



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

403 ELM STREET

Address

OAKWOOD

Historic District

Historic Property

082-14-MW

Certificate Number

6/23/2014

Date of Issue

12/23/2014

Expiration Date

Project Description:

- Remove non-historic shed;
- construct new shed in same footprint;
- change exterior paint colors

OK to PERMIT

This card must be kept pasted 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, _____

Raleigh Historic Development Commission

A large, stylized handwritten signature in dark ink, appearing to read "James Kelly", is written over a horizontal line. The signature is fluid and cursive.



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 copies**
- Most Major Work Applications
- Additions Greater than 25% of Building Square Footage
- New Buildings
- Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 37957
 File # 082-14-MW
 Fee \$28-
 Amt Paid \$28-
 Check # 128
 Rec'd Date 5/29/14
 Rec'd By Rouman
 App Complete 6/18/14

• If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 403 Elm St

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Michiel Doorn

Lot size 3,663 sf (width in feet) 37 (depth in feet) 99

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

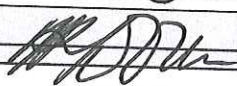
Applicant **Michiel Doorn**

Mailing Address **403 Elm St**

City **Raleigh** State **NC** Zip Code **27604**

Date **5/29/2014** Daytime Phone **919-741-4246**

Email Address **michiel.doorn@me.com**

Signature of Applicant 

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 12/23/14. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature  Date 6/23/14

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

(Office Use Only)

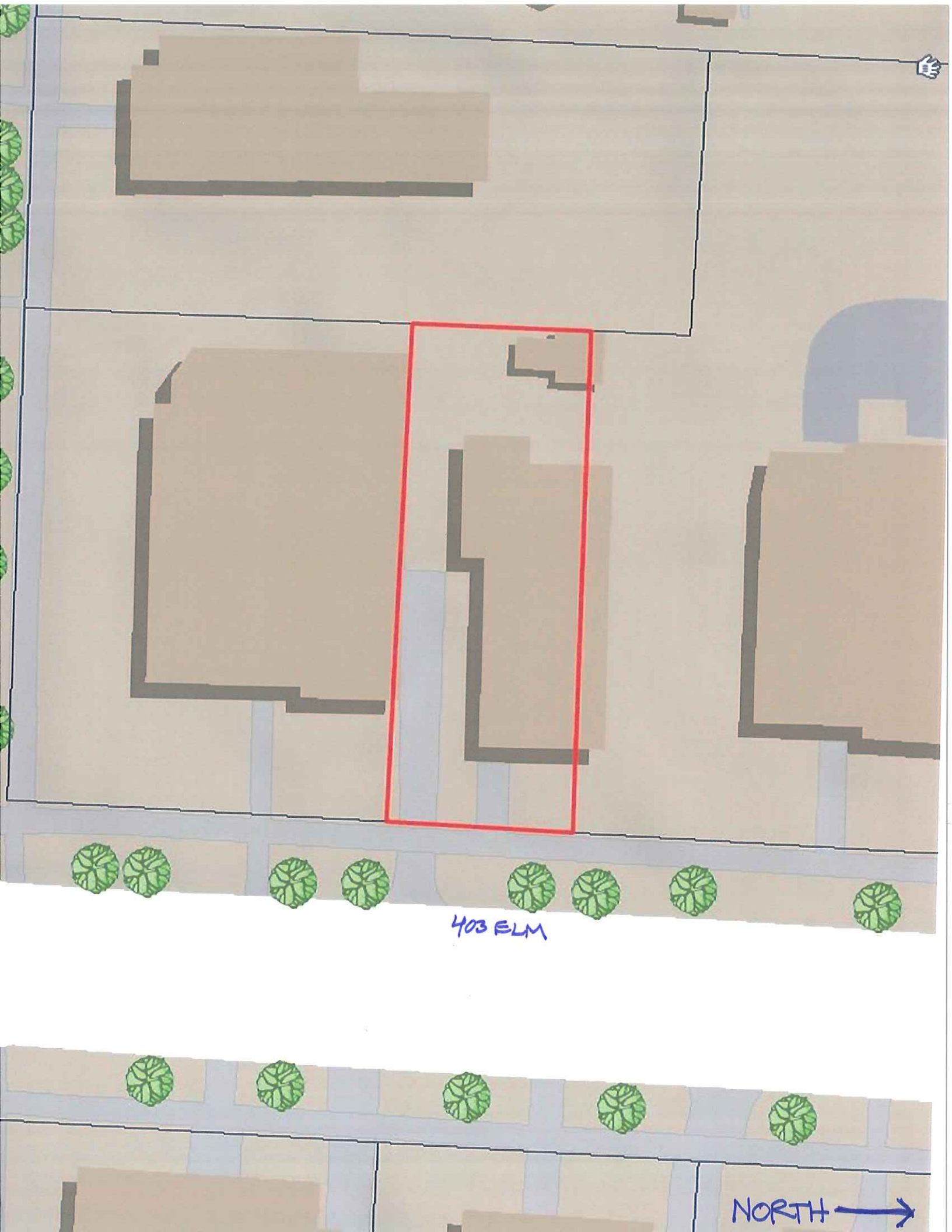
Type of Work 10, 15

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
2.6/p19	Garage + Accessory Structures	current shed does not appear to be original to the house, see sanborn map
2.6/p19	Garage + Accessory Structures	new design to be compatible with size, scale, form, materials, and finish as the principle structure
2.6/p19	Garage + Accessory Structures	locate new structure to be consistent with locations/orientations of garages + sheds historically in the neighborhood
2.6/p19	Garage + Accessory Structures	shed will not detract for the primary structure due to size and placement on the site
		change exterior paint colors

↳ amended 6/17/14

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2" x 11" 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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



