

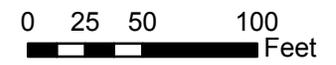
# City of Raleigh



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## 131-16-CA

912 WILLIAMSON DRIVE  
(PHILIP ROTHSTEIN HOUSE)  
RALEIGH HISTORIC LANDMARK



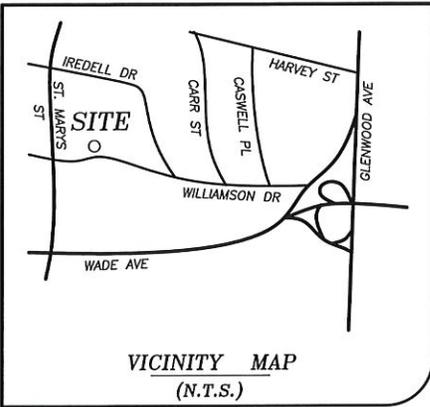
Nature of Project:  
Construct multi-level side addition;  
construct retaining wall;  
remove 7 trees;  
remove concrete pad.

APPLICANT:  
ERIN STERLING LEWIS, AIA

131-16- CA 12/7/16  
Addendum



AERIAL

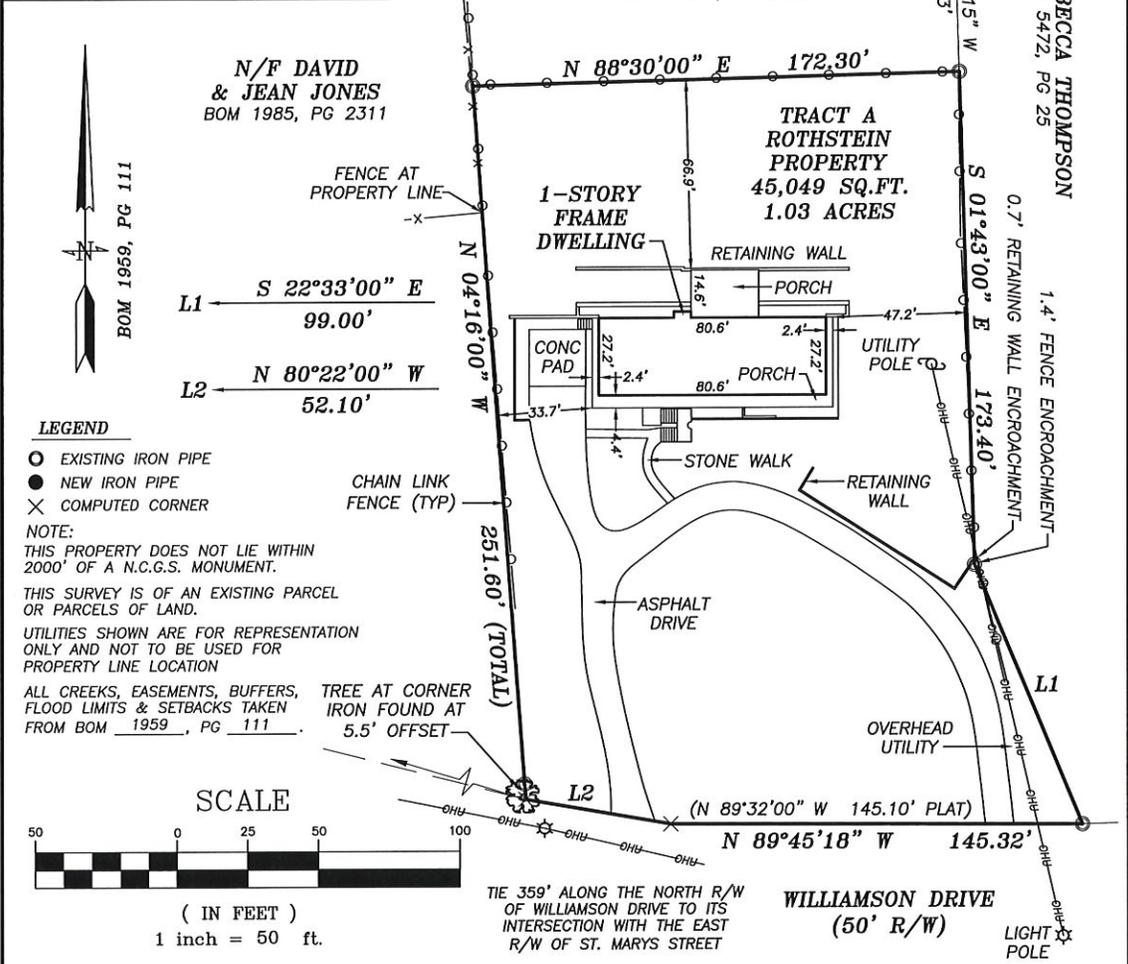


**FLOOD CERTIFICATION**

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY ( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J  
COMMUNITY # PANEL SUFFIX

*Jeffrey H. Davis*  
PROFESSIONAL LAND SURVEYOR

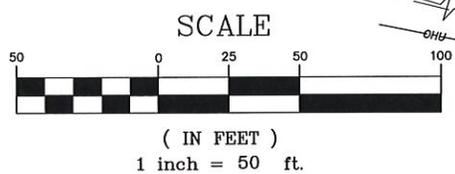


**LEGEND**

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.  
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.  
UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1959, PG 111. TREE AT CORNER IRON FOUND AT 5.5' OFFSET



I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is  $\frac{1}{10,000+}$ ; that the boundaries not surveyed are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this  
16TH day of JANUARY 2015.  
Signed *Jeffrey H. Davis*



C.N. = 22177 B.O.M. 1959 PAGE 111 MAKE CO. REG.	<b>NATHAN SINGERMAN</b>	<h2 style="margin: 0;">TURNING POINT</h2> <h3 style="margin: 0;">SURVEYING PLLC</h3> <p style="font-size: small; margin: 0;">4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121</p>
	LOT TRACT A ROTHSTEIN PROPERTY 912 WILLIAMSON DRIVE RALEIGH NORTH CAROLINA	
	DATE: 01-16-2015 SCALE: 1" = 50'	

PLOT PLAN

in situ studio . 704 N. Person Street Raleigh, NC 27604

912 Williamson Drive Philip Rothstein House by architect Milton Small  
RHDC COA application - revised 12 08 16 (original application 08 08 16, second application 11 07 16)

#### REQUEST:

We respectfully request that you approve this application with conditions that require administrative approval by the RHDC COA committee for details that have not yet been resolved. A separate application will be filed at a later date for material and detail approval.

#### SECTION 2, PART 1 SITE AND SETTING

##### 2.3 Site Features and Plantings

8 trees are proposed to be removed and replaced in an area east of the proposed addition - see SITE PLAN. Trees to remain will be protected. Per the landmark designation report, the site features in the rear of the house are not as significant to the property as the trees and landscape in the front of the house. Throughout the entire 31 page document, the rear yard and gardens were only mentioned three times (and very subtly), as noted in the following pages. Altering the topography on the least character defining side and rear of the lot is the best option for an addition, and is the only way to design an addition that has the least amount of impact on the existing house.

##### 2.4.8 Fences and Walls

A very small brick retaining wall (not original to the existing house design) will be removed. A new retaining wall will be located on the east and north sides of the addition. The wall will be poured in place concrete, possibly with brick cladding or parged, where exposed. The wall will have heavy planting in front of it, southwest of the front of the garage. The "L" shaped retaining wall is what allows the addition to nestle into the hill and have a consistent relationship of finish floor to grade as the existing house and site has.

#### SECTION 4 ADDITIONS AND NEW CONSTRUCTION

##### 4.2.1 Additions to Historic Buildings

The proposed addition is located on the west side and rear of the existing house. A floating glass hallway connects the existing and proposed design. The glass hallway is located below the existing overhang, and does not disrupt any existing openings.

##### 4.2.2, 5, 6, and 7 Additions to Historic Buildings

The proposed addition is oriented opposite the main house in order to maintain the primary view of the existing house from the street. The one story (with basement) massing of the freestanding addition is similar to the massing of the existing house, but is turned 90 degrees, which distinguishes it from the original house. Window openings are of similar in size to the existing house windows, but do not follow the roof slope as in the existing house. The glass connector is designed to slip under the existing house overhangs on the west site. This allows for the least loss of historic fabric.

While the addition is greater in square footage than the existing house, the basement is almost completely submerged into the ground. The addition is a one story L-shaped form, most of which sits above a basement. The peak of the addition's roof is exactly equal in height to the peak of the existing house's roof.

The view of the existing house is not blocked by the addition from the street view. The least visible side of the house is the west side, where the addition is proposed.

Material selection and detail for the addition will be presented at another time, in a separate application for a separate request for approval by the committee.

### **Description:**

The Rothstein House, a single family, one-story residence designed by G. Milton Small, Jr. in 1959, is a prime example of International Style architecture as introduced to the United States by Mies van der Rohe.

Coming upon the low-slung, modern house set back on a large, sloping lot on Williamson Drive, the passerby is surprised by its contrast to other, traditional homes in Hayes Barton, a neighborhood of graceful, winding streets dotted with substantial homes on large lots.

Commissioned as the residence of Philip and Mae Rothstein, the house is sited on a slope facing south astride a one-acre lot, its eighty-foot length seeming to span the lot's width, yielding an imposing presence on the slope. Towering pines and oaks protect the home from the sun's blaze in summer, while the sun passively warms the home in winter. Bountiful gardens in the rear of the property provide another visual surprise, while the grounds visible from the street feature azaleas, dogwoods, a live oak, and a Thread-leaf Japanese Maple..

As one approaches the house by a circular drive which follows the curve of an old stone wall, the house's basic form—a long rectangle measuring eighty by twenty-seven feet—is exaggerated by the architect's use of strong horizontal and vertical lines, reminiscent of Mies's Farnsworth House. And yet, the low-pitched, gabled roof, not a flat roof, dominates the facade. While the gabled roof may not be Miesian, it has proved to be very practical. No water pools on the roof, and after forty-five years, the rubber membrane of the built-up roof remains impermeable. The

These downspouts are truncated to a mere thirty-two inches, dispersing water to the concrete splash pans below. To reinforce the facade's strong horizontal lines, the roof's soffit and fascia are wide and its overhang is three feet. The deck, which wraps the house on the south, east, and west, is another important horizontal line. But the roof's three-foot boxed overhang which covers only two-thirds of the width of the deck, has given rise over time to a structural problem. The decking and the supporting joists below have rotted and will have to be replaced.

The vertical lines of the body of the house are emphasized by grey painted tongue and groove wood sheathing punctuated by four bays of single pane windows and doors. The three-tiered floor-to-ceiling windows consist of a first tier of aluminum-framed horizontal sliding windows; a second tier of fixed rectangular windows; together, these two tiers reach a height of six and one-half feet; and a third tier of sloped transoms which vary in height depending on the slope of the roof, so that some of the bays soar to ten feet at the apex of the gabled roof making a strong, vertical exclamation point. Four entry doors and French doors are incorporated in the bays. Both doors and windows are encased in simple wood strip casing. Like the front facade, the rear, north-facing facade has identical and equally strong vertical and horizontal lines, four bays, and a brick chimney almost at the center of the eighty-foot span. Originally, a concrete patio, accessed from the family room, linked the house to the garden. Both the east and west elevations are

house in the patio area (Exhibit B). Gary Umstead pointed out that the original plans called for a screen porch as part of the deck, which was never built. The architect had built a large screen porch in his own house, using it as an outdoor living space , as David R. Black described in National Register of Historic Places Nomination Form on The Small House. <sup>2</sup> Following precisely the horizontal and vertical forms of the original house plans, the builder incorporated the foot-high brick masonry wall which separated patio from garden. The porch's built-up sloped roof, its grey-painted exterior, and white-painted interior with natural concrete floor, continue the use of materials of the original structure. Milton Small himself emphasized the importance of the porch: "Nobody sits on their porches any more," he said wistfully. <sup>3</sup>

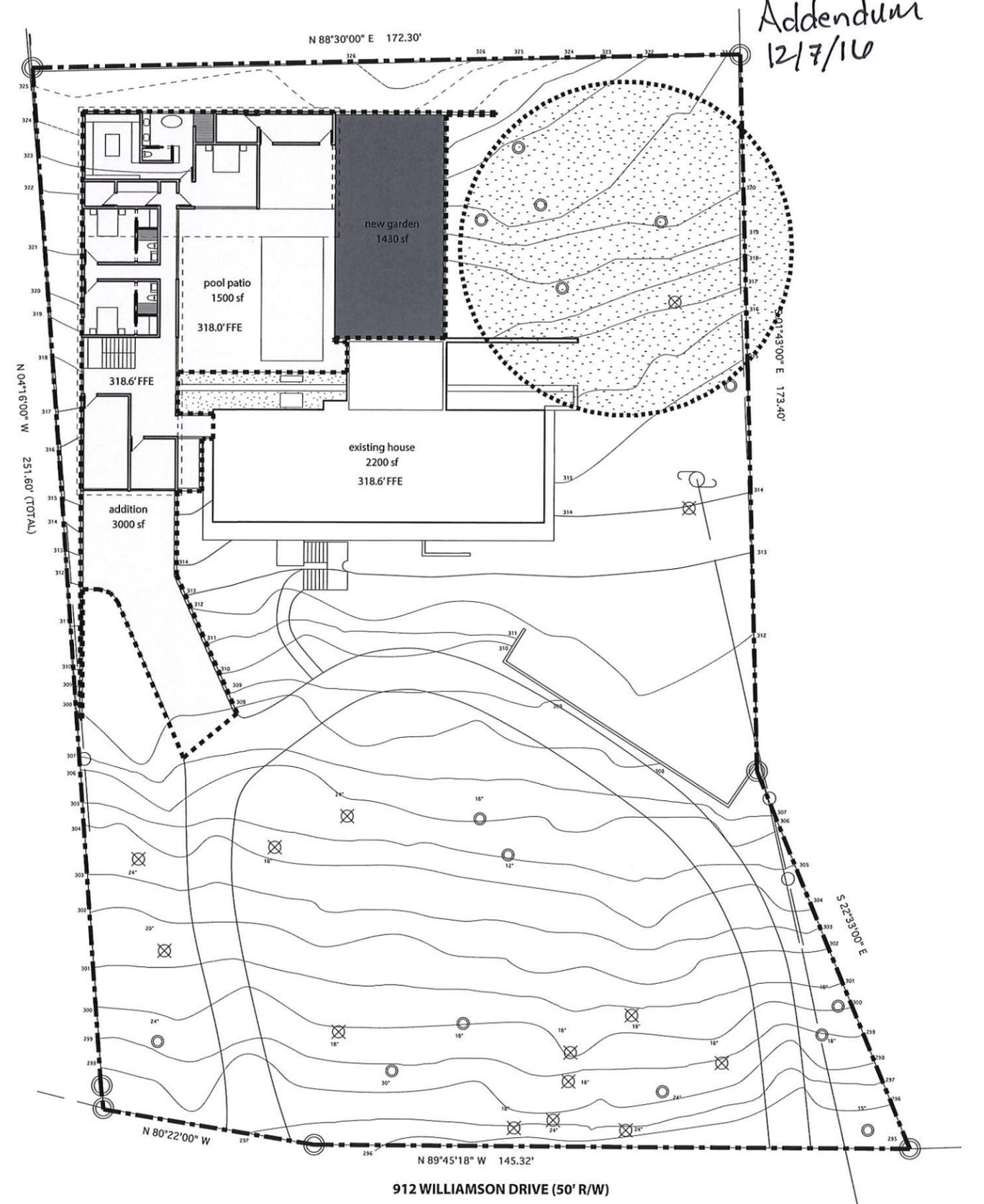
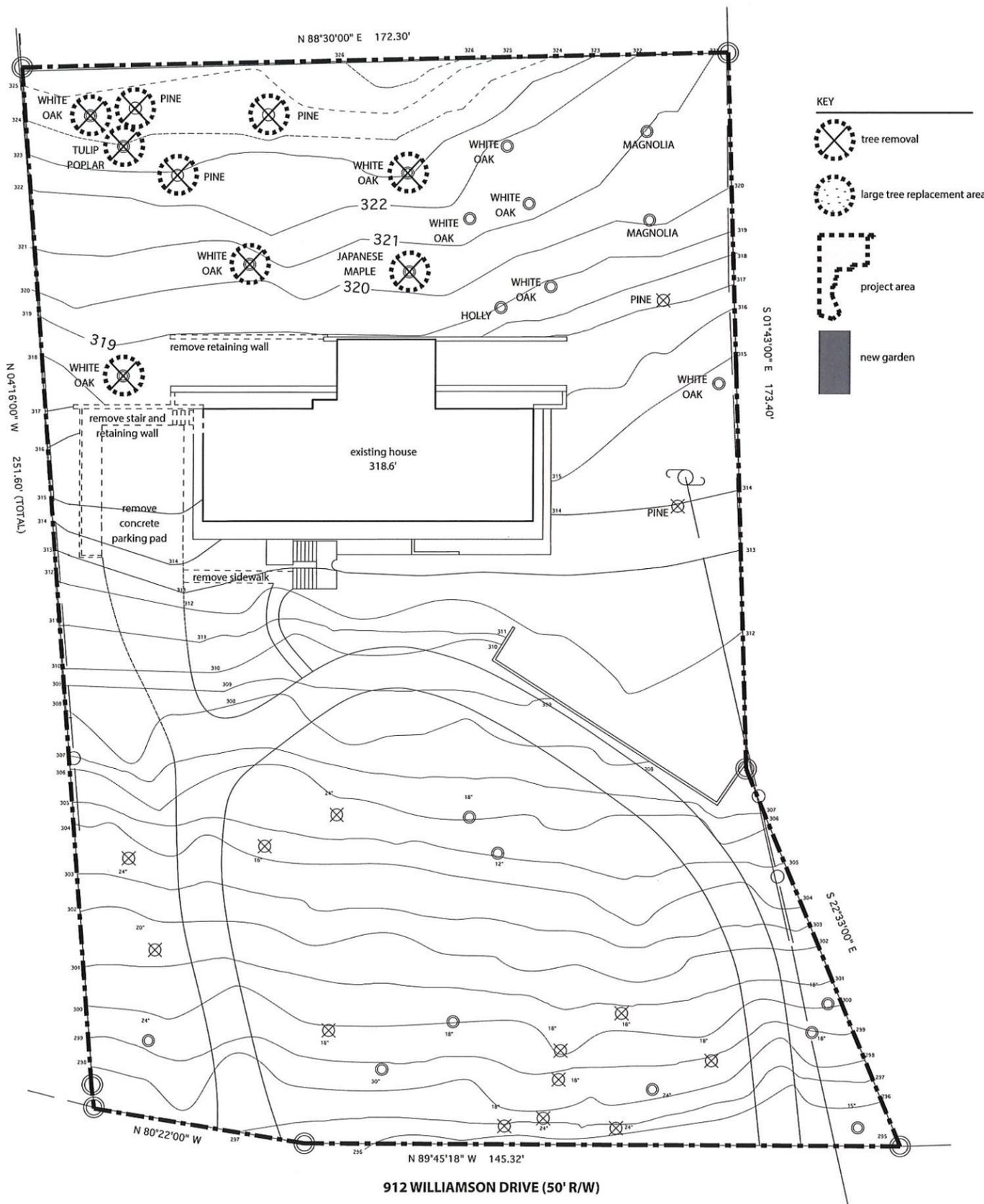
Otherwise, the house is as built, and the owner has take care to retain all architectural elements of the original design. The condition of the house is excellent, with the exception of the decking and joists which are in need of immediate replacement.

