
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 2132 Park Road

SUMMARY OF REQUEST: Porch Renovation

OWNER: Kevin Higgins

APPLICANT: Bruce Berberick

Details of Proposed Request

Existing Conditions

The existing home is a 1.5 story Colonial style house built in 1920 and listed in the Dilworth National Register as a contributing structure.

Proposal

The proposal is the improvement of the existing porch. Improvements include new columns, new roof overhang, new shingles to match existing and new wood siding on sidewall. The existing brick porch floor will remain.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

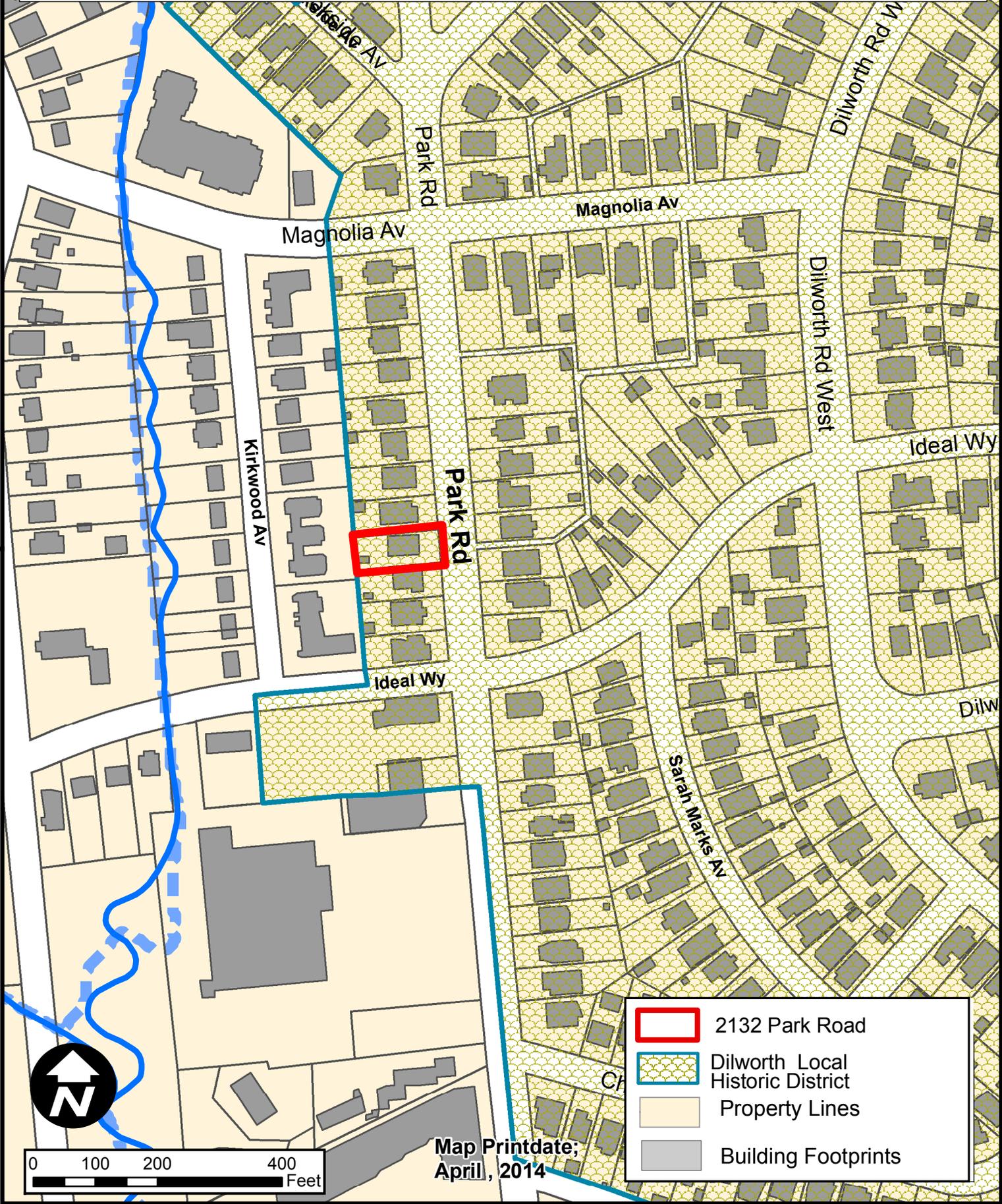
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

Staff Analysis

The proposal meets all of the guidelines for additions.