403 ELM

NORTH →



403 ELM

NORTH →

Description of Proposed Accessory Structure

The existing 10' x 12' wood frame accessory structure that serves as a utility shed in the back yard of 403 Elm is dilapidated and is in disrepair. It does not appear to be original to the primary structure, see the 1914-1950 Sanborn Map attached to this application. It will be demolished and replaced with a new utility shed with approximately the same amount of square footage as the existing. The new shed will be wired for electricity and will also have working plumbing. The new shed will have a poured concrete slab on grade with brick knee walls to support the 2 x 4 wood frame construction. A small hip roof with a slope to match the existing house will have an overall exterior height of 14'- 9-1/2". A small dormer will be added to the roof to help tie the shed aesthetically with the existing house. This dormer will have 2 small site-built windows that will measure approximately 8"x 1'-8" with a 10" mullion. The 2'-0" x 4'-0" double hung window on the East facade will be a Jeld-Wen brand Sitrine EX. The 3'-0" x 6'-8" half lite door on the same elevation will open into the storage area of the shed. This area will have an 8'-0" ceiling framing height with a loft for storage above. On the South side of the main utility shed space, a pair of wood doors with clear openings measuring 5'-0" x 6'-8" will open to a workbench with a utility sink. All details and paint colors will match the existing house on the property. Elements of the new shed to match the existing house include: architectural roof shingles, windows, and doors. The siding for the shed will be Hardie smooth-faced siding with 4.5" exposure to match the existing home's wood siding exposure + aesthetic.

Revised drawings rev'd 6/18/14.



View of existing shed at 403 Elm. This structure has a dirt floor and rotting wood walls. It is unsafe for use in its current condition, and is being completely overgrown by weeds and unkept ground cover.



View of 403 Elm from the backyard of 405 Elm. The shed can be seen at the right of the photo completely overgrown by ivy. The shed will be demolished and re-built, and this portion of the yard will be cleaned up and re-planted as a garden.

1-WIDE UNITS

M.O. BRICKMOULD
M.O. ADAMS/FLAT CASING
ROUGH OPENING
FRAME SIZE
DAYLIGHT OPENING

24 1/2" (622)	28 1/2" (724)	32 1/2" (826)	34 1/2" (876)	36 1/2" (927)	40 1/2" (1029)	44 1/2" (1130)
27 1/2" (699)	31 1/2" (800)	35 1/2" (902)	37 1/2" (953)	39 1/2" (1003)	43 1/2" (1105)	47 1/2" (1207)
22 1/8" (562)	26 1/8" (664)	30 1/8" (765)	32 1/8" (816)	34 1/8" (867)	38 1/8" (968)	42 1/8" (1070)
21 3/8" (543)	25 3/8" (645)	29 3/8" (746)	31 3/8" (797)	33 3/8" (848)	37 3/8" (949)	41 3/8" (1051)
14 13/16" (376)	18 13/16" (478)	22 13/16" (579)	24 13/16" (630)	26 13/16" (681)	30 13/16" (783)	34 13/16" (884)

34 1/16" (881) 36 3/16" (919) 32 3/4" (832) 37" (913) 1" 1/16" (28) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2132	EWD2532	EWD2932	EWD3132	EWD3332	EWD3732	EWD4132	
38 11/16" (983) 40 3/16" (1021) 36 3/4" (933) 36" (914) 13 1/16" (332) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2136	EWD2536	EWD2936	EWD3136	EWD3336	EWD3736	EWD4136	
42 11/16" (1084) 44 3/16" (1122) 40 3/4" (1035) 40" (1016) 15 1/16" (383) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2140	EWD2540	EWD2940	EWD3140	EWD3340	EWD3740	EWD4140	
46 11/16" (1186) 48 3/16" (1224) 44 3/4" (1137) 44" (1118) 17 1/16" (433) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2144	EWD2544	EWD2944	EWD3144	EWD3344	EWD3744	EWD4144	
50 11/16" (1287) 52 3/16" (1326) 48 3/4" (1238) 48" (1219) 19 1/16" (484) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2148	EWD2548	EWD2948	EWD3148	EWD3348	EWD3748	EWD4148	
54 11/16" (1389) 56 3/16" (1427) 52 3/4" (1340) 52" (1321) 21 1/16" (535) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2152	EWD2552	EWD2952	EWD3152	EWD3352	EWD3752	EWD4152	
58 11/16" (1491) 60 3/16" (1529) 56 3/4" (1441) 56" (1422) 23 1/16" (586) [2]							
35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**	35" 50**
EWD2156	EWD2556	EWD2956	EWD3156	EWD3356	EWD3756	EWD4156	

ELEVATION SYMBOL LEGEND:
M.O. = MASONRY OPENING
VALUES IN () ARE IN MILLIMETER CONVERSIONS
VALUES IN [] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT
E UNIT MEETS EGRESS REQUIREMENTS FOR IRC CODE, STATE AND LOCAL CODES MAY DIFFER. ALWAYS REFER TO LOCAL BUILDING CODES FOR COMPLETE REQUIREMENTS. CHECK WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE BEFORE INSTALLING THE UNIT.
*** INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING
** INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING

Note: Elevations shown DO NOT have exter or trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry Openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

SCALE 1/4" = 1'



Traditional Sash

144

Series: [Exterior French & Sash](#)

Type: Exterior French & Sash

Standard Features

[Available in Any Wood Species](#)

Available in Virtually Any Size

[Textured Glass Options](#)

[Try the Glass Taste Test](#)

[Available with UltraBlock® Technology.](#)

[5-year warranty](#)