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<sup>2</sup> David R. Black, National Register of Historic Places Documentation Form, The Small House, Raleigh, North Carolina, July 26, 1994.

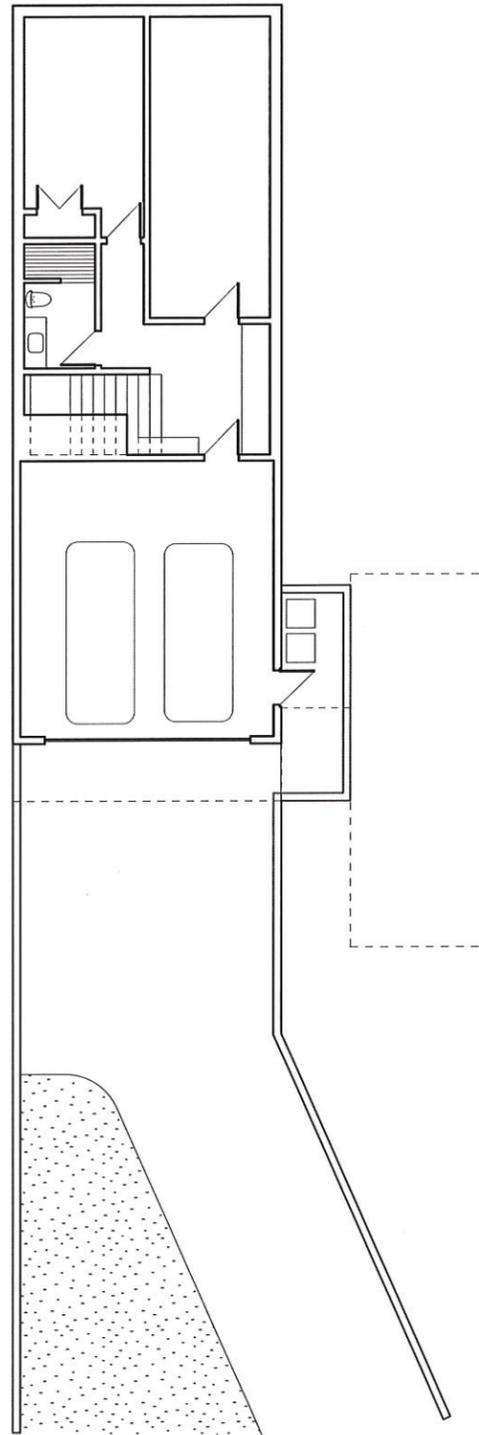
<sup>3</sup> G. Milton Small, Jr., "Attention to Detail, Love of Simplicity Small's Hallmarks," interview by Steven Litt, *News & Observer*, (November 3, 1985): 10H.

