [CO] CLEANOUT
- PP POWER POLE
- DISTURBANCE LIMITS
- WIRE FENCE
- ⊕ 000.0' EX SPOT ELEVATION

**SITE DATA TABLE:**  
 PIN: 1703-36-0589  
 AREA: 9,410.56 SF 0.22 AC  
 ZONING: R-10  
 OVERLAY DISTRICT: HOD-G <BOYLAN HEIGHTS>  
 PROPERTY CURRENT USE: RESIDENTIAL  
 EXISTING IMPERVIOUS: SEE TABLE  
 RESIDENTIAL INFILL STATUS: NO  
 ALLOWED BUILDING HEIGHT: 40' / 3 STORIES  
 SETBACK REQUIREMENTS: SEE SETBACK LINES  
 EXISTING BUILDING SQUARE FOOTAGE: 2,371 SF

**IMPERVIOUS SURFACE DATA**  
 EXISTING HOUSE/PORCH= 1956.15 SF  
 EXISTING CONCRETE WALK/STEPS= 166.78 SF  
 EXISTING CONCRETE STRIPS= 457.24 SF  
 EXISTING PAVERS= 14.04 SF  
 EXISTING DECK= 19.87 SF (50%)  
 EXISTING GARAGE TO BE REMOVED= 344.43 SF  
 TOTAL= 2,958.51 SF, 31.43% (65% MAX)

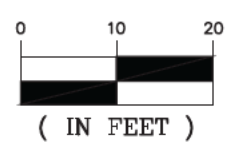


**W LENOIR STREET**  
 60' PUBLIC R/W  
 BM 2024 PG 903

SITE LOCATION: 907 W LENOIR ST  
 RALEIGH NC 27603-2149

TOWNSHIP: RALEIGH

ZONE: R-10

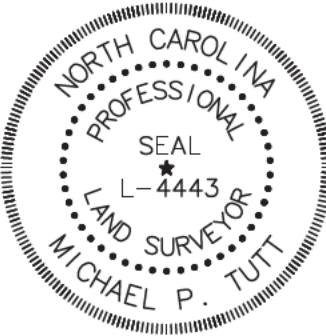


SCALE: 1" = 20'

DATE OF FIELD SURVEY:  
 2-25-26

JOB# : 26\_134

COUNTY: WAKE



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE RATIO OF PRECISION BEFORE ADJUSTMENTS WAS 1:71,506 WITNESS MY ORIGINAL SIGNATURE, 9TH OF MARCH, 2026.

*Michael P. Tutt*  
 MICHAEL P. TUTT, PLS L-4443



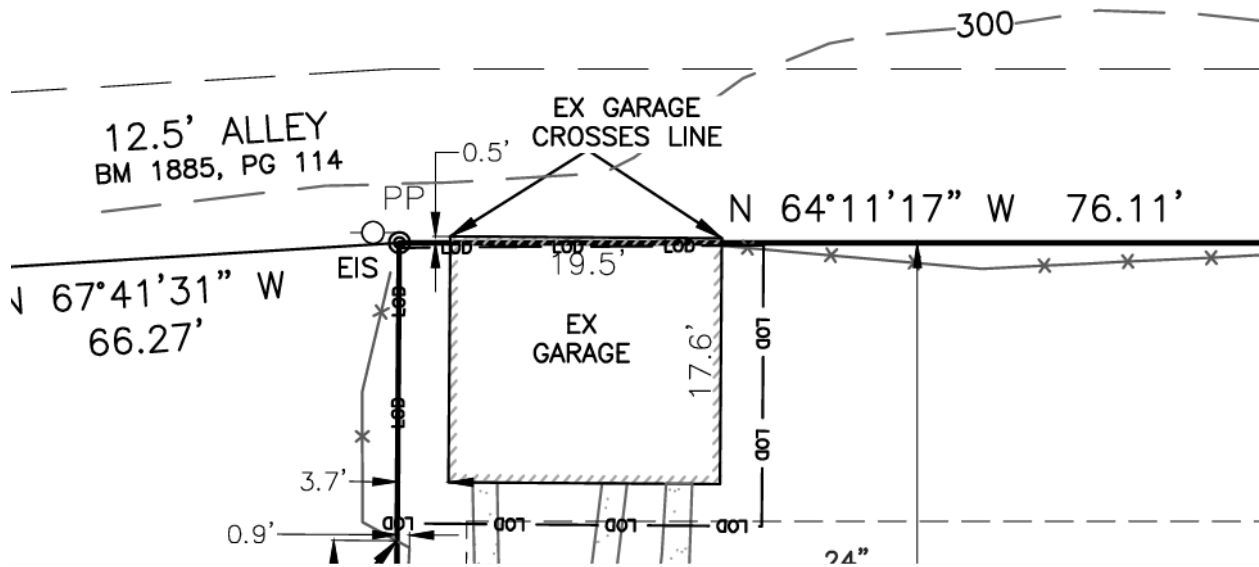
ANGLE RIGHT  
 LAND SURVEYING, PLLC  
 SURVEYING THE PAST AND THE FUTURE TODAY  
 919-810-4324  
 NC LIC. # P-0446

3008 ANDERSON DR., SUITE 160  
 RALEIGH, NC 27609

Existing site plan with the garage

PROPERTY OF:  
NANCY KIRK LYNN  
LOT 180 BOYLAN HEIGHTS SUBDIVISION  
PIN: 1703-36-0589

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Proposed site plan with new fence (red lines) replacing two of the garage walls.

The gate (orange line) will connect to the new fence, instead of the corner of the garage.