Privacy Rating: 1

Panels: 3/4" Double Hip-Raised Panel

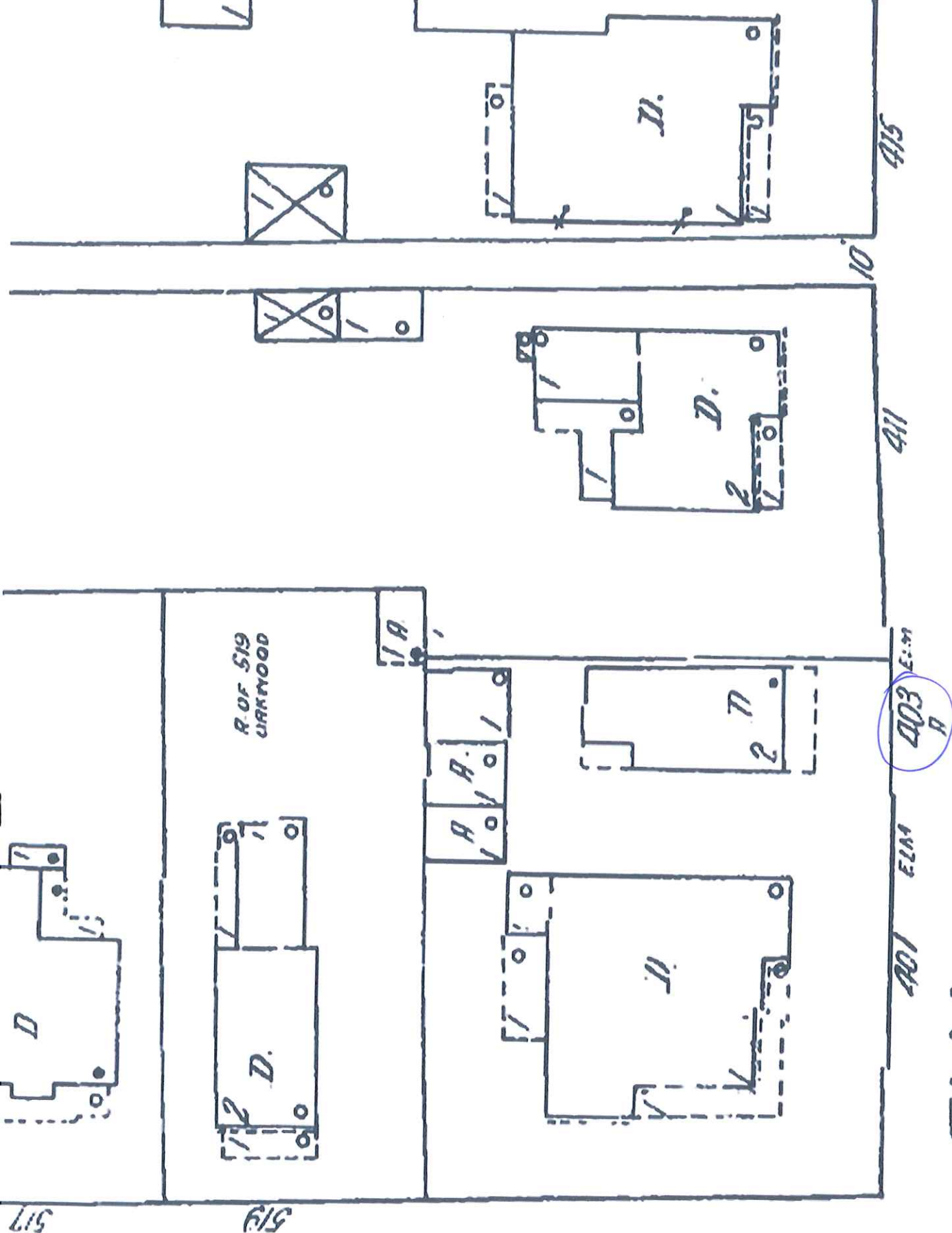
Moulding: na

Glass: 1/8" Single Glazed

Caming: na

Customer Service: 1-800-SIMPSON (746-7766)

Email: SimpsonCustomerService@brandner.com



ELM

57

NORTH ↑

SANBORN MAP 1914-1950

4" W. PIPE

403 R

ELM

1801

ELM

411

415

10'

517

519

R. OF 519 UAKMOOD

A.

A.

A.

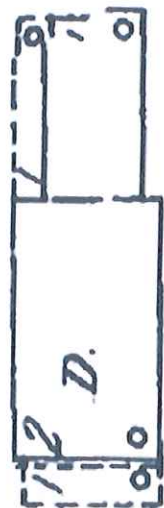
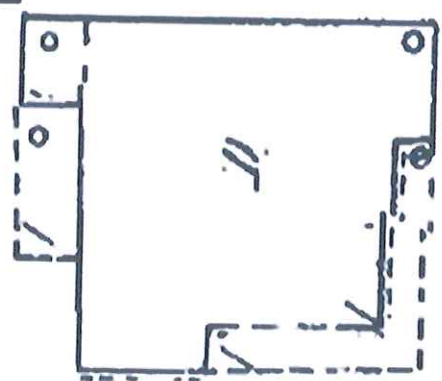
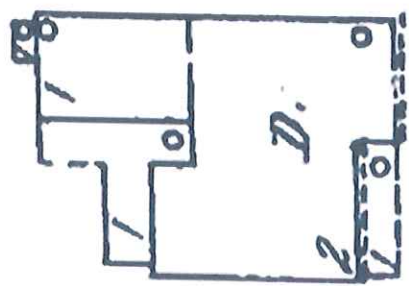
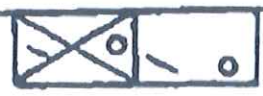
A.

D.

D.

D.

D.