131-16-CA  
 Addendum  
 12/7/10

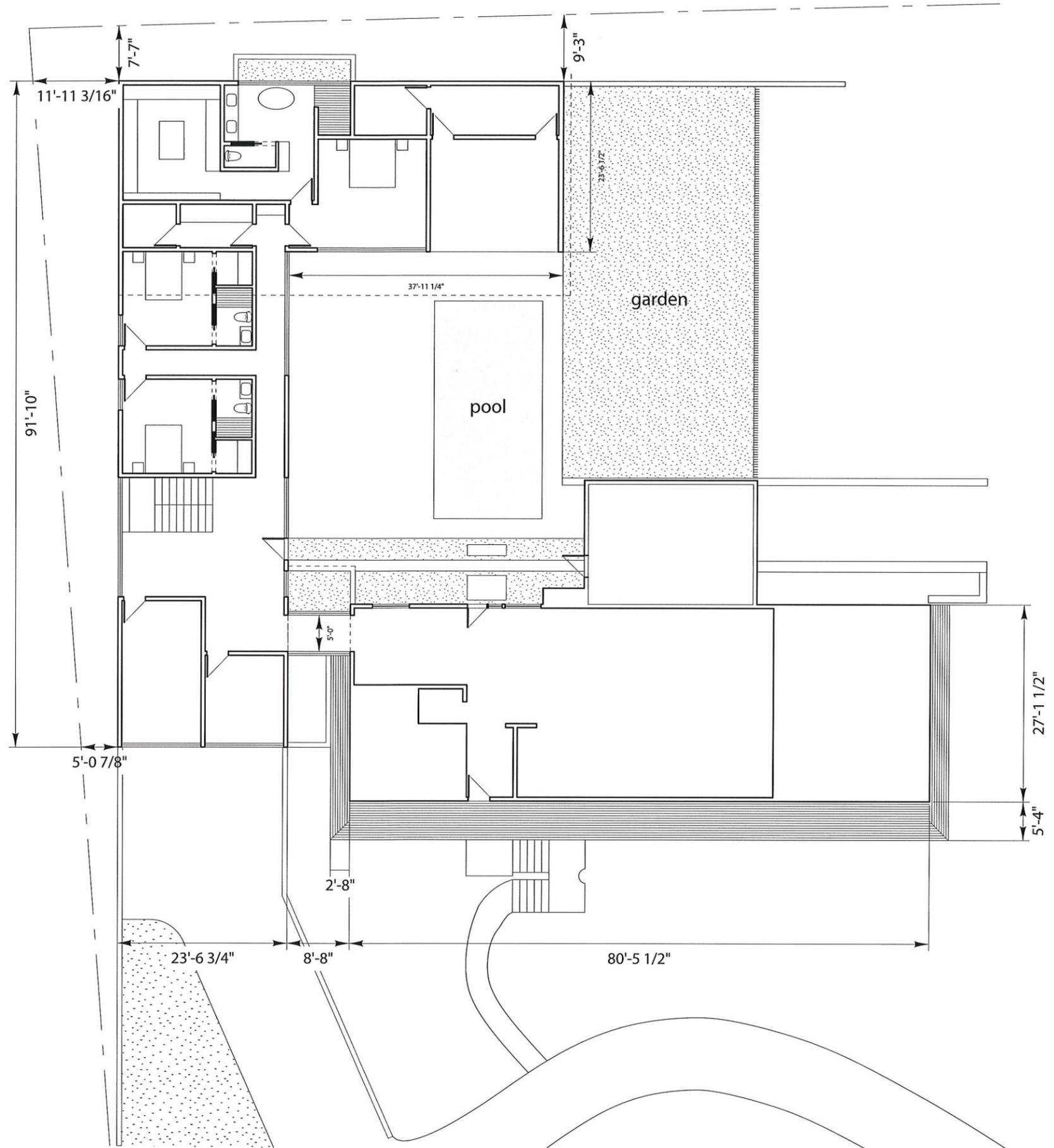


EXISTING SITE PLAN

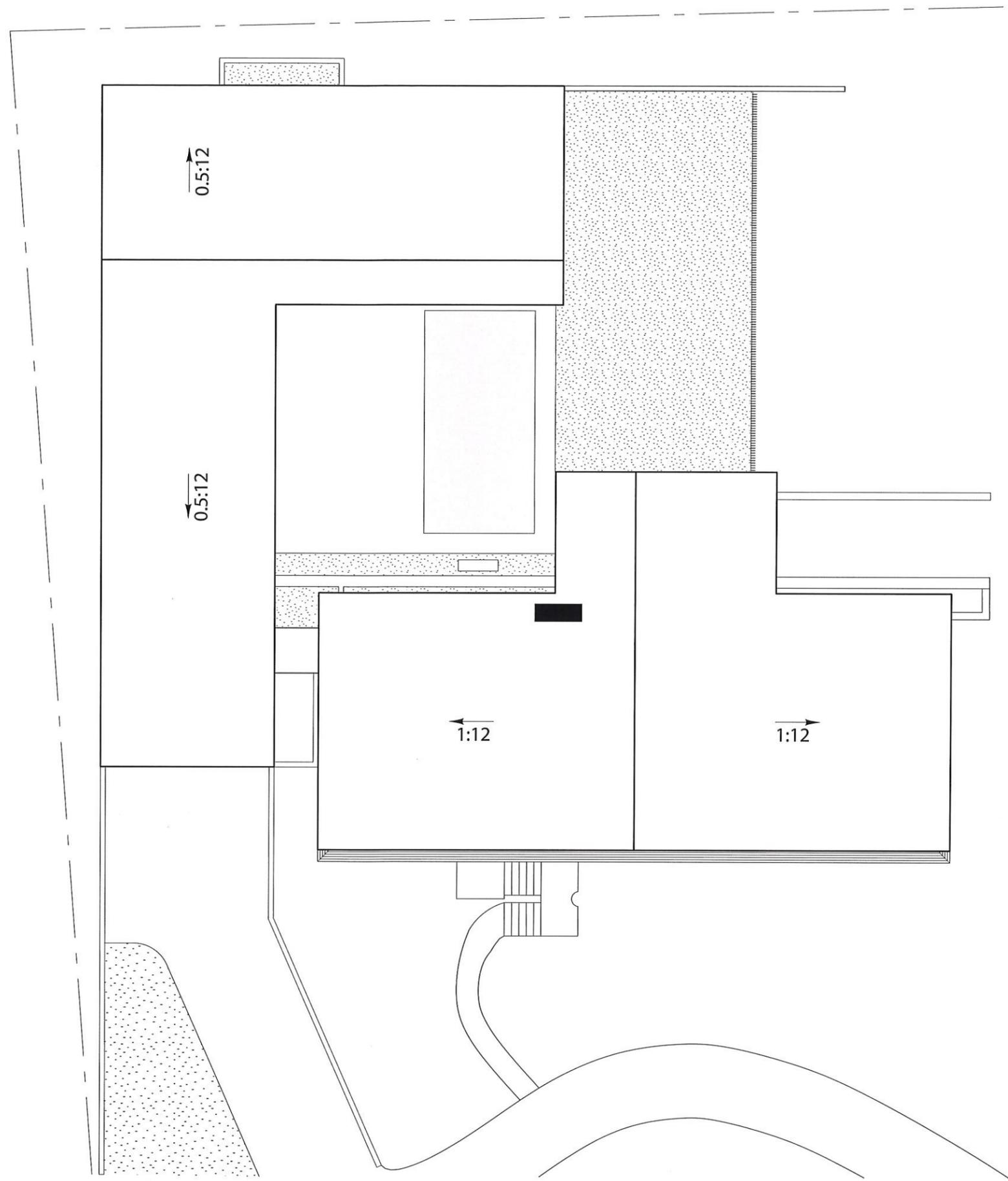
PROPOSED SITE PLAN



PLAN LOWER LEVEL

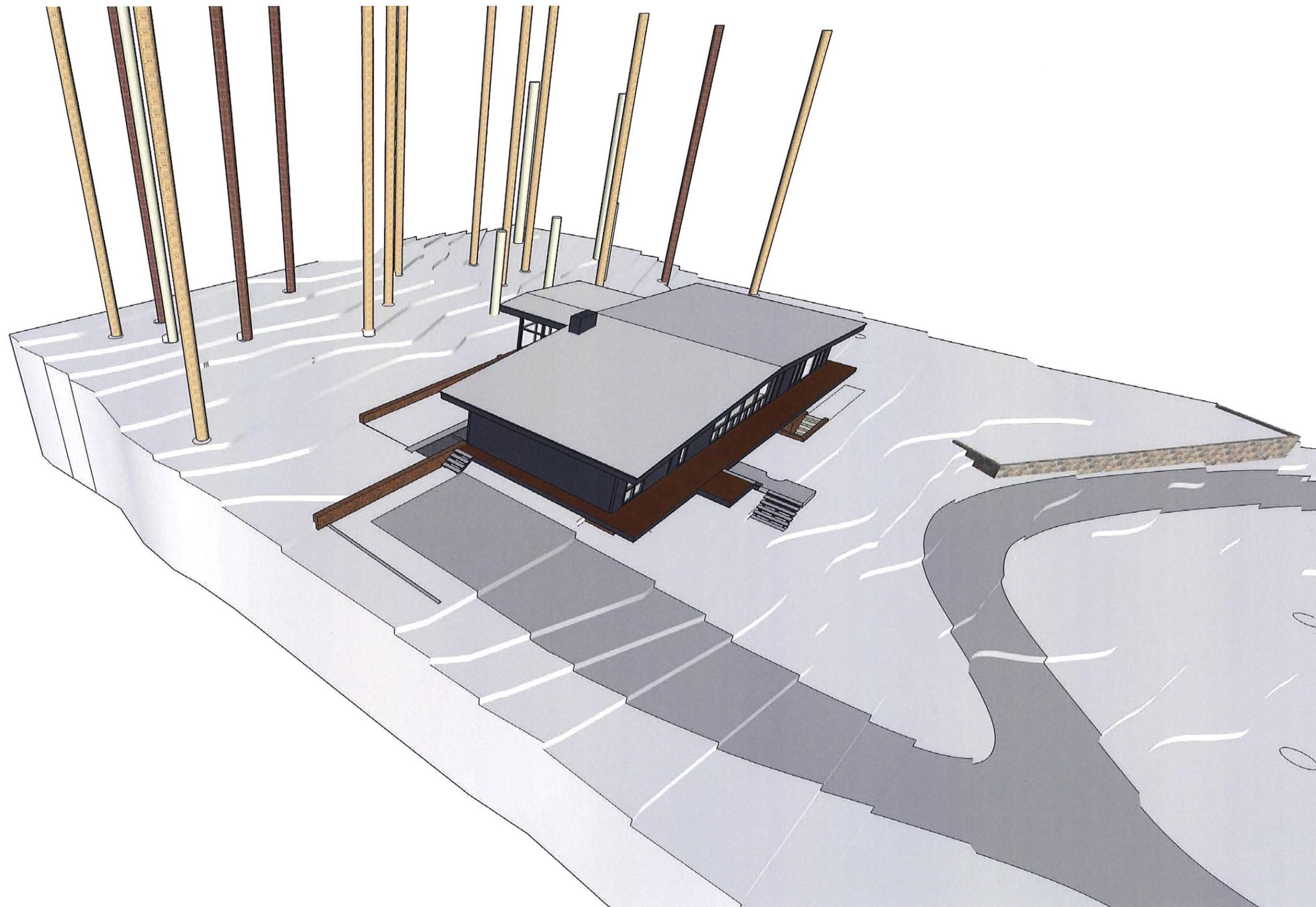


PLAN MAIN LEVEL



ROOF PLAN

0 10 30



EXISTING HOUSE AND GRADE



PROPOSED GRADE CUT



PROPOSED ADDITION



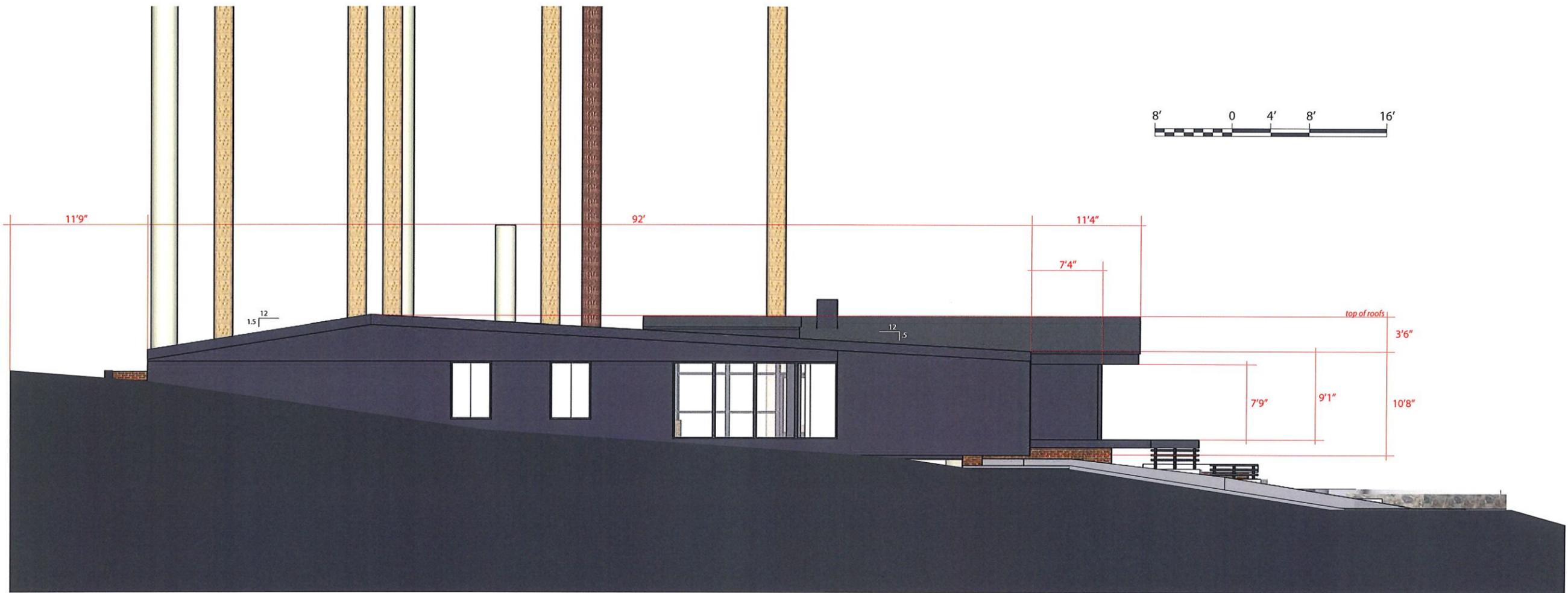
SOUTH ELEVATION



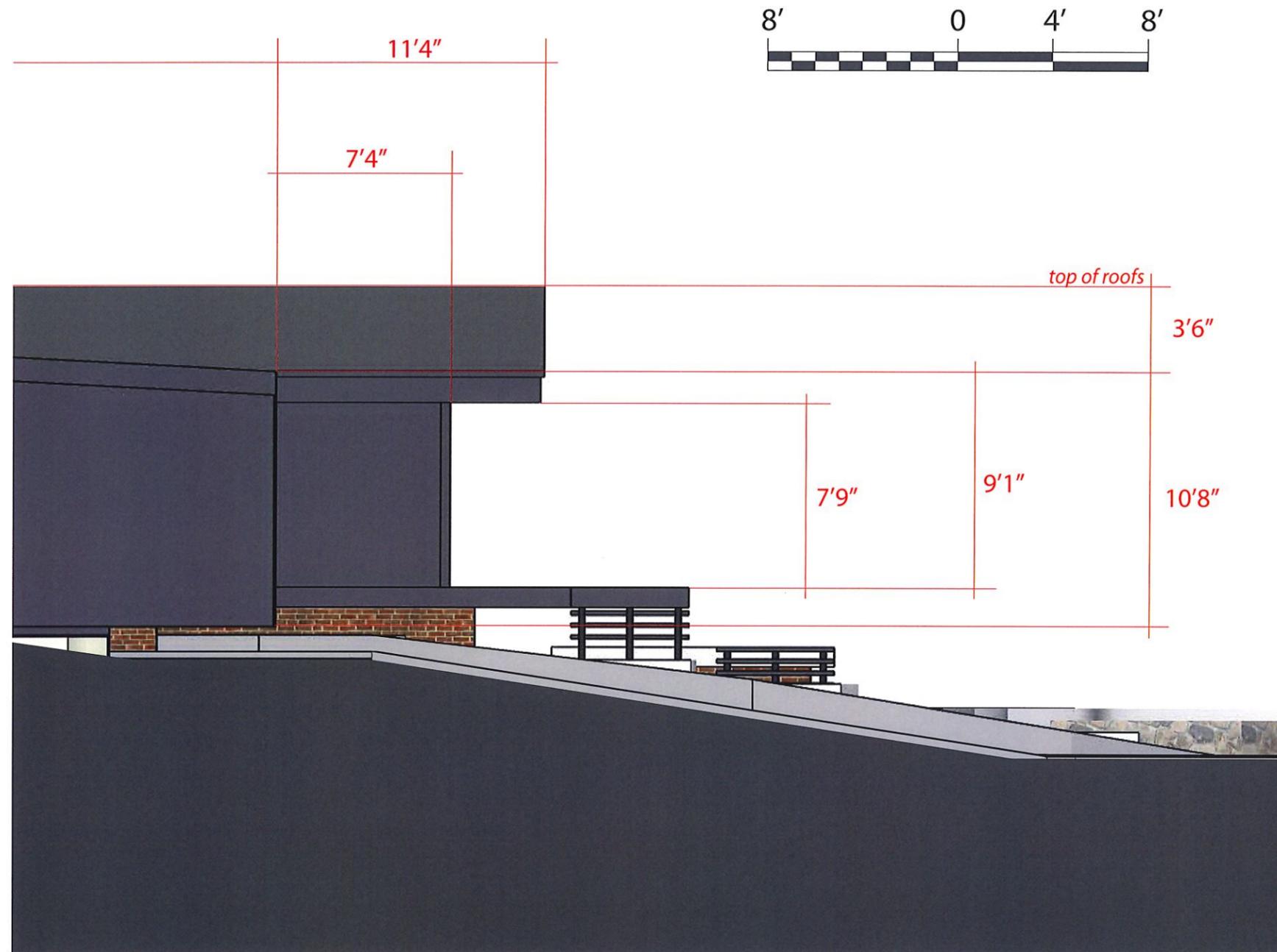
SOUTH ELEVATION DETAIL



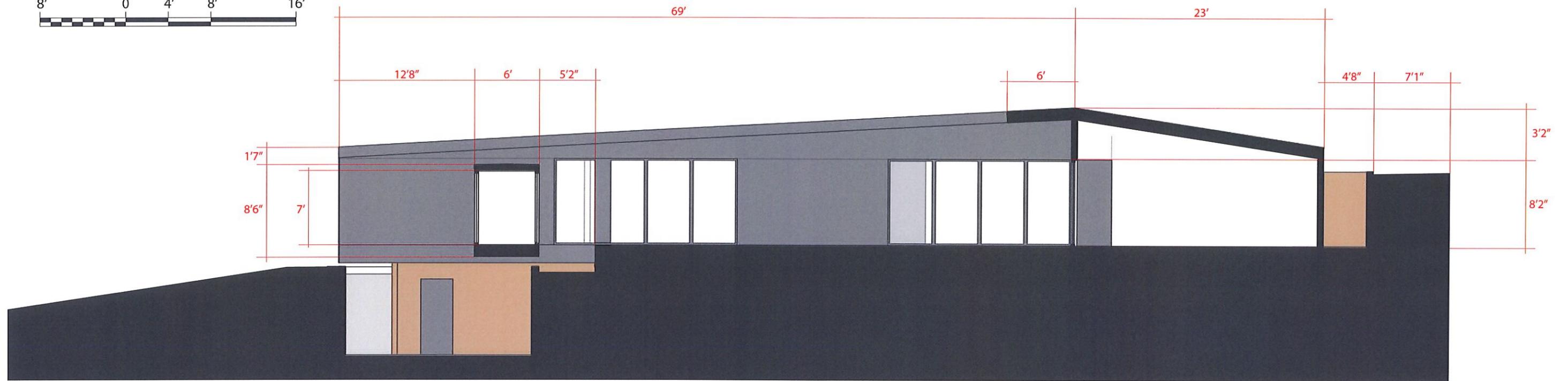
DETAIL ELEVATION OF BRIDGE  
ON SOUTH SIDE



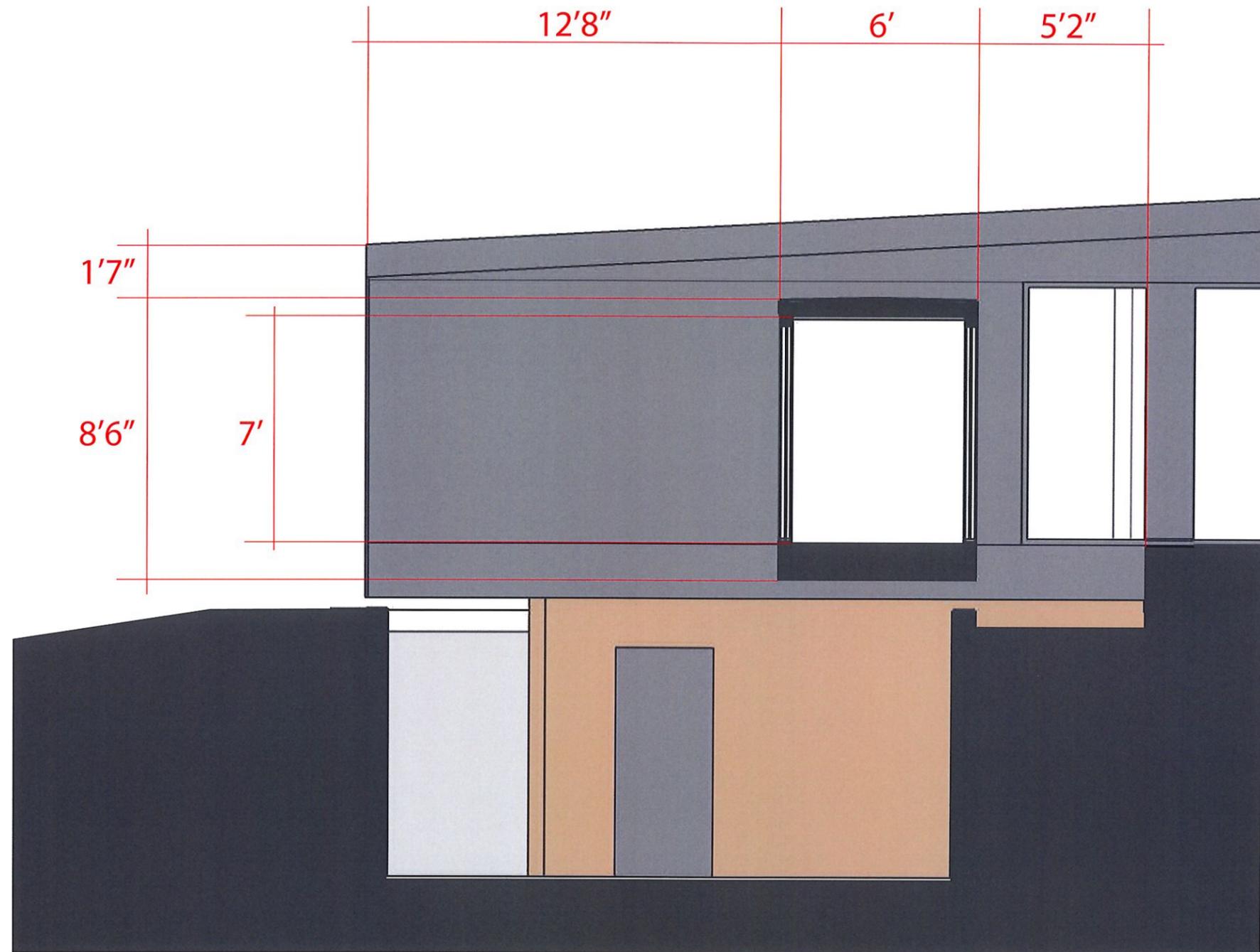
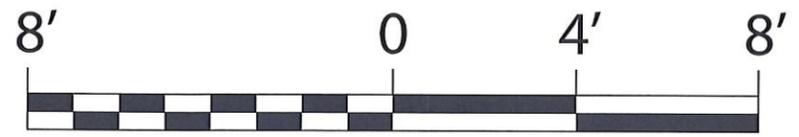
WEST ELEVATION



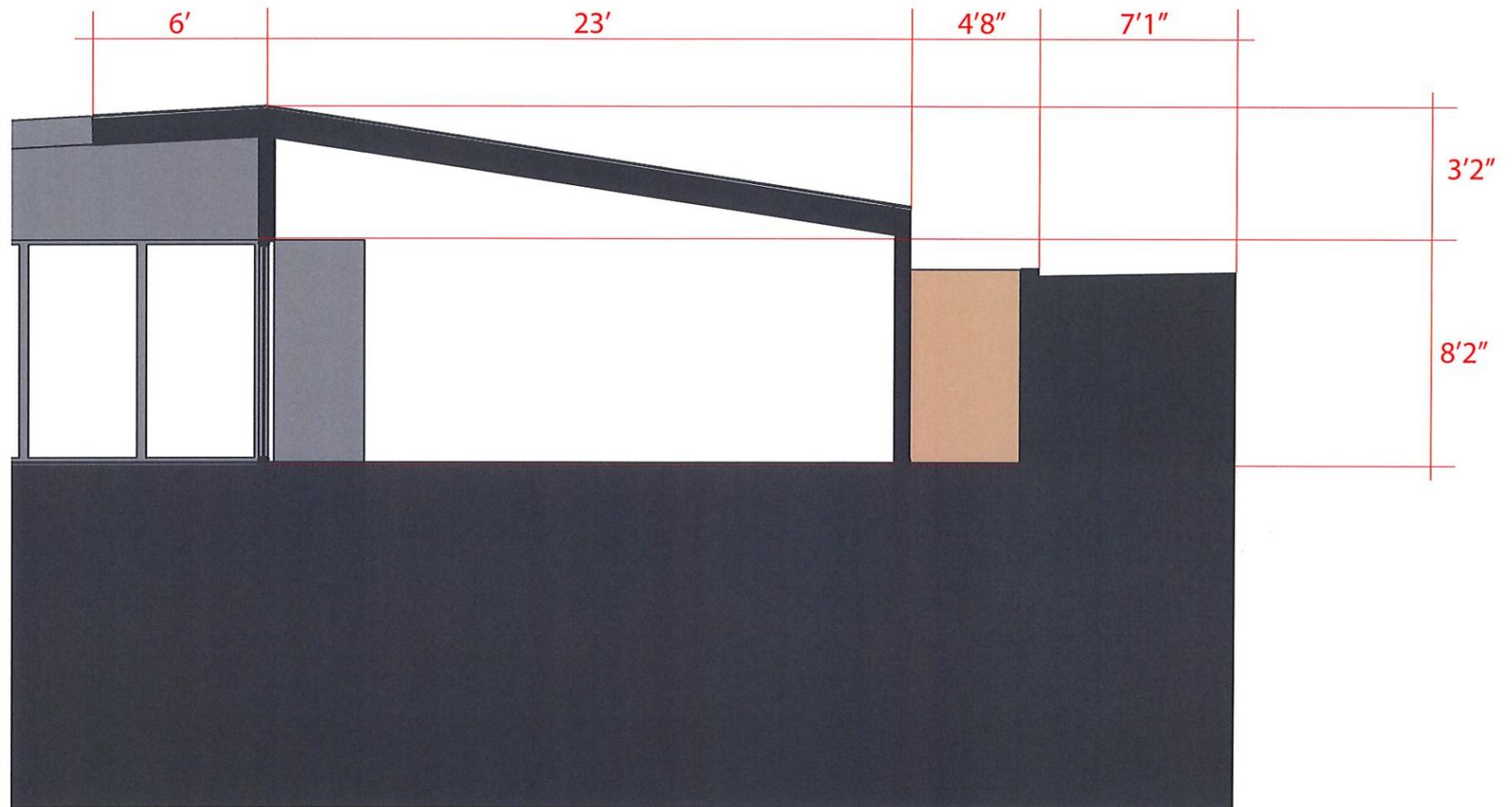
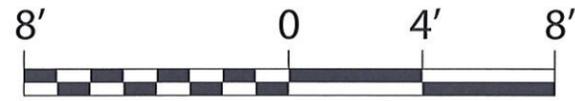
WEST ELEVATION DETAIL



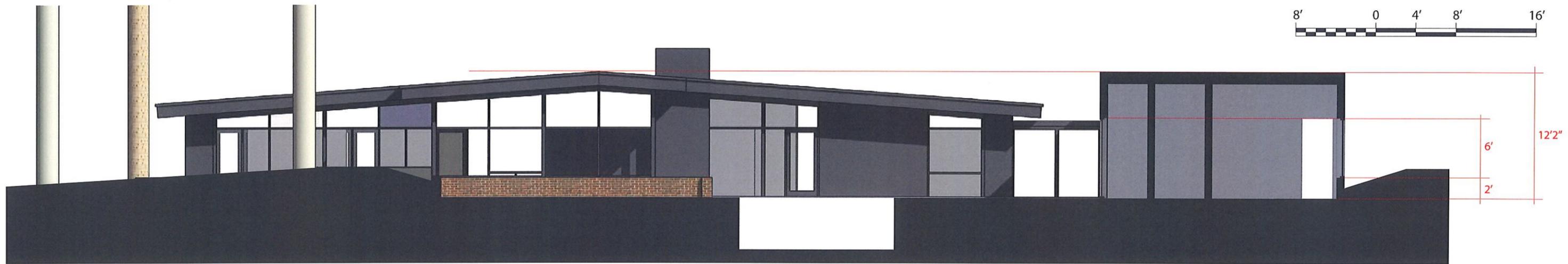
EAST ELEVATION AND SECTION



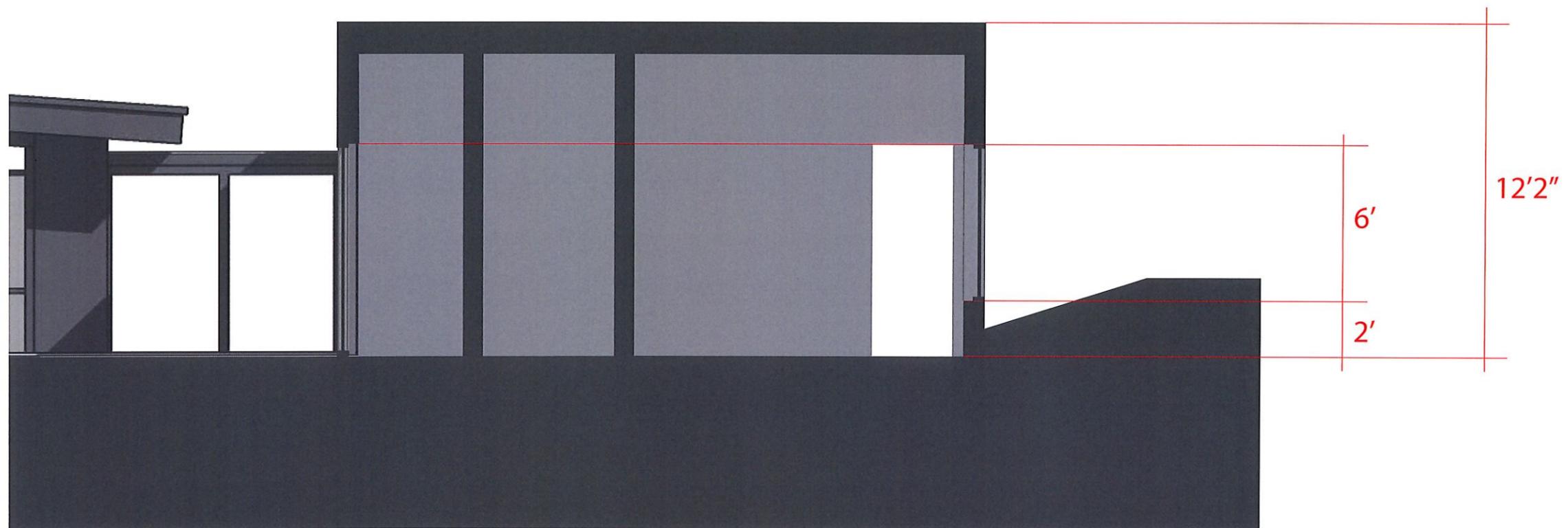
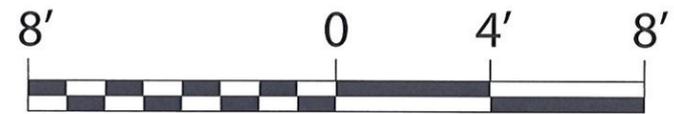
SECTION CUT THROUGH  
BRIDGE LOOKING WEST



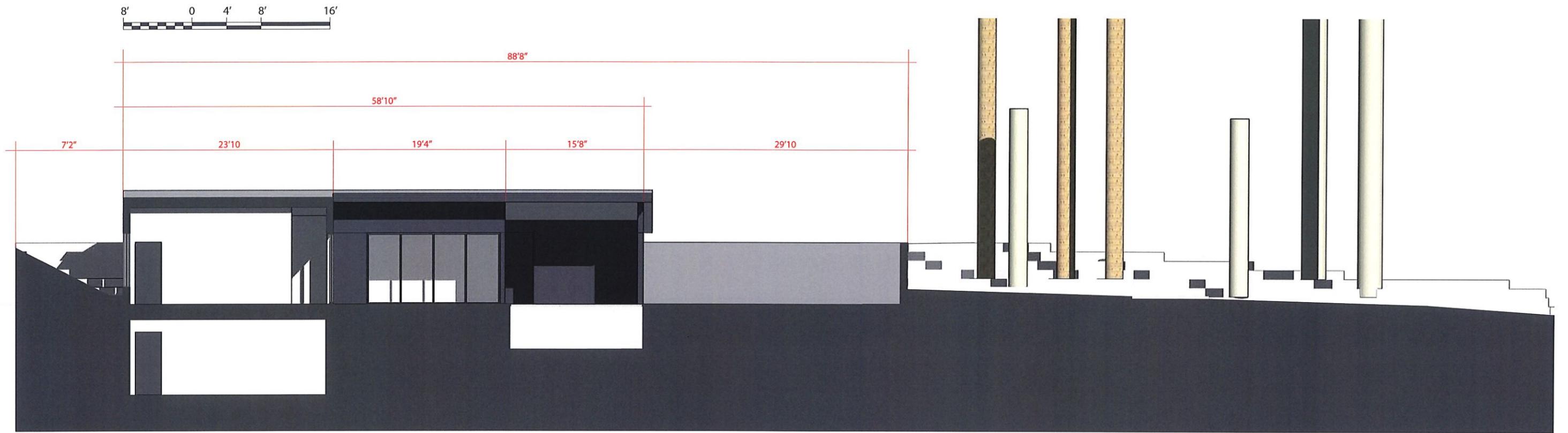
SECTION CUT THROUGH  
OUTDOOR ROOM LOOKING WEST



NORTH ELEVATION AND SECTION



SECTION THROUGH ADDITION AT  
PEAK OF ROOF



SOUTH ELEVATION OF "L" AND  
SECTION THROUGH ADDITION

131-16-CA  
Amendment

T482987



704 N. Person Street Raleigh, NC 27604

revised 11 07 16 (original application 08 08 16)

**REQUEST:**

We respectfully request that you approve this application with conditions that require administrative approval by the RHDC COA committee for details that have not yet been resolved. A separate application will be filed at a later date for material and detail approval.

