Nature of Project:
Addition: changes to previously approved addition façades
(COA 131-16-CA)

APPLICANT:
ERIN STERLING LEWIS
Certificate of Appropriateness (COA)

Administrative Review of Conditions

COA Meeting Date: 4/26/18

COA #: 131-16-CA & 014-18-CA

Applicant Name: Erin Sterling Lewis

Property Address: 912 Williamson Dr (Philip Rothstein House)

Reason for COA Committee review:
A condition for the approval of COA 131-16-CA required final materials selections be reviewed and approved by the COA Committee:

- windows
- doors
- garage door(s)
- siding
- metal trim detail
- roofing
- gutters and scuppers

A condition for the approval of COA 014-18-CA: 3. *That the windows on the south elevation of the addition conform to the height in the previously approved COA and to the vertical division in the current proposal.* While the committee stipulated staff approval, the applicant provided a response that appears to conflict with the direction in condition 3. See the attached email and original submission for this case.
Robb, Melissa

From: erin@insitustudio.us
Sent: Friday, April 06, 2018 2:15 PM
To: Robb, Melissa
Cc: Tully, Tania; Kinane, Collette; Jake Heffington; Nathan Singerman
Subject: Re: COA Decision Letter - 014-18-CA (912 Williamson Dr)

Got it - thanks!

I'll be out of town, and I think the only issue to discuss might be the window situation.

In our research, we noticed that in all our submissions, we show the windows on the south facade as having the same header detail as the windows in the original house (that being, windows go all the way up to the ceiling). We also found that we never assigned a height or height to match for the windows on the south facade of the addition. In fact, when we went back looking for this information, we noticed that the header heights on the addition windows have always been higher than the horizontal high mullion on the existing house windows.

All that said, you will notice we are not assigned a height to the addition’s south windows, but rather committing to keeping the same detail. We think this will look much better, be more in harmony with the existing house, and are above all confident no one will ever be able to tell that the window height on the addition is a matter of inches higher than the horizontal mullion on the existing house.

Please let me know your thoughts, as this is a departure from what the COA committee will be expecting.

Thanks,
Erin

Erin Sterling Lewis AIA

in situ studio

919 397 3951
www.insitustudio.us

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On Apr 6, 2018, at 1:31 PM, Robb, Melissa <Melissa.Robb@raleighnc.gov> wrote:

Erin,

This is on the April 26 COA Committee meeting agenda.

Melissa

From: erin@insitustudio.us [mailto:erin@insitustudio.us]
Sent: Friday, April 06, 2018 1:15 PM
To: Robb, Melissa <Melissa.Robb@raleighnc.gov>
014-18-CA
staff evidence
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

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

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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>908 WILLIAMSON DR</td>
<td></td>
</tr>
<tr>
<td>920 WILLIAMSON DR</td>
<td></td>
</tr>
<tr>
<td>5839 CAPITAL BLVD</td>
<td></td>
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<tr>
<td>1516 JARVIS ST</td>
<td></td>
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<tr>
<td>1520 JARVIS ST</td>
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<tr>
<td>1517 IREDELL DR</td>
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<tr>
<td>1527 IREDELL DR</td>
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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** Erin Sterling Lewis, AIA