Tully, Tania

From: Tully, Tania
Sent: Tuesday, June 10, 2014 4:42 PM
To: michiel.doorn@me.com
Cc: Ekstrom, Vivian (Vivian.Ekstrom@raleighnc.gov); 'ashley henkel'
Subject: COA application for 403 Elm Street

Michiel -

Thank you for submitting your Certificate of Appropriateness (COA) application for 403 Elm Street. To help us complete our review, please provide the following items and/or clarification:

- Please provide photos of the existing shed that show the proximity and placement of surrounding trees
- Please provide a section drawing for the Jeld-Wen windows

Thanks!
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

Tully, Tania

From: ashley henkel <ahenkelmorris@yahoo.com>
Sent: Wednesday, June 11, 2014 1:41 PM
To: Tully, Tania; michiel.doorn@me.com
Cc: Ekstrom, Vivian
Subject: Re: COA application for 403 Elm Street
Attachments: Dropbox - JELDWEN_WindowSection02.pdf; JW_Win_EX_Wd_DH_sections.pdf; photo 1.JPG; photo 3.JPG

Hi Tania

Here are the window sections and a couple more pictures from different views around the shed. The nearest tree is in the back neighbors yard and its more than 10 feet away from the shed. The picture attached, its hard to see but the tree I am talking about - the trunk is on the very edge of the left side of the photo (you have to zoom in to see the outline of it). Let me know if you need anything else.

Would it be possible to submit new paint colors for the house and the shed in this minor work app since its still open?

Ashley

Ashley Henkel Morris
919.696.0970
<http://pellstreetstudio.com>

On Tuesday, June 10, 2014 4:41 PM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Michiel -

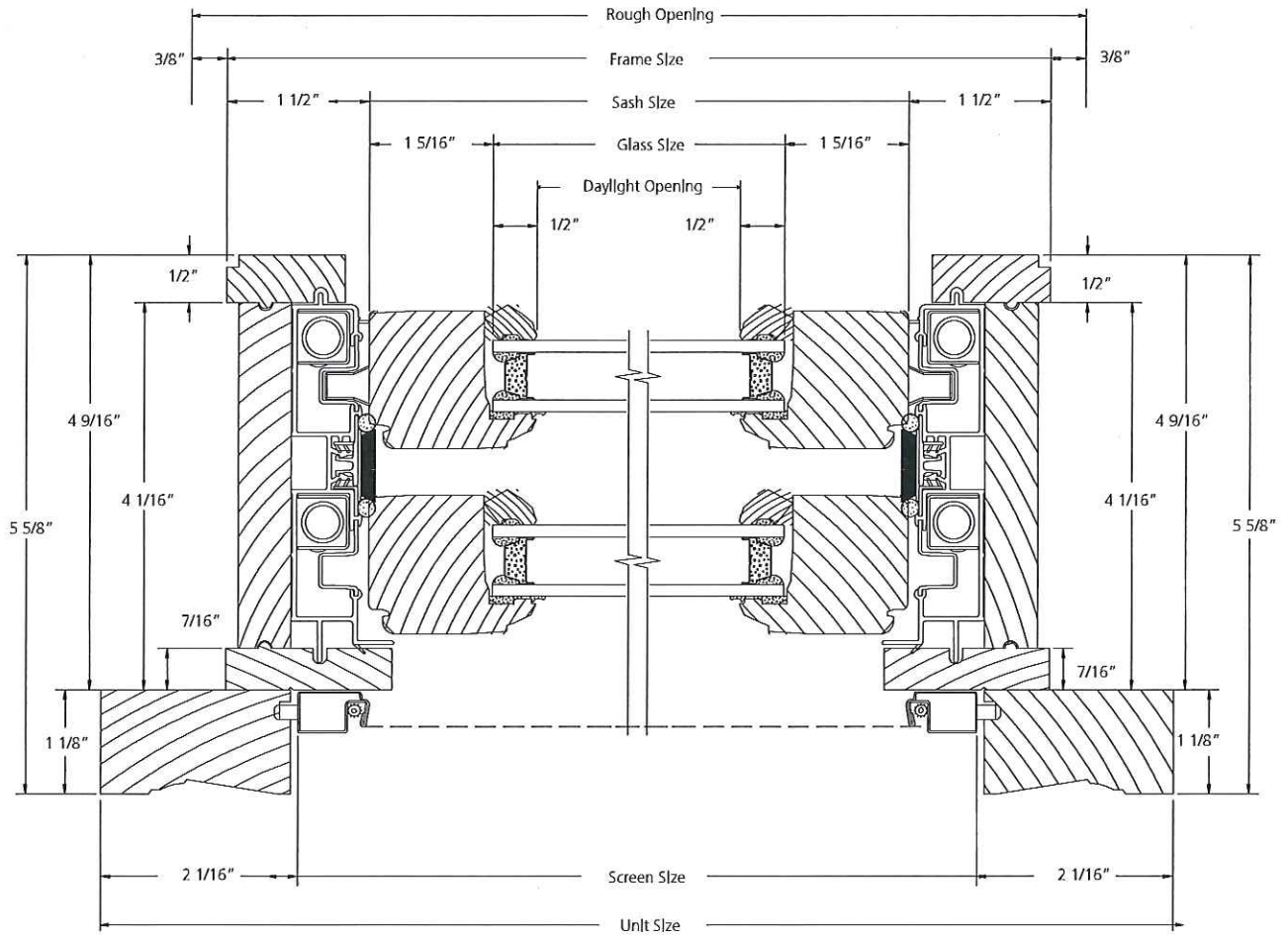
Thank you for submitting your Certificate of Appropriateness (COA) application for 403 Elm Street. To help us complete our review, please provide the following items and/or clarification:

- Please provide photos of the existing shed that show the proximity and placement of surrounding trees
- Please provide a section drawing for the Jeld-Wen windows