**912 Williamson Drive** Philip Rothstein House by architect Milton Small  
**RHDC COA application**

**SECTION 2, PART 1 SITE AND SETTING**

2.4.8 Fences and Walls

A new retaining wall will be located on the east side of the addition, along the property line. The wall will be poured in place concrete, possibly with brick cladding, and will have heavy planting in front of it.

**SECTION 4 ADDITIONS AND NEW CONSTRUCTION**

4.2.1 Additions to Historic Buildings

The proposed addition is located on the side and rear of the existing house. A glass hallway connects the existing and proposed design. The glass hallway is located below the existing overhang, and does not disrupt any existing openings.

4.2.2, 5, 6, and 7 Additions to Historic Buildings

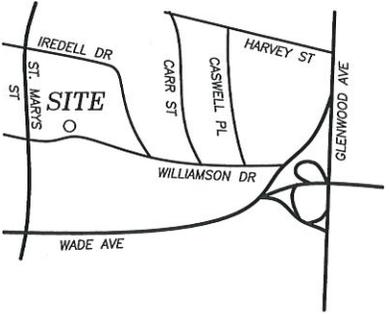
The proposed addition is oriented opposite the main house in order to maintain the primary view of the existing house from the street. The one story (with basement) massing of the freestanding addition is similar to the massing of the existing house, but is turned 90 degrees, which distinguishes it from the original house. The addition will have 1'-0" overhangs on all sides. Window openings are of a similar language. The glass connector is designed to slip under the existing house overhangs on the west site. This allows for the least loss of historic fabric.

While the addition is greater in square footage than the existing house, the basement is almost completely submerged into the ground. The addition is a one story L-shaped form, most of which sits above a basement. The peak of the addition roof is 5'-2 1/2" higher than the peak of the existing house, but is located 143'-0" from the front façade of the existing house.

The view of the existing house is not blocked by the addition from the street view. The least visible side of the house is the west side, where the addition is proposed.

Per the landmark designation report, the site features in the rear of the house are not as significant to the property as the trees and landscape in the front of the house.

Material selection and detail for the addition will be presented at another time in a separate application for a second round of approval by the committee.

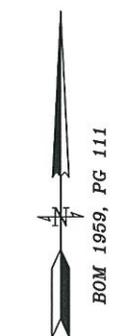


VICINITY MAP  
(N.T.S.)

**FLOOD CERTIFICATION**

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY ( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J  
COMMUNITY # PANEL SUFFIX  
Professional Land Surveyor



N/F DAVID & JEAN JONES  
BOM 1985, PG 2311

L1 S 22°33'00" E 99.00'  
L2 N 80°22'00" W 52.10'

**LEGEND**

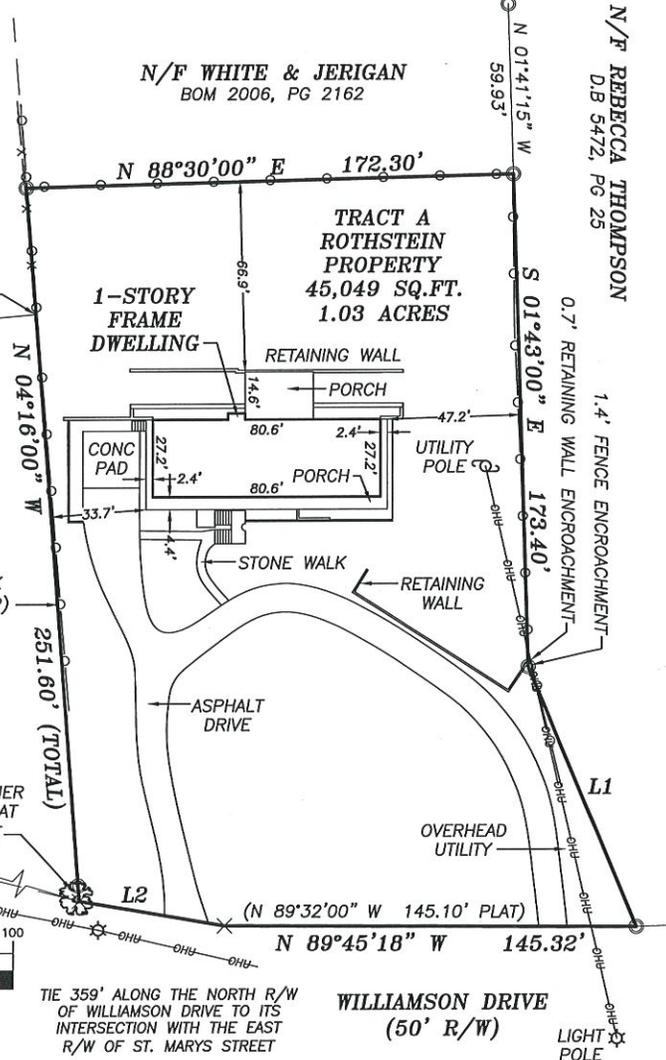
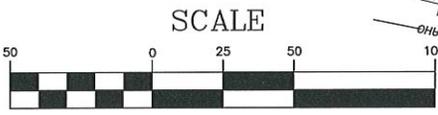
- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1959, PG 111. TREE AT CORNER IRON FOUND AT 5.5" OFFSET



TIE 359' ALONG THE NORTH R/W OF WILLIAMSON DRIVE TO ITS INTERSECTION WITH THE EAST R/W OF ST. MARYS STREET

WILLIAMSON DRIVE (50' R/W)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 16TH day of JANUARY 2015.

Signed *Jeffrey H. Davis*

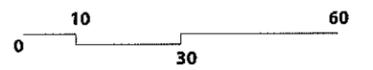
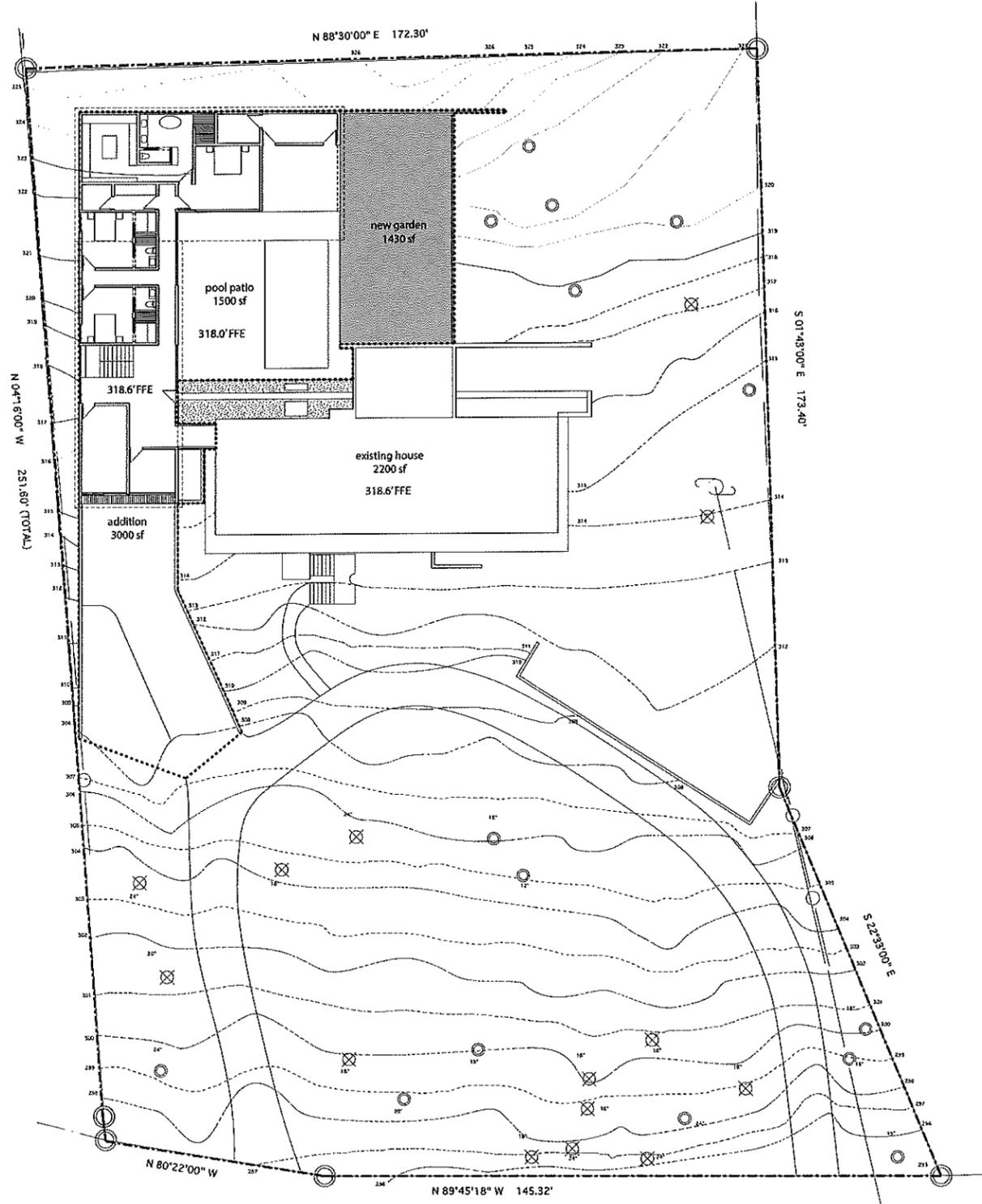
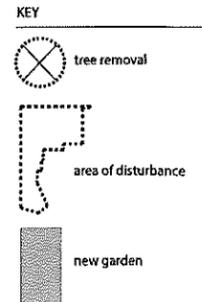
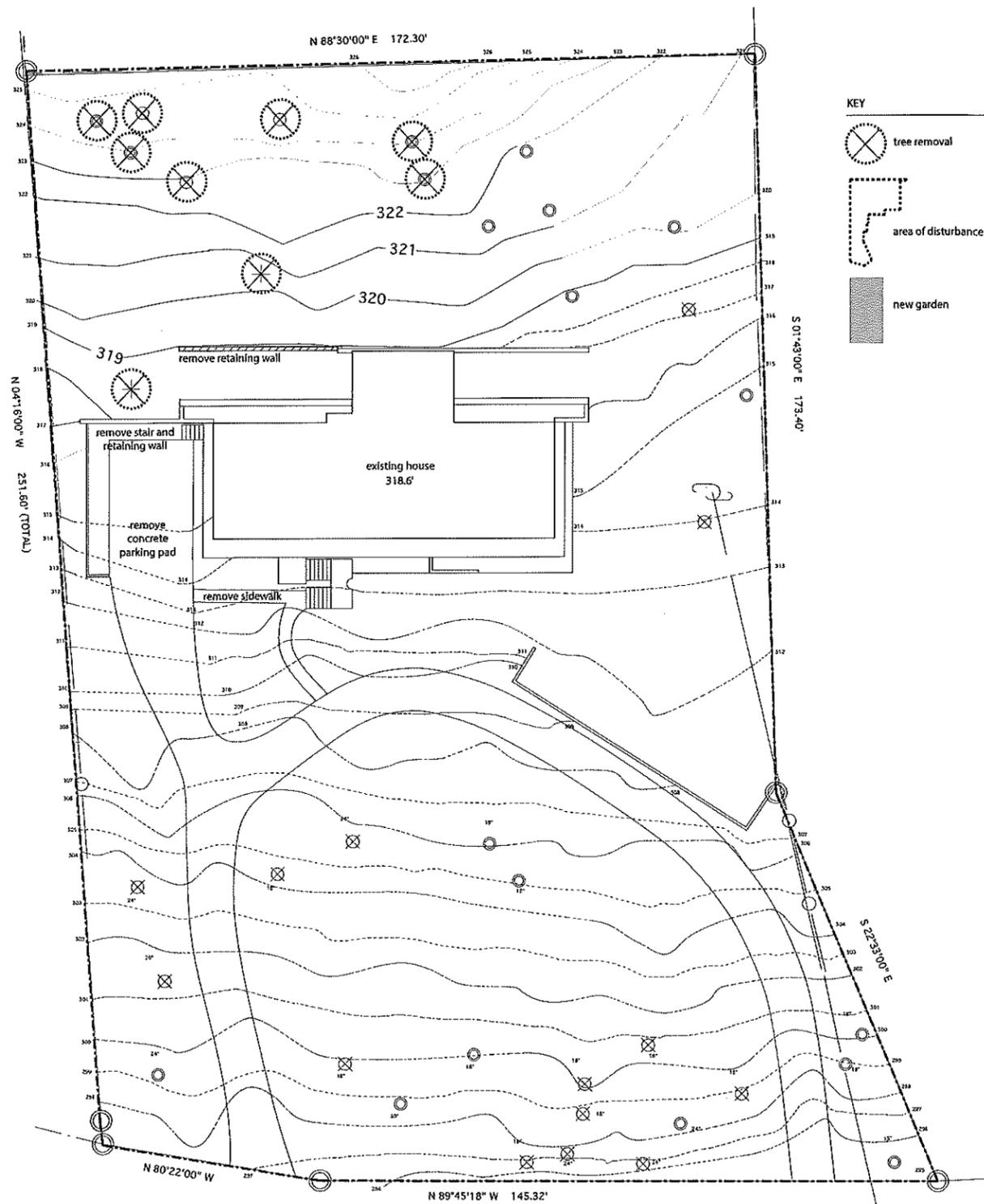


C.N. = 22177  
B.O.M. 1959  
PAGE 111  
WAKE CO. REG.

**NATHAN SINGERMAN**  
LOT TRACT A  
ROTHSTEIN PROPERTY  
912 WILLIAMSON DRIVE  
RALEIGH NORTH CAROLINA  
DATE: 01-16-2015 DWG. NO. A-18684  
SCALE: 1" = 50'

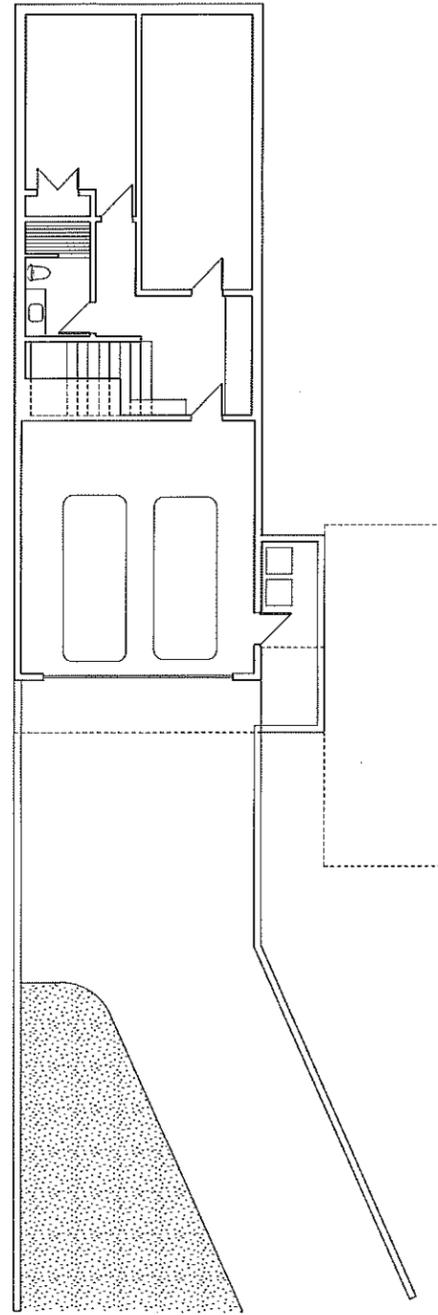
**TURNING POINT SURVEYING PLLC**  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX (800)948-0213 PH (919)781-0234  
License No: P-0121