**Mailing Address** 704 N Person Street

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

**Date** 01 08 18  
**Daytime Phone** 919 397 3951

**Email Address** erin@insitystudio.us

**Applicant Signature**

**Office Use Only**

**Type of Work**

**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 (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2, Part 1</td>
<td>2.4</td>
<td>see attached</td>
</tr>
<tr>
<td>Section 2, Part 2</td>
<td>2.6</td>
<td></td>
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<tr>
<td>Section 4</td>
<td>4.0, 4.2</td>
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</tbody>
</table>
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 ____________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</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>
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<tr>
<td>Minor Work (staff review) – 1 copy</td>
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<tr>
<td>Major Work (COA Committee review) – 13 copies</td>
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<tr>
<td>1. <strong>Written description.</strong> 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.)</td>
<td>X</td>
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<td>2. <strong>Description of materials (Provide samples, if appropriate)</strong></td>
<td>X</td>
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<td>3. <strong>Photographs</strong> of existing conditions are required.</td>
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<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
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<td>X</td>
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<td>5. <strong>Plot plan</strong> (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.</td>
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<td>6. <strong>Drawings</strong> showing proposed work</td>
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<td>- Plan drawings</td>
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<td>- Elevation drawings showing the new façade(s)</td>
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<tr>
<td>- Dimensions shown on drawings and/or graphic scale</td>
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<td>X</td>
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<tr>
<td>- 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; snap shots of individual drawings on the big sheet.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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 <strong>Label Creator</strong> to determine the addresses.</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>8. <strong>Fee</strong> (See Development Fee Schedule)</td>
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</table>
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.

[Signature]

COMMUNITY PANEL SUFIX PROFESSIONAL LAND SURVEYOR

N/F WHITE & JERIGAN
BOM 2006, PG 2162

TRACT A
ROTHSTEIN
PROPERTY
45,049 SQ.FT.
1.03 ACRES

1-STORY FRAME DWELLING

RETAINING WALL

1.4' FENCE ENCROACHMENT

LIGHT IX POLE

OVERHEAD UTILITY

N 88°30'00" E 172.30' 59.01' W

N 88°30'00" E 172.30' 59.01' W

SCALE:

1 INCH = 50 FT.

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.

[Signature]

NATHAN SINGERMAN
LOT TRACT A
ROTHSTEIN PROPERTY
912 WILLIAMSON DRIVE
RALEIGH NC 27612

DATE: 01-16-2015 Dwg. NO.
SCALE: 1" = 50' A-18684

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
CHANGES:

1. Elimination of horizontal break in front facade windows. **Reason for change:** The lower hopper windows are no longer operable and therefore should not mimic the lower hopper windows in the main house, which are operable. We believe that keeping the horizontal mullions would be a false imitation of the window patterns of the existing house given they are there do separate the operable from the fixed windows.

2. Elimination of vertical division in glass hyphen. **Reason for change:** We were not aware that one single window could span the glass hyphen at the 12.22.16 COA submission. When we learned this could be accomplished, we changed the design with the belief that no mullions in the glass hyphen creates a more glass quality. We do not believe the design illustrated in the proposed glass hyphen compromises the design intent of what was approved on 12.22.16.

3. Reduced window amount from five to four on the front facade. **Reason for change:** A 5'-6" window width is more similar in width to the existing house (5'-2") than the 4'-2" width approved on 12.22.16.
CHANGES:

1. Addition of concrete retaining wall so that bedroom windows can be egress. **Reason for change:** Building Code Requirement and unrealistic understanding of grading at the 12 22 16 COA submission.

2. Windows no longer extend to and match roof slope. **Reason for change:** We lowered the ceilings in the bedrooms, meaning windows that previously went to the ceiling would now be looking into attic space.

3. Addition of one operable window in the front office. **Reason for change:** More natural light and ventilation.

4. Addition of gutters with scuppers that drain to the west side of the addition. **Reason for change:** Proper treatment of roof water runoff.
CHANGES:

1. A sliding door replaced an inswing door. Reason for change: The inswing door was impeding circulation in the hallway.
2. Amount of glazing and window proportion in southern window cluster. Reason for change: The sliding door divisions measure 5'-6" in width, which is more similar in width to the existing house (5'-2") than the 4'-0" or 4'-2" width approved on 12.22.16.
3. Addition in the amount of glazing and window proportion and length in northern window cluster. Reason for change: The plan configuration changed such that we were able to extend the windows further to the north.
4. Added one casement window in at east facade. Reason for change: We needed an egress window in this room.
CHANGES:

1. More glass and no divisions on south facade in courtyard. **Reason for change:** When the overhang was eliminated over the short leg of the "L," we changed the window configuration such that it eliminated the upper horizontal mullion because we believe that this facade is more in keeping with the south facade directly above the garage, where we are proposing no mullions.

2. Addition of small window between master bedroom and long leg of the "L." **Reason for change:** We believe it is an appropriate place for a window in both plan and elevation.