Thanks!
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

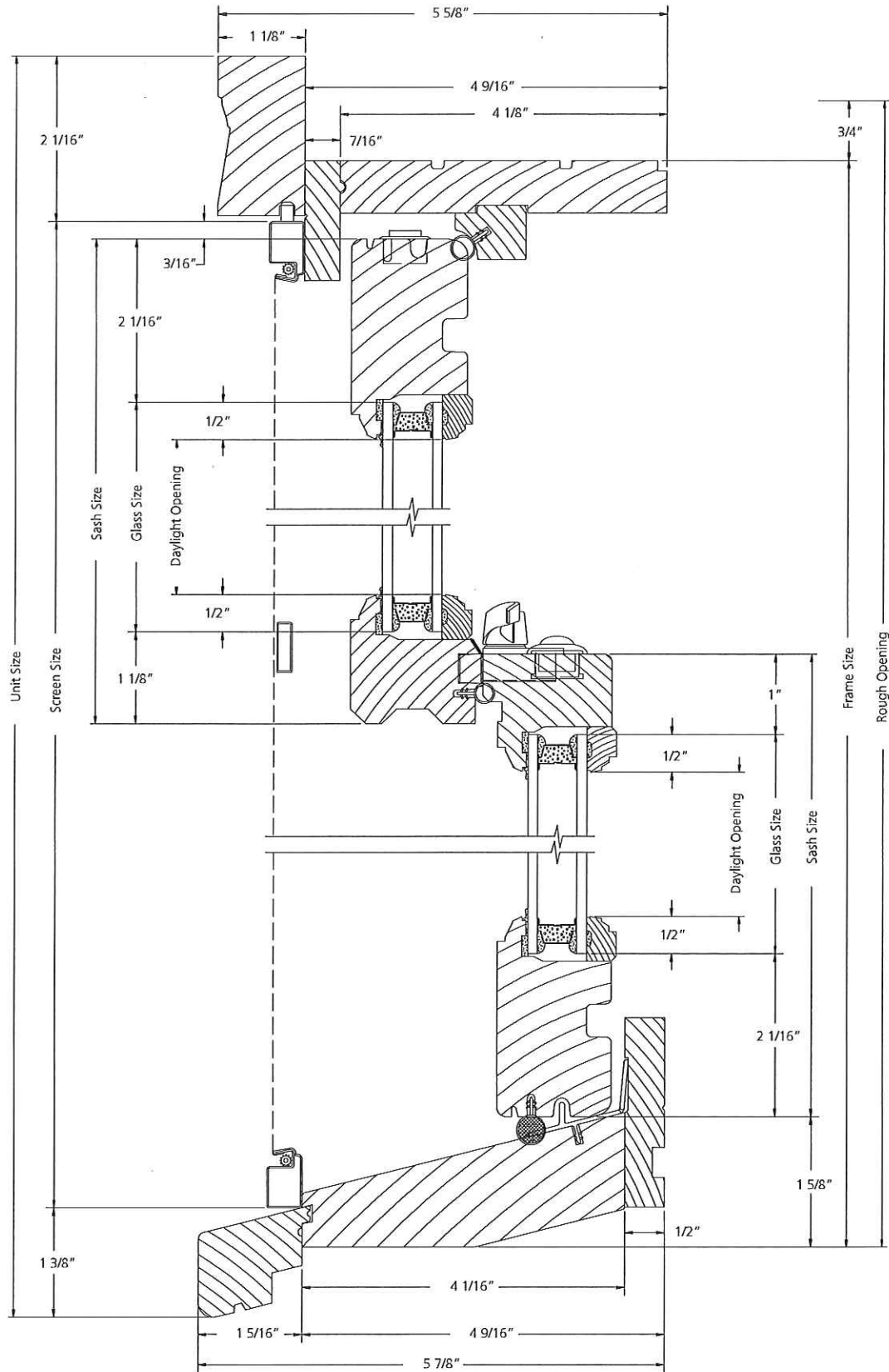
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

**1-WIDE UNIT
DP50**



VERTICAL SECTION

SCALE: 6" = 1'

Amended 6/11/14



photo 3



photo 1

Tully, Tania

From: ashley henkel <ahenkelmorris@yahoo.com>
Sent: Tuesday, June 17, 2014 6:42 PM
To: Tully, Tania
Subject: 403 Elm St Shed

Tania

We submitted the paint colors today to be added to the minor work application for the shed. We are going to try and use the existing slab of the shed which is 2' shorter in the width of the main body of the shed so instead of 10'wx10'd, the main body of the shed will be 8'wx10'd. We are updating the drawings tomorrow to reflect this change and will send them to you tomorrow afternoon. I just wanted you to be aware of the change before you issued an approval.

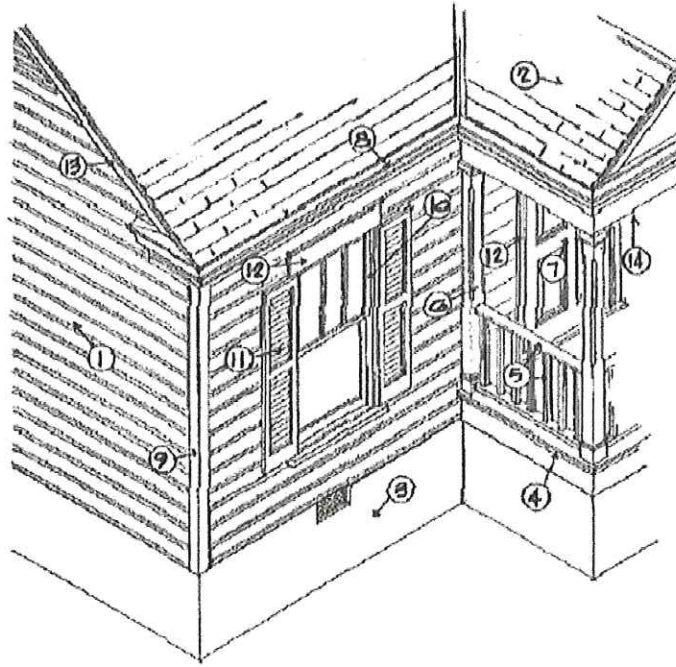
Thanks!