PLOT PLAN

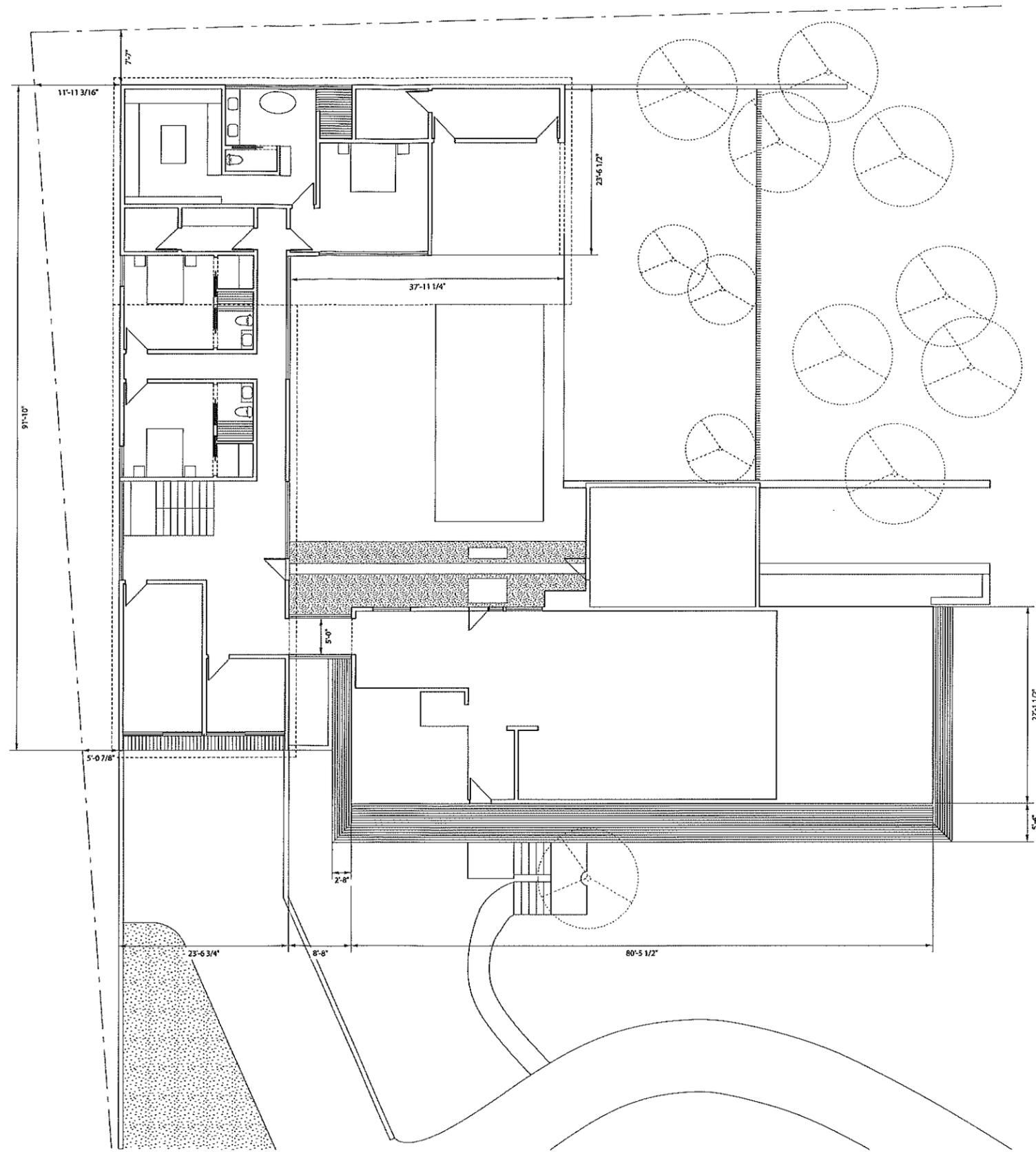


EXISTING SITE PLAN

PROPOSED SITE PLAN

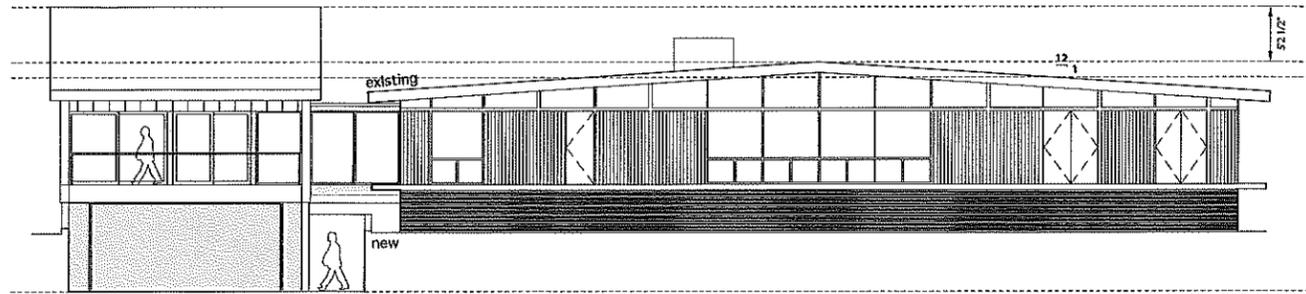


PLAN LOWER LEVEL

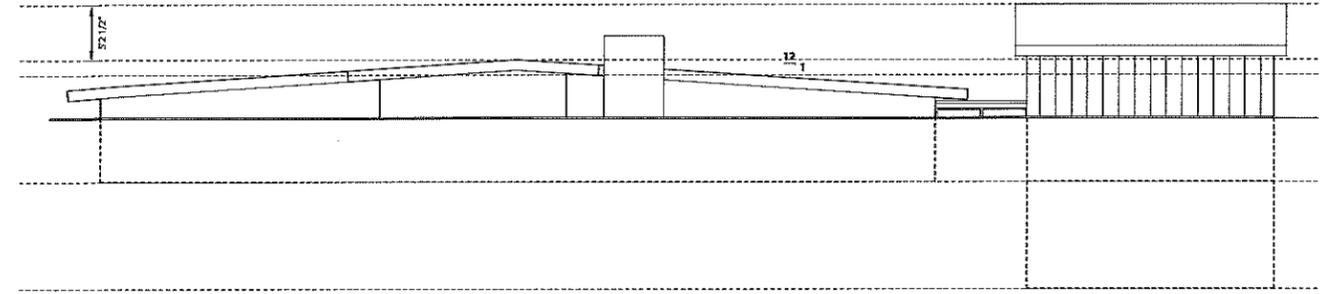


PLAN MAIN LEVEL

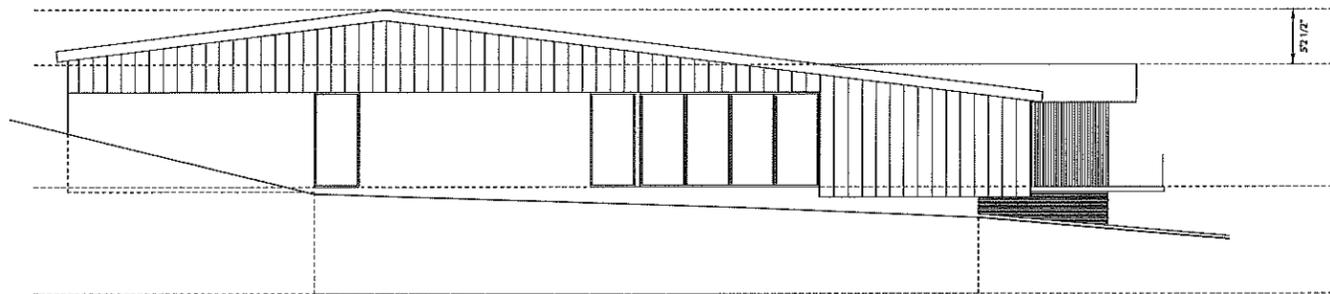




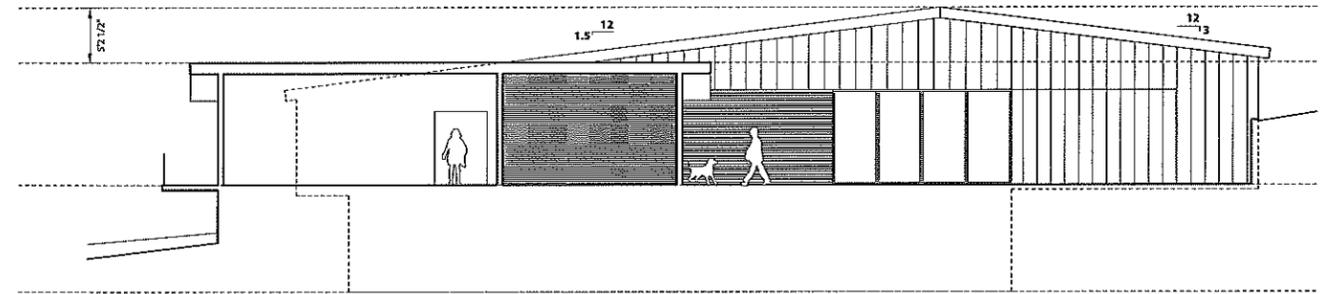
SOUTH ELEVATION



NORTH ELEVATION

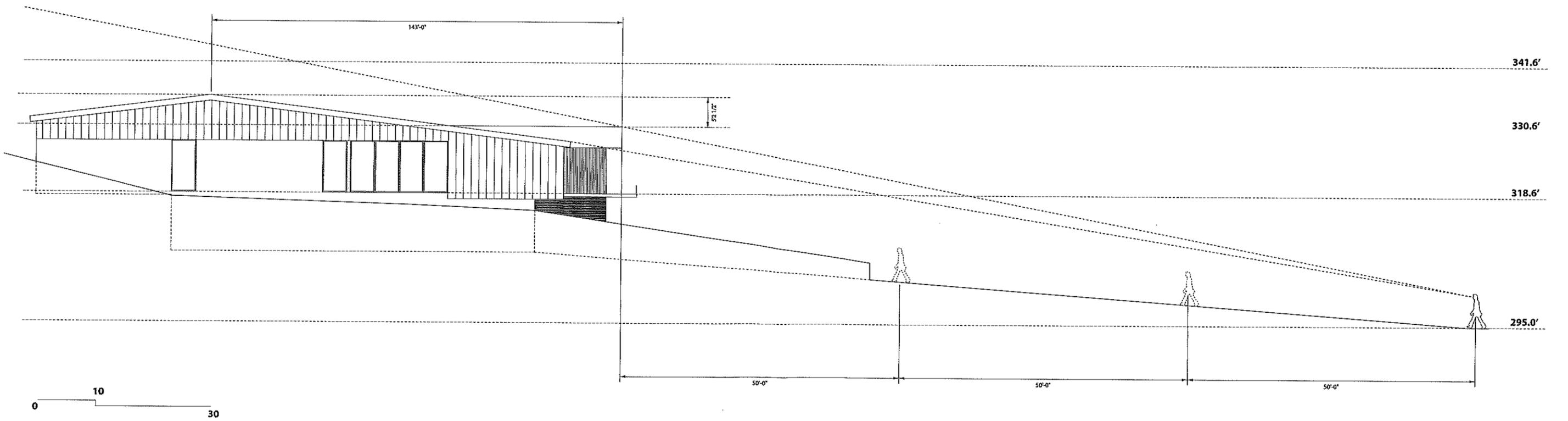
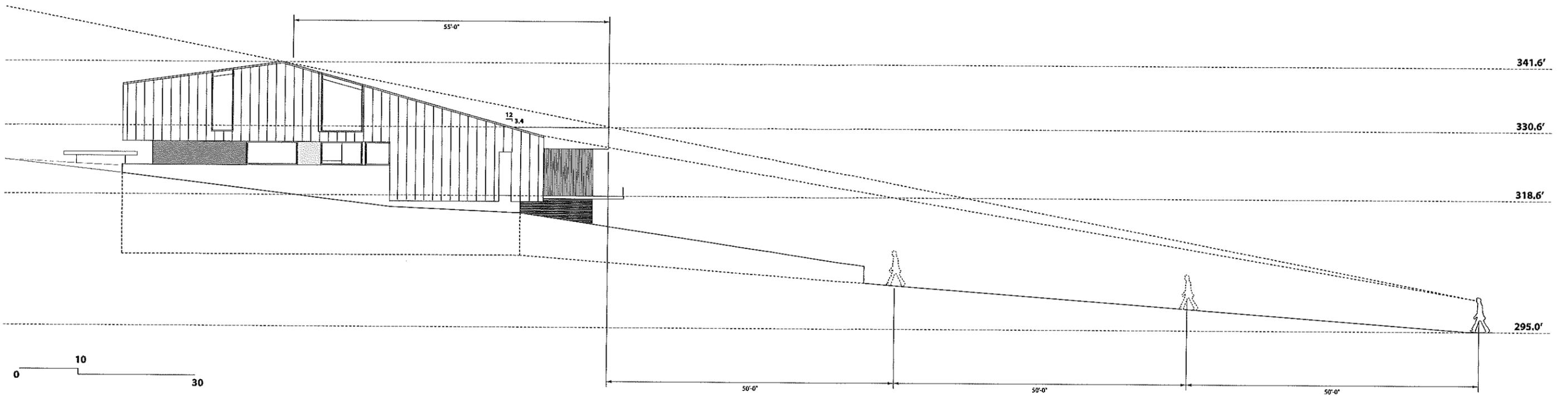


WEST ELEVATION



EAST ELEVATION + SECTION THROUGH EXISTING HOUSE







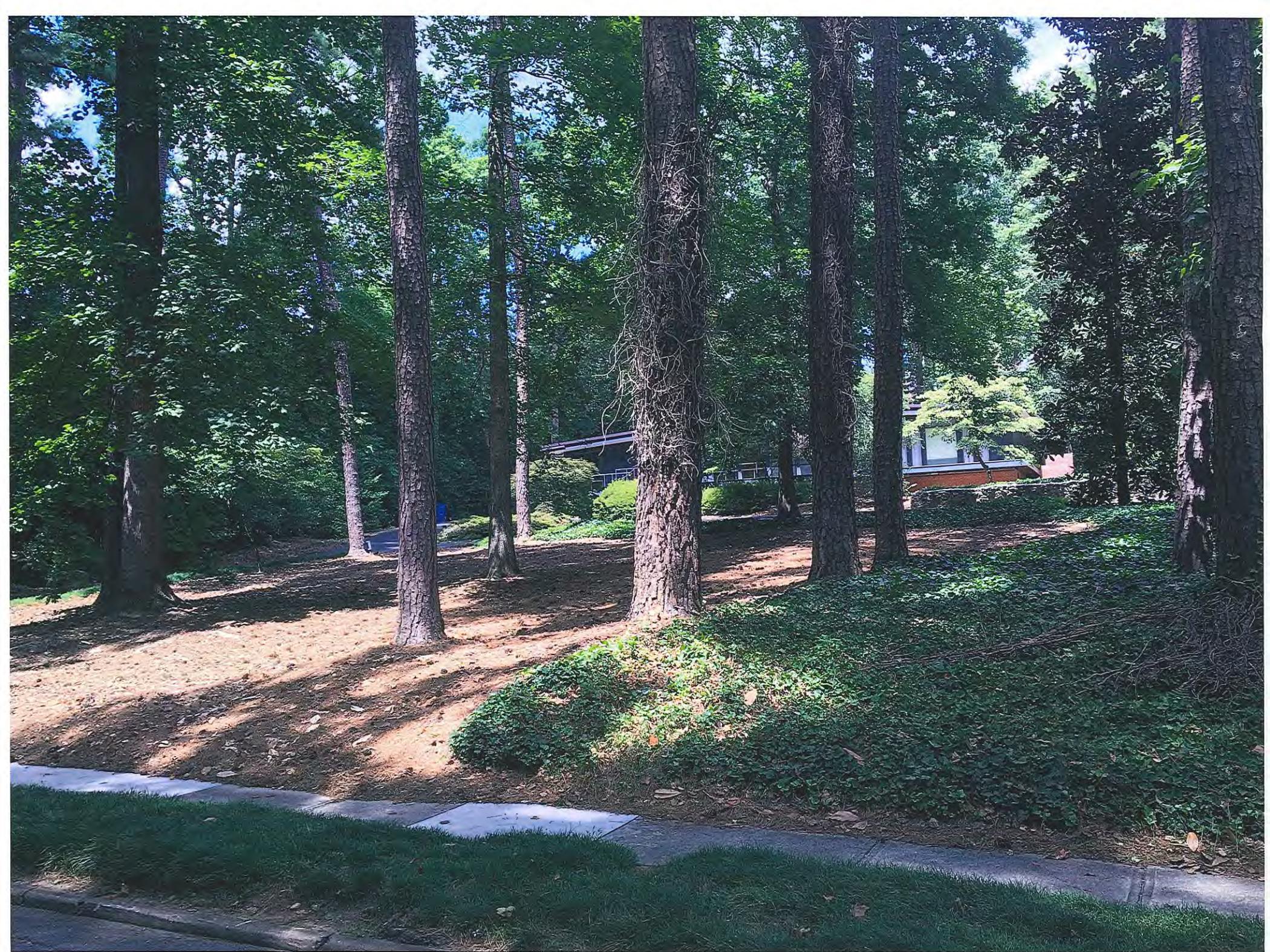
AERIAL



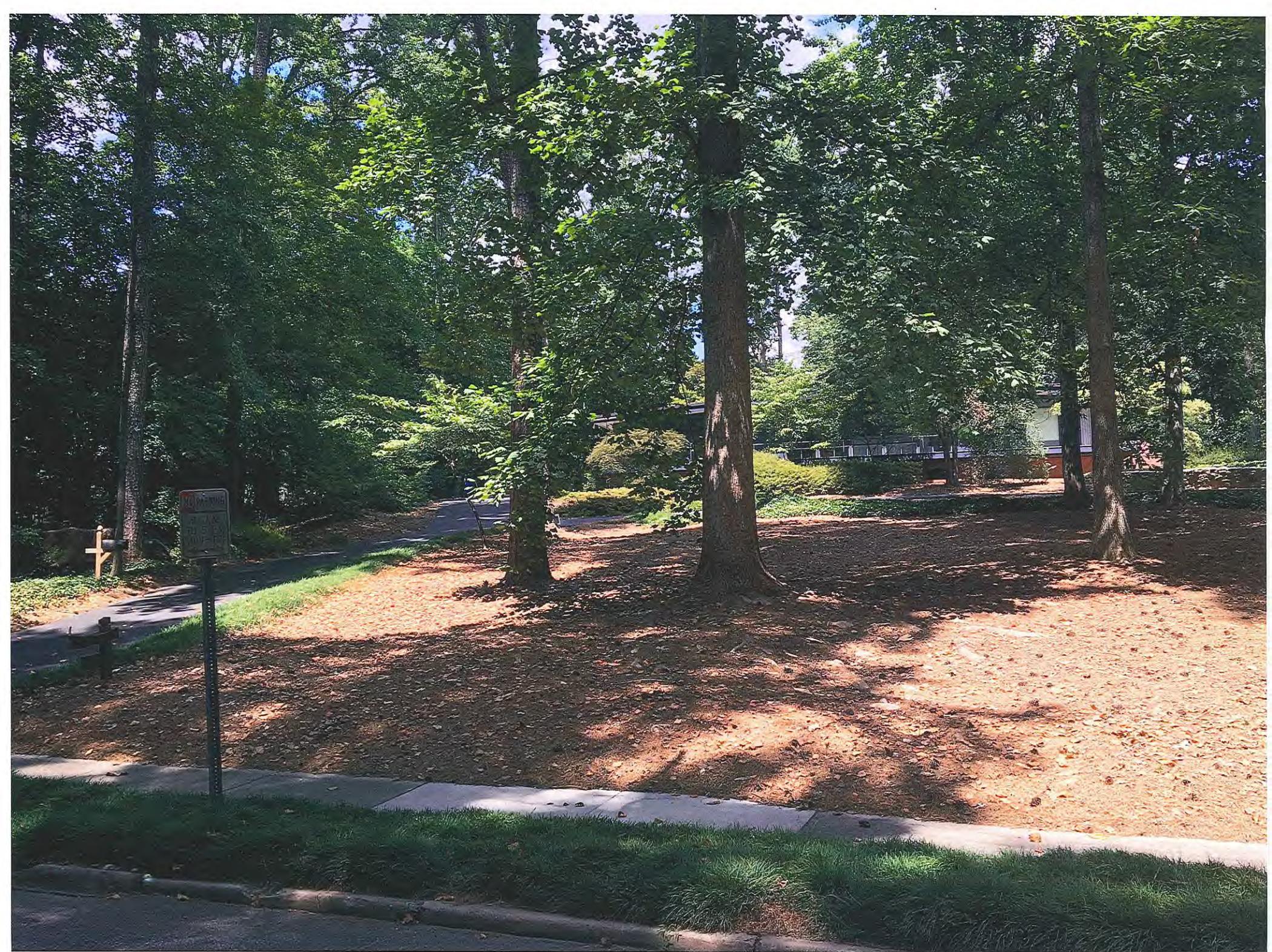
























### Description:

The Rothstein House, a single family, one-story residence designed by G. Milton Small, Jr. in 1959, is a prime example of International Style architecture as introduced to the United States by Mies van der Rohe.

