RHDC
RALEIGH HISTORIC DEVELOPMENT COMMISSION

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 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, ___
Raleigh Historic Development Commission
Planning & Development

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 # 327257
File # 082-14-MW
Fee $28
Amt Paid $28
Check # 128
Rec'd Date 5/29/14
Rec'd By
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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

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: 919.241.4246  
Email Address: michiel.doorn@me.com  
Signature of Applicant: [Signature]

---

**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 **12/28/14**. 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: [Signature]  
Date: 6/23/14

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**Project Categories (check all that apply):**

- [ ] Exterior Alteration
- [ ] Addition
- [ ] New Construction
- [ ] Demolition

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

- [ ] Yes
- [ ] No

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

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

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*Amended 01/17/14*
<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; 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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Minor Work (staff review) — 1 copy**

**Major Work (COA Committee review) — 13 copies**

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.) **X**

2. **Description of materials** (Provide samples, if appropriate) **X**

3. **Photographs of existing conditions are required.** **X**

4. **Paint Schedule** (If applicable) **☐ ☐**

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. **X ☐**

6. **Drawings showing proposed work**
   - ☐ Plan drawings
   - ☐ Elevation drawings showing the new façade(s).
   - ☐ Dimensions shown on drawings and/or graphic scale.
   - ☐ 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. **X ☐**

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)** **☐ X**

8. **Fee** *(See Development Fee Schedule)* **X**
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 Siteline 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 received 01/31/14.
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.
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
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.doom@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://pellistreetstudio.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
Tanny,

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://pellsstreetstudio.com
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Mary Boone + Michiel Doorn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>403 Elm St</td>
</tr>
<tr>
<td>Paint Manufacturer</td>
<td>Sherwin Williams + Minwax Stain</td>
</tr>
<tr>
<td>Color Schedule</td>
<td></td>
</tr>
<tr>
<td>1 Body of House</td>
<td>SW Dutch Tile SW0031</td>
</tr>
<tr>
<td>2 Roofing</td>
<td></td>
</tr>
<tr>
<td>3 Foundation</td>
<td>SW Peppercorn SW7614 (Brick + lattice work)</td>
</tr>
<tr>
<td>4 Porch Floor</td>
<td>SW Peppercorn SW7614 (Front) SW Peppercorn SW7614 (Front concrete steps)</td>
</tr>
<tr>
<td>5 Railing</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>6 Columns</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>7 Entrance Door</td>
<td>Remains as is (Stained)</td>
</tr>
<tr>
<td>8 Cornice</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>9 Corner Boards</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>10 Window Sash</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>11 Shutter</td>
<td>N/A</td>
</tr>
<tr>
<td>12 Door &amp; Window Trim</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>13 Rake</td>
<td>SW Pure White SW1005</td>
</tr>
<tr>
<td>14 Porch Ceiling</td>
<td>SW Dutch Tile @ 25% SW0031 (See sample)</td>
</tr>
<tr>
<td>15 Other</td>
<td>Porch Decks in back - decking to be stained</td>
</tr>
</tbody>
</table>

Minwax Early American (Sim. color to floors inside house)
Ceiling Bright White
SW 7007

Swan White
SW 7005

Pure White
SW 7006

Porch Ceiling Color
25% of SW Dutch Tile

140
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://pellsstreetstudio.com
New Shed- East Elevation

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

Window D site-built to fit custom measurements.

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
308 Pell Street
Raleigh, NC 27604
919.698.0970

Amended 6/18/14
New Shed- West Elevation

Scale - 3/16" = 1'-0"
New Shed- North Elevation

Scale - 3/16" = 1'-0"
New Shed - South Elevation

Scale - 3/16" = 1'-0"
New Shed - Plan

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