Ashley

Ashley Henkel Morris
919.696.0970
<http://pellstreetstudio.com>

Amended 6/17/14

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Mary Boone + Michiel Doorn

Address 403 Elm St

Paint Manufacturer (Please submit color chips with this schedule) Sherwin Williams + Minwax Stain

Color Schedule

1	Body of House	SW Dutch Tile SW0031
2	Roofing	
3	Foundation (Brick + Lattice work)	SW Peppercorn SW7674
4	Porch Floor (Front)	SW Peppercorn SW7674 (+ front concrete steps)
5	Railing	SW Pure White SW7005
6	Columns	SW Pure White SW7005
7	Entrance Door	Remains as is (stained)
8	Cornice	SW Pure White SW7005
9	Corner Boards	SW Pure White SW7005
10	Window Sash	SW Pure White SW7005
11	Shutter	N/A
12	Door & Window Trim	SW Pure White SW7005
13	Rake	SW Pure White SW7005
14	Porch Ceiling	SW Dutch Tile @ 25%. SW0031 (see sample)
15	Other	Porch Decks in Back - decking to be stained

Minwax Early American
(sim. color to floors inside house)

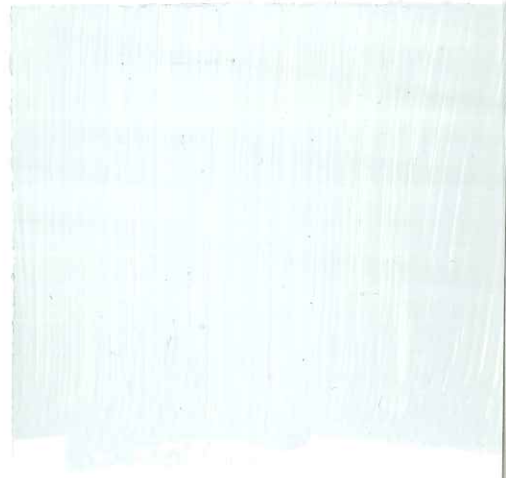
Ceiling Bright White
SW 7007

Extra White
SW 7006

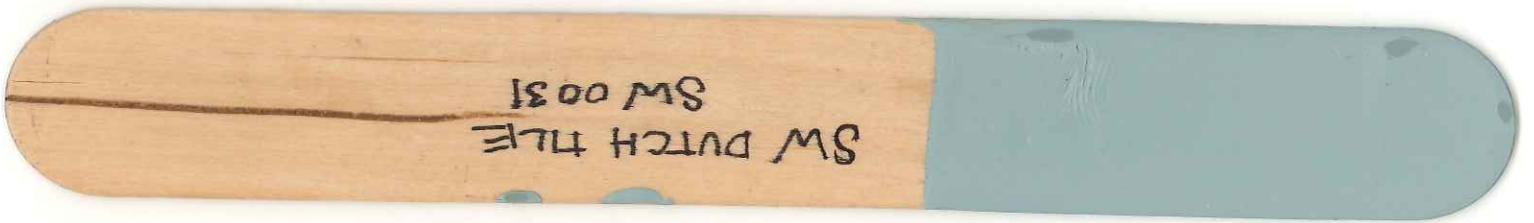
* SW 7005
Pure White

Snowbound
SW 7004

140



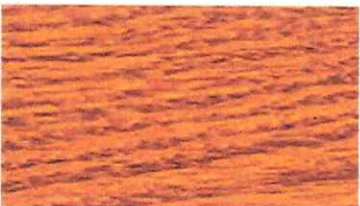











25% of SW Dutch Tile
Porch Ceiling Color



Wood Finish™



				
Natural 209	Golden Oak 210B	Provincial 211	Red Oak 215	Puritan Pine 218
				
Ipswich Pine 221	Sedona Red 222	Colonial Maple 223	Special Walnut 224	Red Mahogany 225
				
Early American 230	Gunstock 231	Red Chestnut 232	English Chestnut 233	Cherry 235
				
Fruitwood 241	Golden Pecan 245	Pickled Oak 260	Driftwood 2126	Dark Walnut 2716
				
Ebony 2718	Jacobean 2750	Weathered Oak 270	Classic Gray 271	

Amenced 01/17/14

Tully, Tania

From: ashley henkel <ahenkelmorris@yahoo.com>
Sent: Wednesday, June 18, 2014 12:12 PM
To: Tully, Tania
Cc: Emily Brinker; Eric Brinker
Subject: New shed Dwgs - 403 Elm St
Attachments: 403Elm-Shed-Elevation-East.pdf; 403Elm-Shed-Elevation-North.pdf; 403Elm-Shed-Elevation-South.pdf; 403Elm-Shed-Elevation-West.pdf; 403Elm-ShedPlan-new.pdf; 403Elm-Shed-Plan-New.pdf; 403Elm-SitePlanWithShed.pdf