Coming upon the low-slung, modern house set back on a large, sloping lot on Williamson Drive, the passerby is surprised by its contrast to other, traditional homes in Hayes Barton, a neighborhood of graceful, winding streets dotted with substantial homes on large lots.

Commissioned as the residence of Philip and Mae Rothstein, the house is sited on a slope facing south astride a one-acre lot, its eighty-foot length seeming to span the lot's width, yielding an imposing presence on the slope. Towering pines and oaks protect the home from the sun's blaze in summer, while the sun passively warms the home in winter. Bountiful gardens in the rear of the property provide another visual surprise, while the grounds visible from the street feature azaleas, dogwoods, a live oak, and a Thread-leaf Japanese Maple..

As one approaches the house by a circular drive which follows the curve of an old stone wall, the house's basic form—a long rectangle measuring eighty by twenty-seven feet—is exaggerated by the architect's use of strong horizontal and vertical lines, reminiscent of Mies's Farnsworth House. And yet, the low-pitched gabled roof, not a flat roof, dominates the facade. While the gabled roof may not be Miesian, it has proved to be very practical. No water pools on the roof, and after forty-five years, the rubber membrane of the built-up roof remains impermeable. The

These downspouts are truncated to a mere thirty-two inches, dispersing water to the concrete splash pans below. To reinforce the facade's strong horizontal lines, the roof's soffit and fascia are wide and its overhang is three feet. The deck, which wraps the house on the south, east, and west, is another important horizontal line. But the roof's three-foot boxed overhang which covers only two-thirds of the width of the deck, has given rise over time to a structural problem. The decking and the supporting joists below have rotted and will have to be replaced.

The vertical lines of the body of the house are emphasized by grey painted tongue and groove wood sheathing punctuated by four bays of single pane windows and doors. The three-tiered floor-to-ceiling windows consist of a first tier of aluminum-framed horizontal sliding windows; a second tier of fixed rectangular windows; together, these two tiers reach a height of six and one-half feet; and a third tier of sloped transoms which vary in height depending on the slope of the roof, so that some of the bays soar to ten feet at the apex of the gabled roof making a strong, vertical exclamation point. Four entry doors and French doors are incorporated in the bays. Both doors and windows are encased in simple wood strip casing. Like the front facade, the rear, north-facing facade has identical and equally strong vertical and horizontal lines, four bays, and a brick chimney almost at the center of the eighty-foot span. Originally, a concrete patio, accessed from the family room, linked the house to the garden. Both the east and west elevations are

house in the patio area (Exhibit B). Gary Umstead pointed out that the original plans called for a screen porch as part of the deck, which was never built. The architect had built a large screen porch in his own house, using it as an outdoor living space , as David R. Black described in National Register of Historic Places Nomination Form on The Small House. <sup>2</sup> Following precisely the horizontal and vertical forms of the original house plans, the builder incorporated the foot-high brick masonry wall which separated patio from garden. The porch's built-up sloped roof, its grey-painted exterior, and white-painted interior with natural concrete floor, continue the use of materials of the original structure. Milton Small himself emphasized the importance of the porch: "Nobody sits on their porches any more," he said wistfully. <sup>3</sup>

Otherwise, the house is as built, and the owner has take care to retain all architectural elements of the original design. The condition of the house is excellent, with the exception of the decking and joists which are in need of immediate replacement.

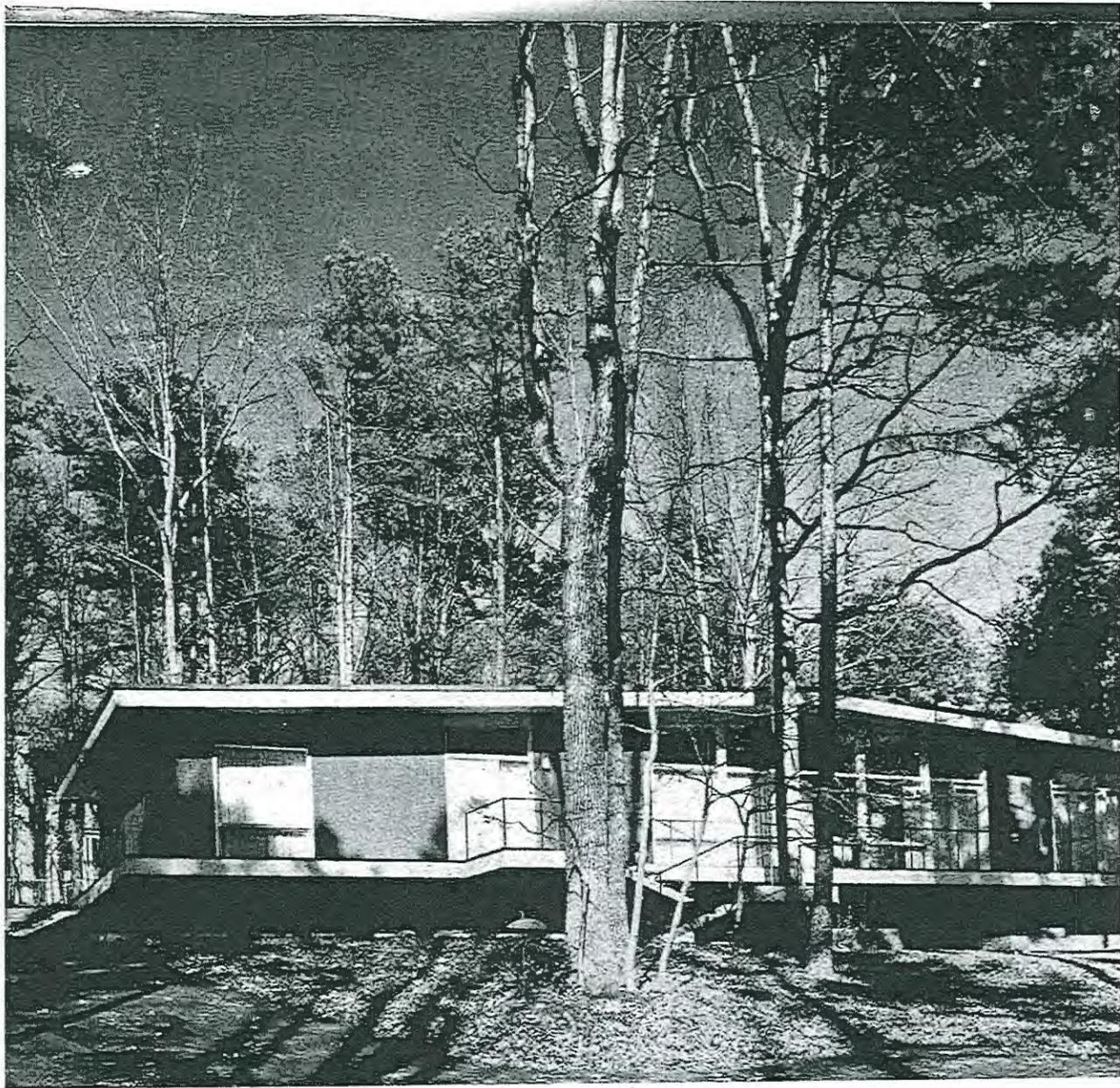
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<sup>2</sup> David R. Black, National Register of Historic Places Documentation Form, The Small House, Raleigh, North Carolina, July 26, 1994.

<sup>3</sup> G. Milton Small, Jr., "Attention to Detail, Love of Simplicity Small's Hallmarks," interview by Steven Litt, *News & Observer*, (November 3, 1985): 10H.

# ARCHITECTURAL RECORD

## HOUSES OF 1960



PHOTOGRAPHS BY JOSEPH MOLITOR

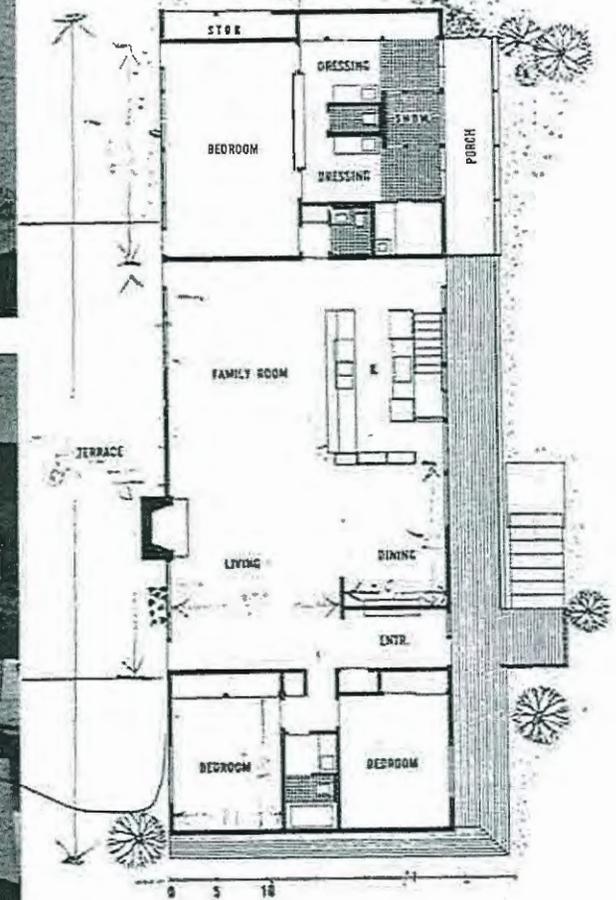
Deck on the downhill side projects outward above shadow, runs full length of the house. Platform raised on a practical solution to problem site, involving minimum

Deceptively simple, this hillside house is at once elegant. Built on a platform like a shelf projecting out on slope, the house has two separate outdoor living areas. On downhill side, is a long, sweeping deck, open to the





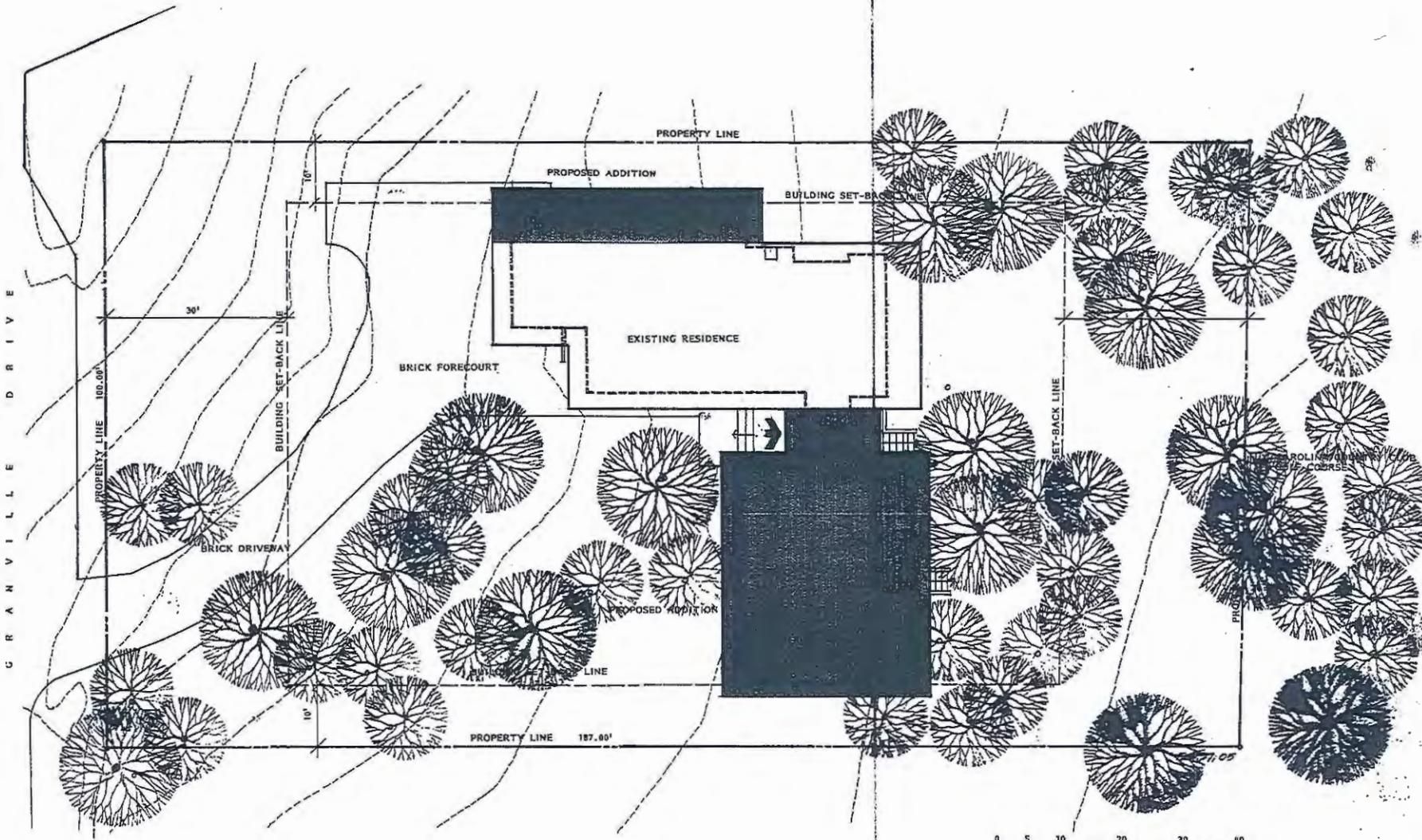
**ARCHITECTS:** Small and Boaz  
**OWNERS:** Mr. and Mrs. Philip L. Rothstein  
**LOCATION:** Raleigh, N. C.



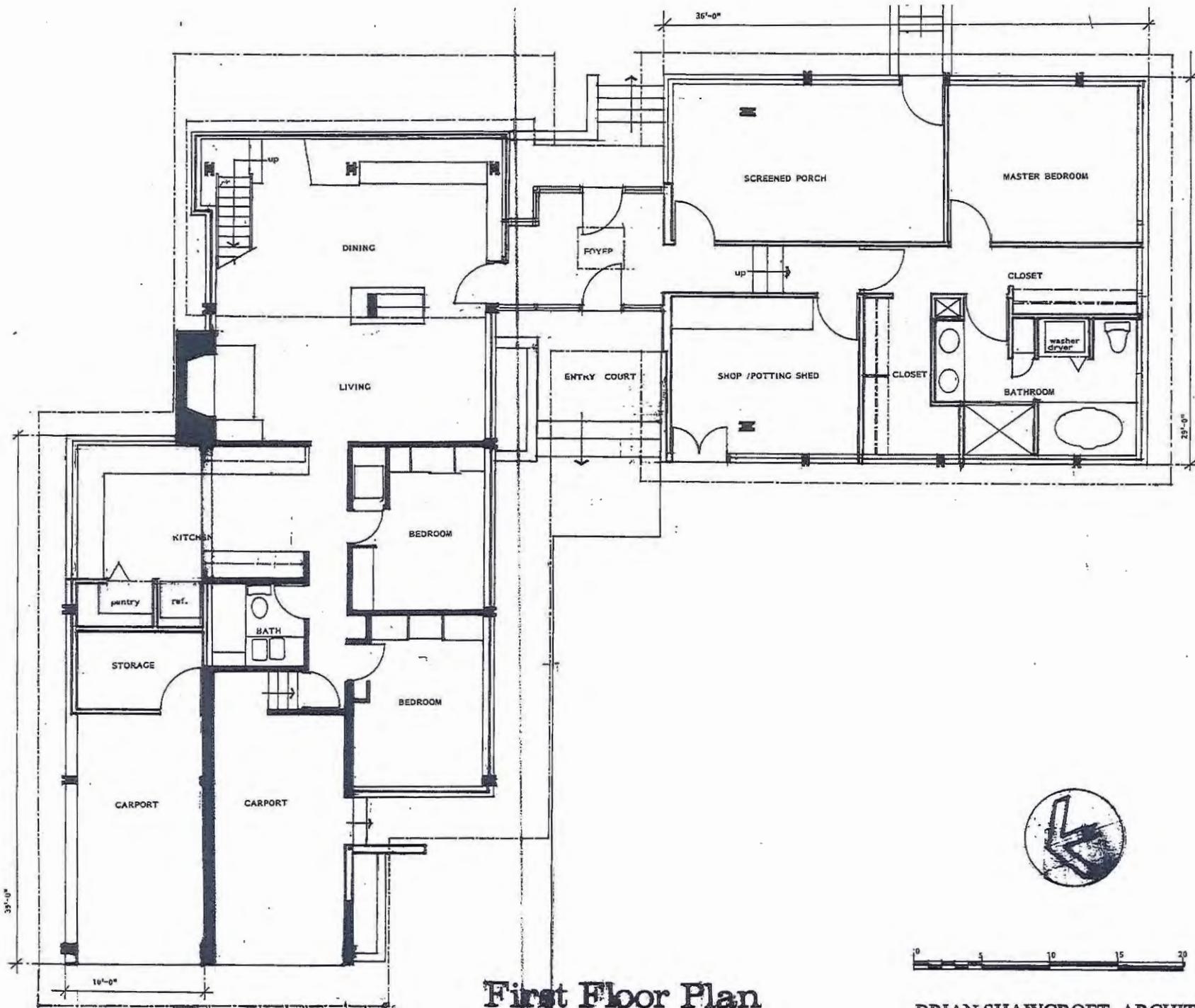
### *Well-tailored luxury*

**Secluded terrace** is tucked in between the house and the uphill slope; its location assures its privacy. Landscaped for light

GRANVILLE DRIVE



# Site Plan

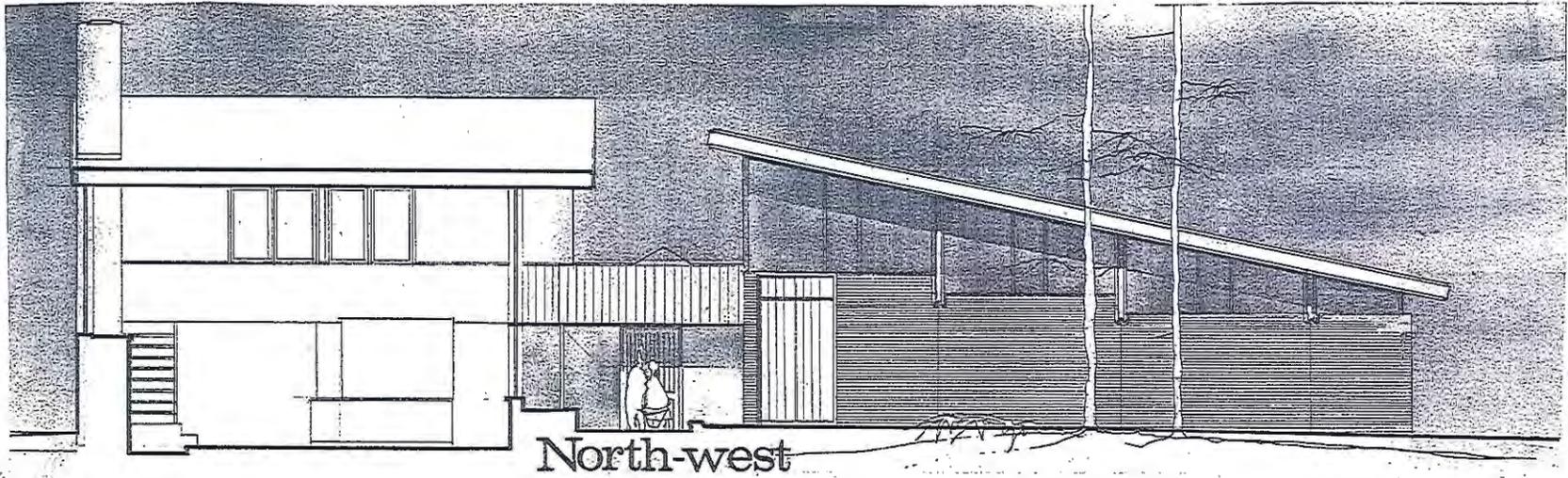


**Fountain Residence**

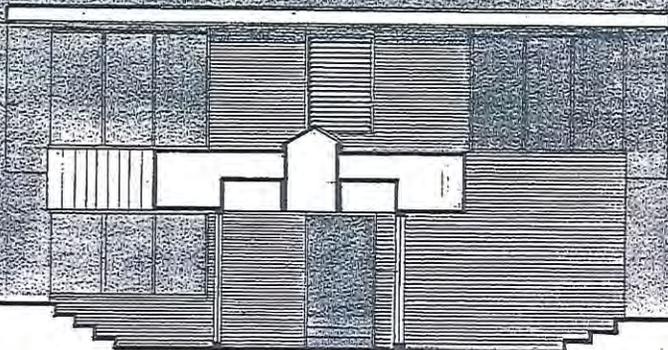
**First Floor Plan**

**BRIAN SHAWCROFT ARCHITECT**

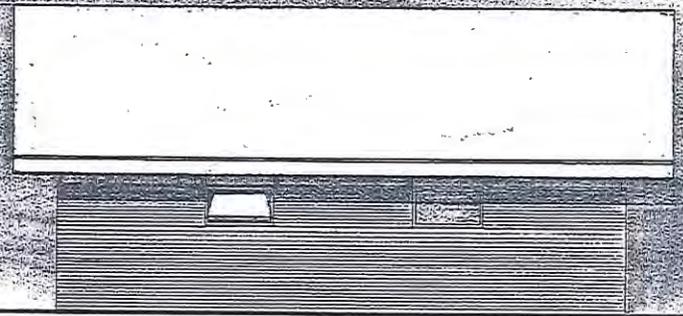
26-17-05



North-west



North-east



South-west





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



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy  <input checked="" type="checkbox"/> Major Work (COA Committee review) – 13 copies <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Additions Greater than 25% of Building Square Footage                         <ul style="list-style-type: none"> <li><input type="checkbox"/> New Buildings</li> <li><input type="checkbox"/> Demo of Contributing Historic Resource</li> <li><input type="checkbox"/> All Other</li> </ul> </li> </ul> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>482987</u> File # <u>131-16-CA</u> Fee <u>294</u> Amount Paid <u>294</u> Received Date <u>8/8/16</u> Received By <u>SKW</u>
---	---

Property Street Address 912 Williamson Drive		
Historic District na		
Historic Property/Landmark name (if applicable) 1959 Philip Rothstein House by architect Milton Small		
Owner's Name Nathan and Anne Singerman		
Lot size 1.03 acres	(width in feet) 172.30'	(depth in feet) 251.60'
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	
908 WILLIAMSON DR		
920 WILLIAMSON DR		
5839 CAPITAL BLVD		
1516 JARVIS ST		
1520 JARVIS ST		
1517 IREDELL DR		
1527 IREDELL DR		



**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 \_\_\_\_\_. 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 \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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.  <b>Minor Work (staff review) – 1 copy</b>  <b>Major Work (COA Committee review) – 13 copies</b>	X		✓		
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. <b>Plot plan</b> (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. <b>Drawings</b> showing proposed work <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" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" 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). Use the <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		

\$ 294



**in situ** studio  
704 N. Person Street Raleigh, NC 27604

**912 Williamson Drive** Philip Rothstein House by architect Milton Small  
**RHDC COA application**

08 08 16

## **SECTION 2, PART 1 SITE AND SETTING**

### 2.4.8 Fences and Walls

A new retaining wall will be located on the east side of the addition, along the property line. The wall will be poured in place concrete and will have heavy planting in front of it. Please refer to site plan and physical model (physical model at 1"-16'-0" scale will be brought to the COA meeting).

## **SECTION, PART 2 SITE AND SETTING**

### 2.6 Garages and Accessory Structures

A future accessory structure for future pool storage and equipment will be located behind the retaining wall on the north end of the property, which allows it to be subtle and unobtrusive.

## **SECTION 4 ADDITIONS AND NEW CONSTRUCTION**

### 4.2.1 Additions to Historic Buildings

The proposed addition is located on the side and rear of the existing house. A glass hallway connects the existing and proposed design. The glass hallway is located below the existing overhang, and does not disrupt any existing openings. Please refer to diagram sequence (diagram sequence will be reviewed in presentation at COA meeting).

### 4.2.2 Additions to Historic Buildings

The proposed addition is oriented opposite the main house in order to maintain the primary view of the existing house from the street.

### 4.2.5 Additions to Historic Buildings

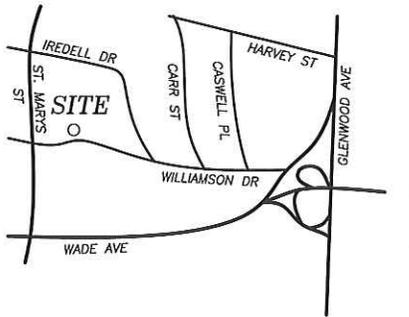
The proposed addition is located on the least conspicuous side of the existing house and is set back from the front elevation of the existing house.

### 4.2.6 Additions to Historic Buildings

While the addition is greater in square footage than the existing house, the basement is almost completely submerged into the ground. From the street, the addition appears to be one story, as afforded by the roof that slopes north to create a second story in the rear.

### 4.2.7 Additions to Historic Buildings

The long, thin, proposed addition repeats a similarly form and pitched roof, though in a perpendicular direction from the existing house. Window openings are also of the same language in that they respond to the roof pitch on the upper floor. Materials for the addition will be parged poured in place concrete foundation (walls where exposed), gray standing seam metal roofing and siding, and brick in areas between windows, per elevations.

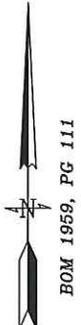


VICINITY MAP  
(N.T.S.)

**FLOOD CERTIFICATION**

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY  
( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA  
as determined by the Department of Housing and Urban  
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J  
COMMUNITY # PANEL SUFFIX  
*Jeffrey H. Davis* PLS  
PROFESSIONAL LAND SURVEYOR



N/F DAVID  
& JEAN JONES  
BOM 1985, PG 2311

L1 S 22°33'00" E 99.00'  
L2 N 80°22'00" W 52.10'

**LEGEND**

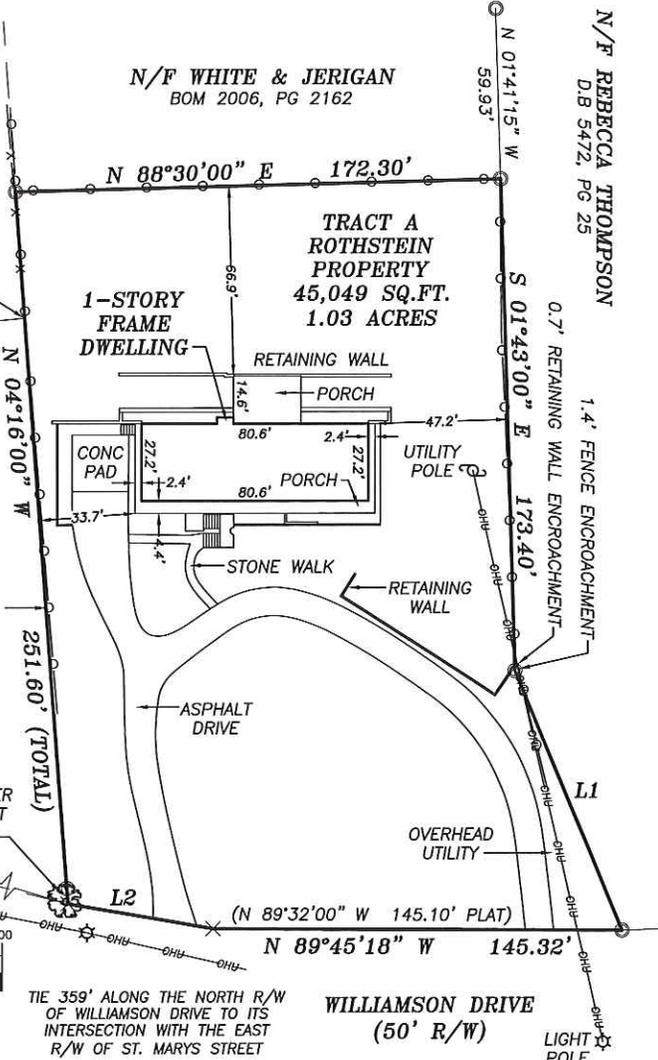
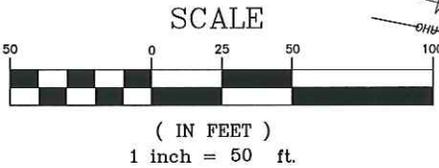
- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN  
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL  
OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION  
ONLY AND NOT TO BE USED FOR  
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,  
FLOOD LIMITS & SETBACKS TAKEN  
FROM BOM 1959, PG 111. 5.5' OFFSET



TIE 359' ALONG THE NORTH R/W  
OF WILLIAMSON DRIVE TO ITS  
INTERSECTION WITH THE EAST  
R/W OF ST. MARYS STREET

WILLIAMSON DRIVE  
(50' R/W)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;  
and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed  
are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in  
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this  
16TH day of JANUARY 2015.

Signed *Jeffrey H. Davis*

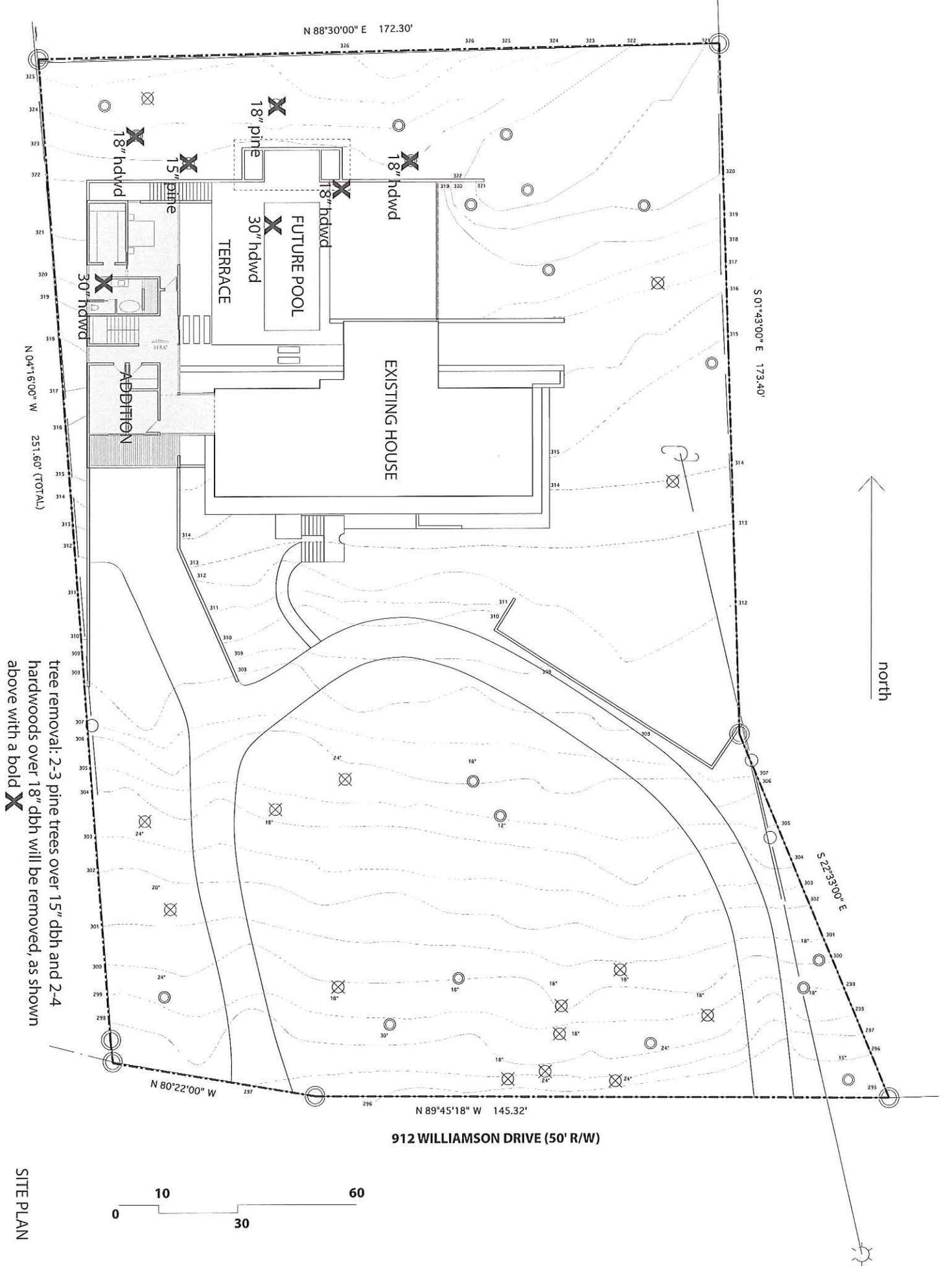


C.N. = 22177  
B.O.M. 1959  
PAGE 111  
WAKE CO. REG.

**NATHAN SINGERMAN**  
LOT TRACT A  
ROTHSTEIN PROPERTY  
912 WILLIAMSON DRIVE  
RALEIGH NORTH CAROLINA  
DATE: 01-16-2015 DWG. NO. A-18684  
SCALE: 1" = 50'

**TURNING POINT SURVEYING PLLC**  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX (800)948-0213 PH (919)781-0234  
License No: P-0121

PLOT PLAN



N 88°30'00" E 172.30'

S 01°43'00" E 173.40'

N 04°16'00" W 251.60' (TOTAL)

EXISTING HOUSE

FUTURE POOL

TERRACE

ADDITION

north

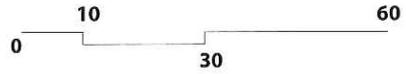
tree removal: 2-3 pine trees over 15" dbh and 2-4 hardwoods over 18" dbh will be removed, as shown above with a bold X

N 80°22'00" W

N 89°45'18" W 145.32'