Follow Up Flag: Follow up
Flag Status: Completed

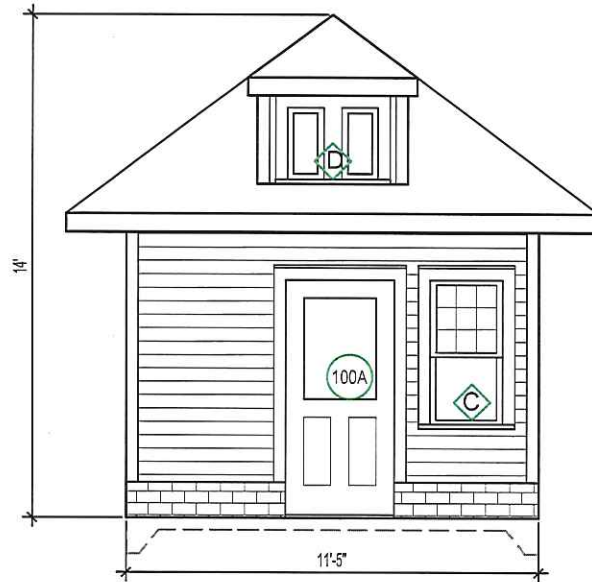
Tania

Here they are with the new dimensions. Let me know if you have any questions at all.

Ashley

Ashley Henkel Morris
919.696.0970
<http://pellstreetstudio.com>

Amended 6/18/14



Window D site-built to fit custom measurement

Same roof slope and material as existing house. Entry door to shed is similar to style, material, and placement of existing house. Window to match style and material of the existing house as well as the trim, siding, fascia, eaves and overhangs.

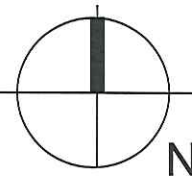
Existing slab on grade will be used as foundation for the shed. Brick knee walls to hold framing and wood materials off grade.

PELL ST studio

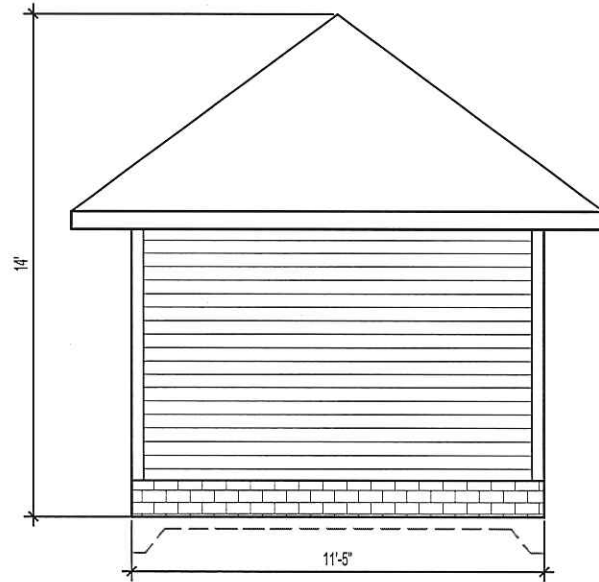
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

New Shed- East Elevation

Scale - 3/16" = 1'-0"



Amended 6/18/14

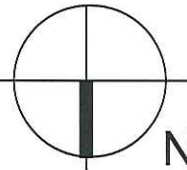


PELL ST studio

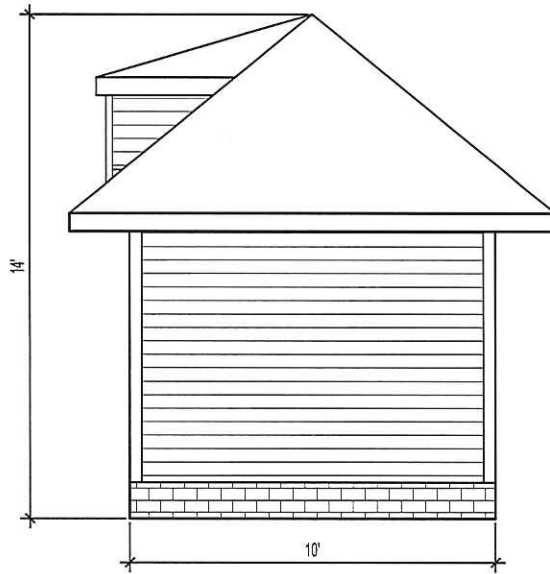
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

New Shed- West Elevation

Scale - 3/16" = 1'-0"

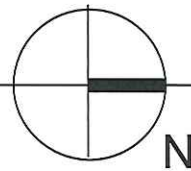


Amended 6/18/14



New Shed- North Elevation

Scale - 3/16" = 1'-0"