S 22°33'00" E

912 WILLIAMSON DRIVE (50' R/W)



SITE PLAN



view from Williamson Dr



view from northwest corner looking southeast



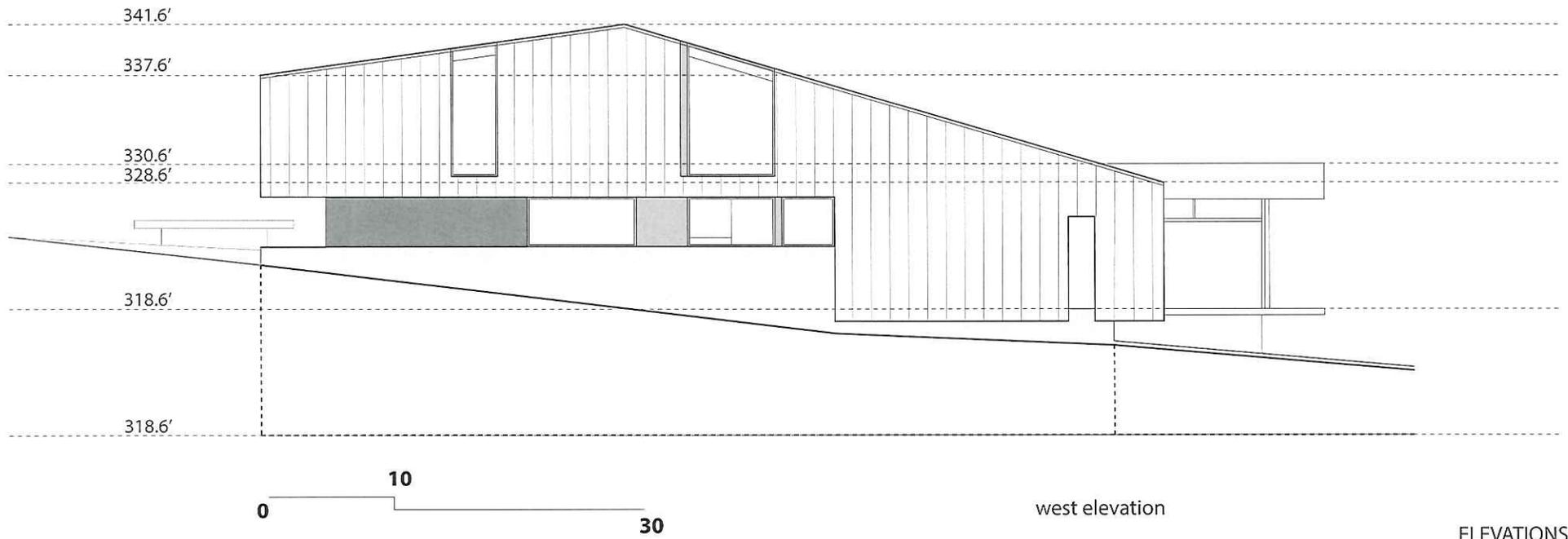
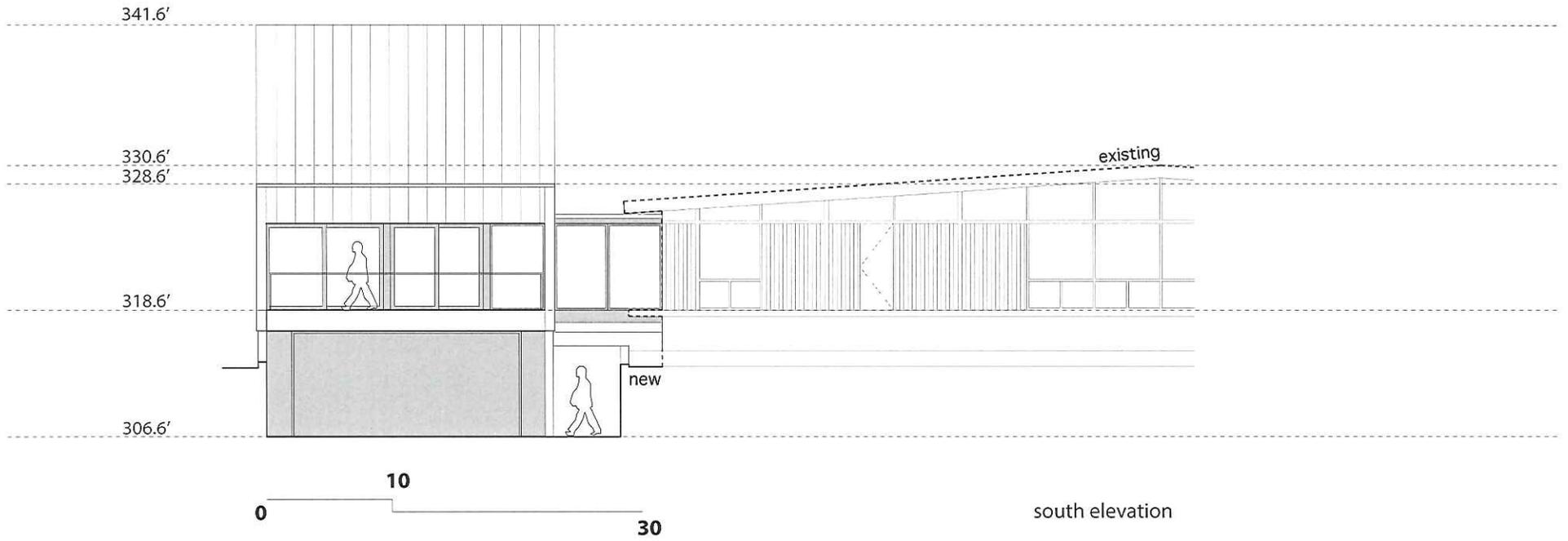
view of addition site

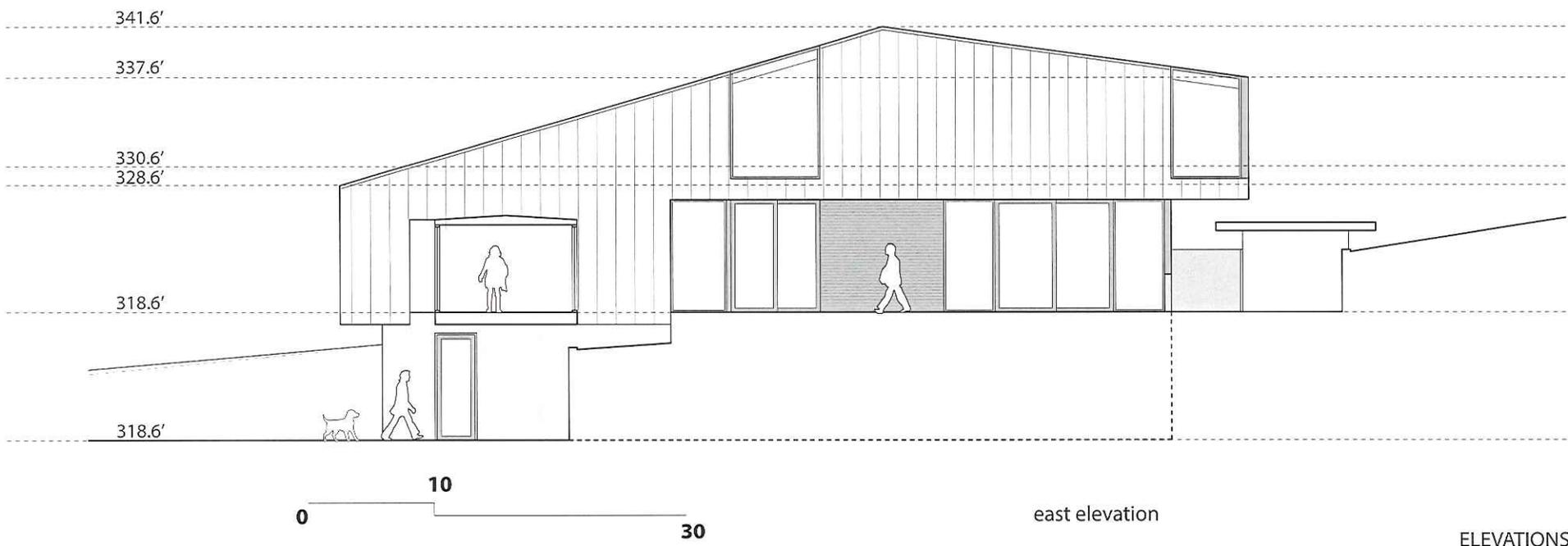
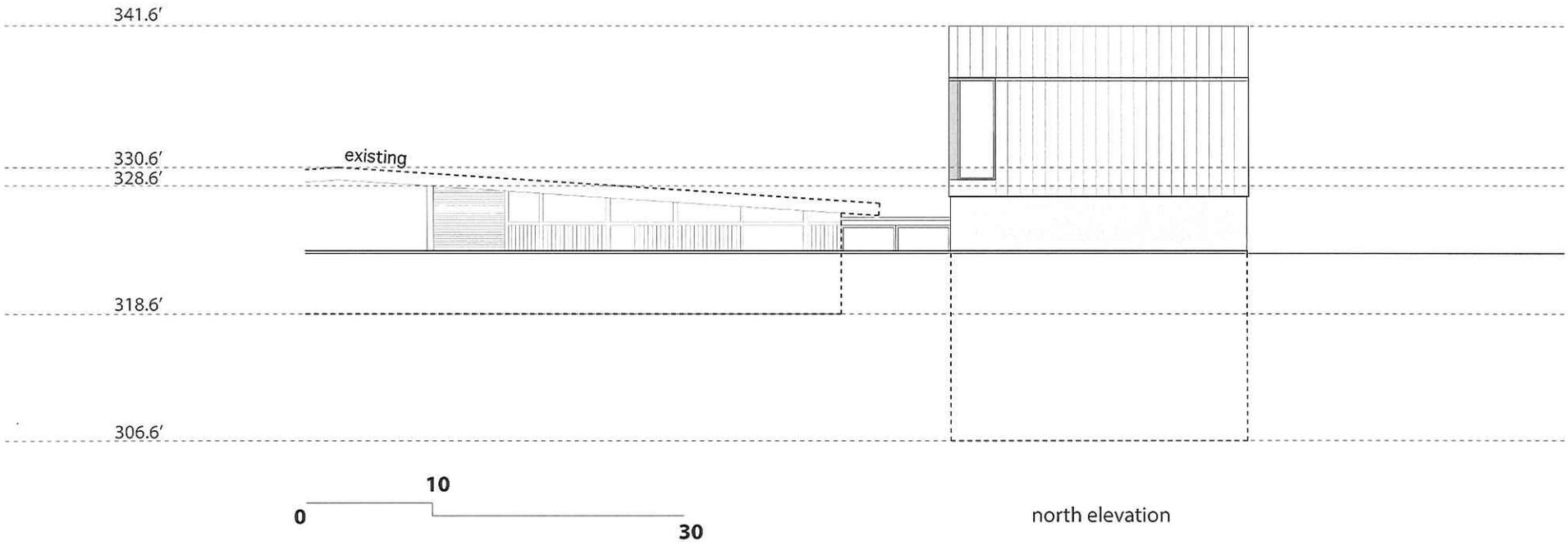


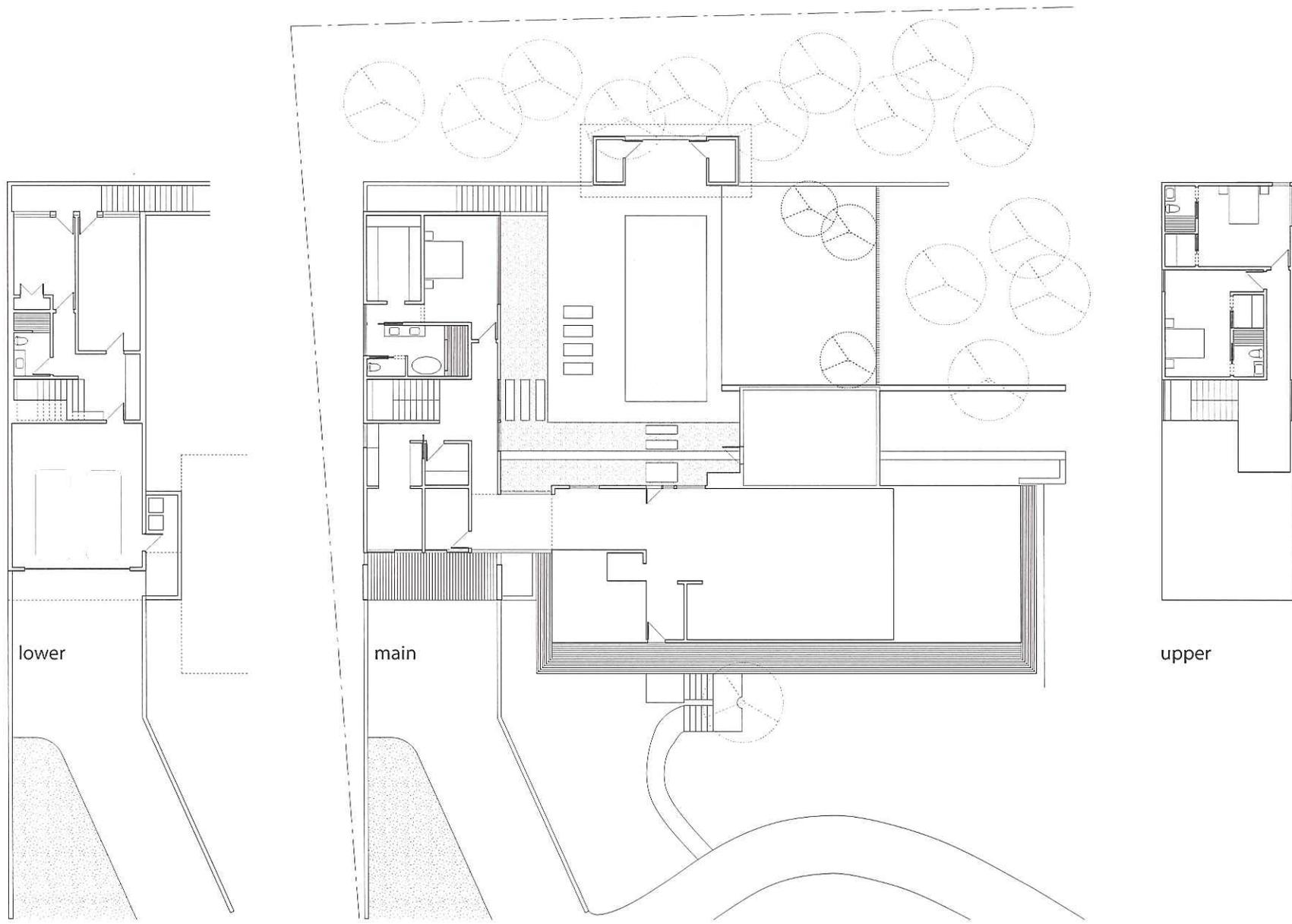
view from northeast corner looking west



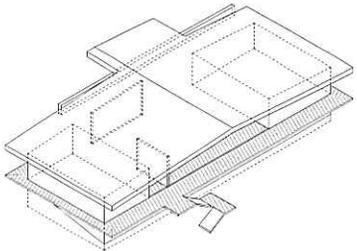
view of addition site, close up



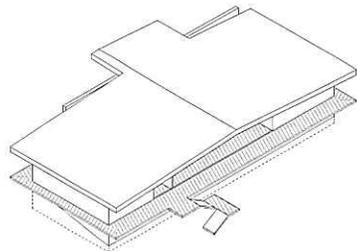




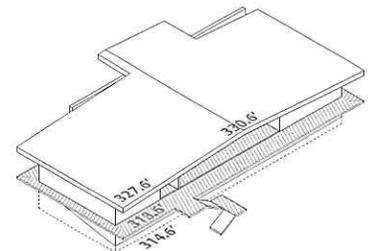
north  
↑  
PLANS



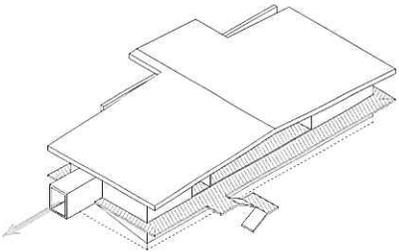
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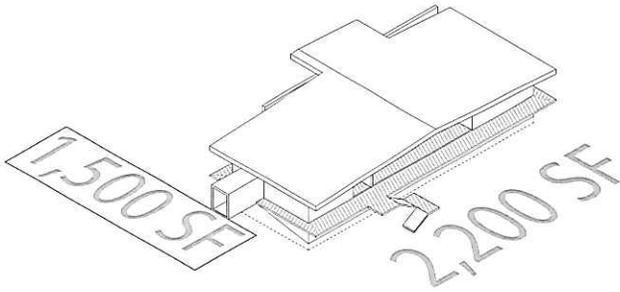
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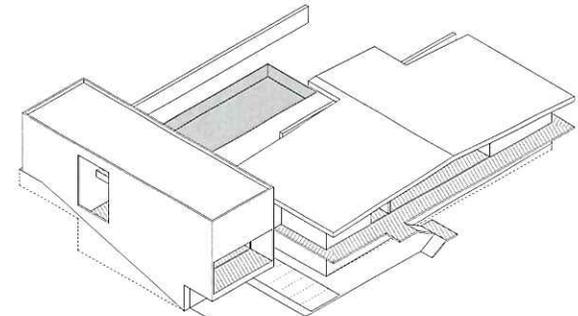
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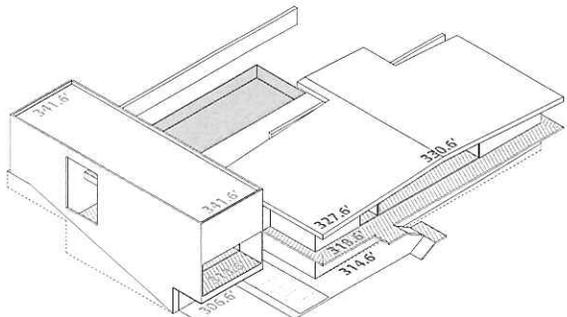
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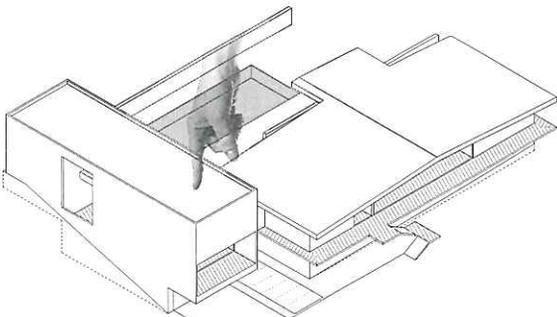
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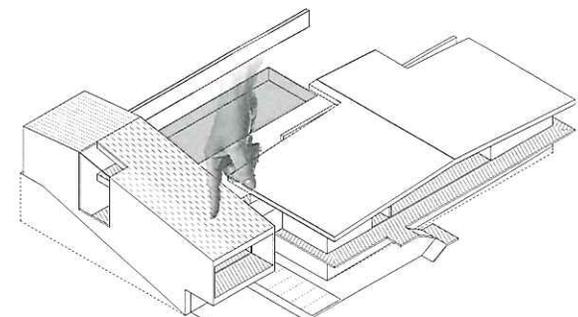
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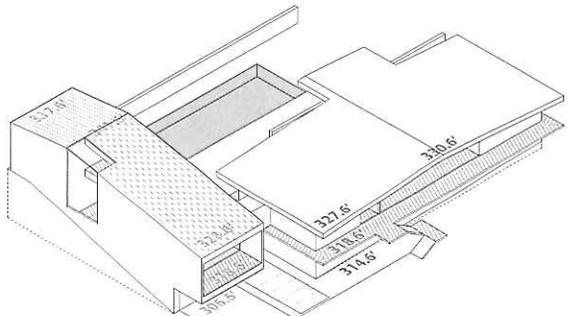
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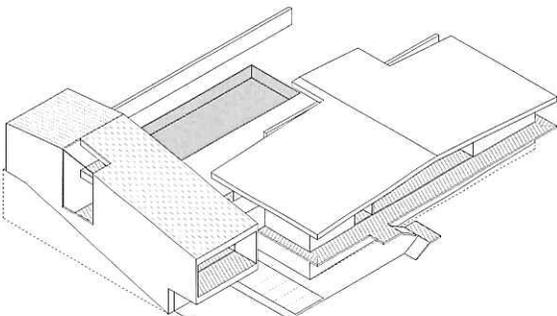
08



09



10



11

DIAGRAM SEQUENCE