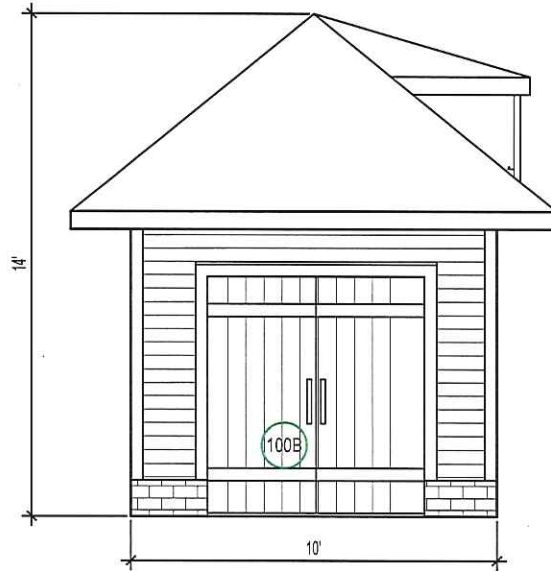


PELL ST studio

Architect
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919.696.0970

Amended

6/18/14

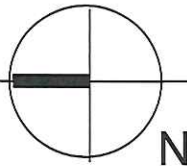


PELL ST studio

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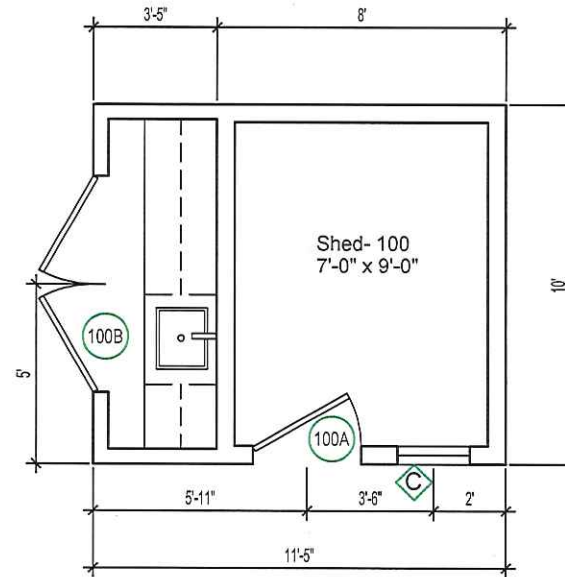
New Shed- South Elevation

Scale - 3/16" = 1'-0"



Amended 6/18/14

All Trim - All trim to match existing in aesthetic, profile, and dimensions. Smooth face hardi trim and siding.	
Door Schedule - Exterior doors shall meet the RHDC design guidelines, be of wood construction, and be weather stripped as required.	
100B	pair (2) 2'-6" x 6'-8" wood doors to match existing
100A	3'-0" x 6'-8" half lite door to match existing
Window Schedule - Wd wdws per Hist. Design Guidelines. Jeldwen Sitrine EX series w/ LoE-3-366 coatings.	
C	2'-0" x 4'-0" double hung window
D	0'-8" x 1'-8" fixed windows w 10" mull



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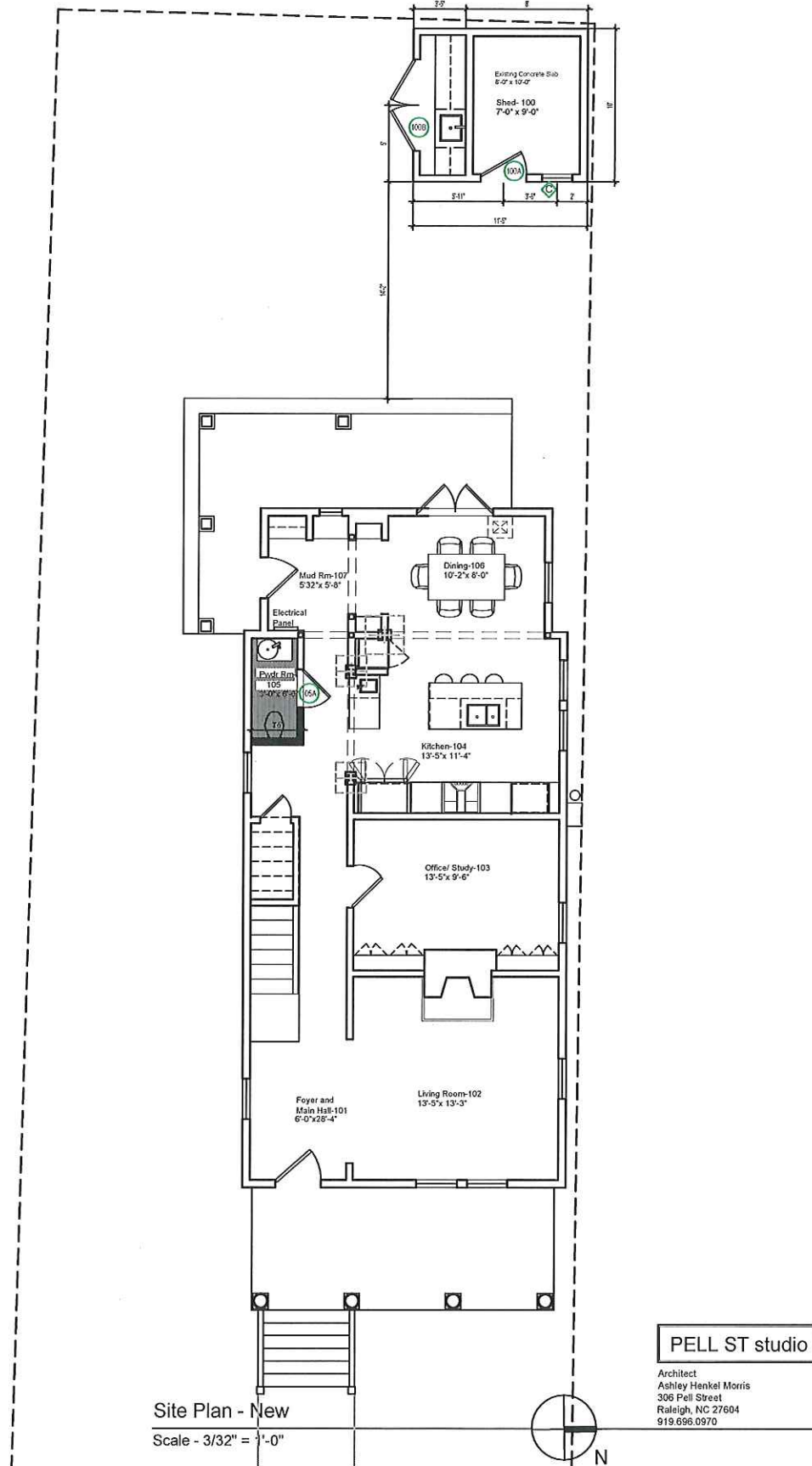
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

New Shed- Plan

Scale - 3/16" = 1'-0"



Amended 6/16/14



Site Plan - New
Scale - 3/32" = 1'-0"

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Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970