Charlotte Historic District Commission - Case 2014-039

Historic District - Dilworth



0 100 200 400 Feet

Map Printdate:
April, 2014

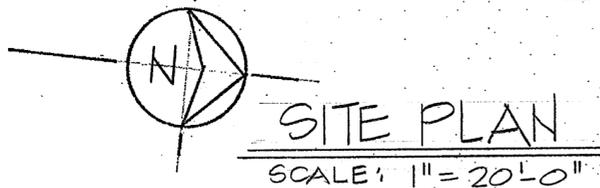
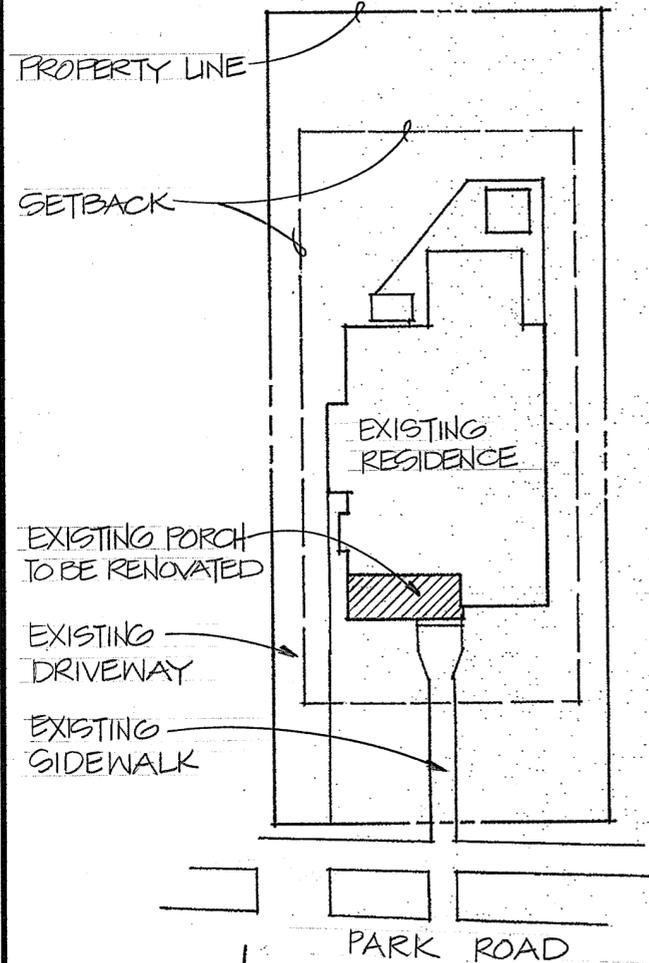


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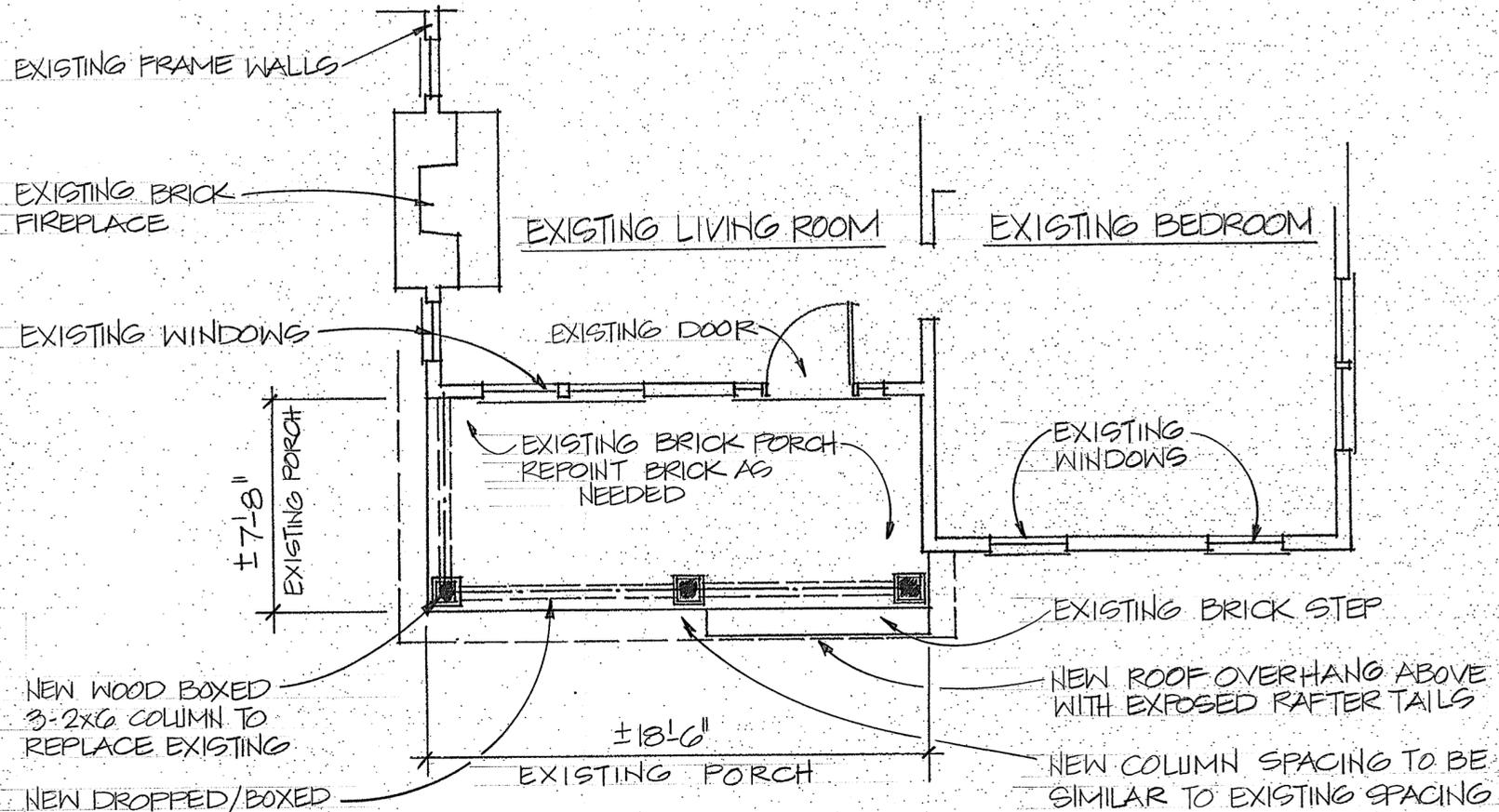




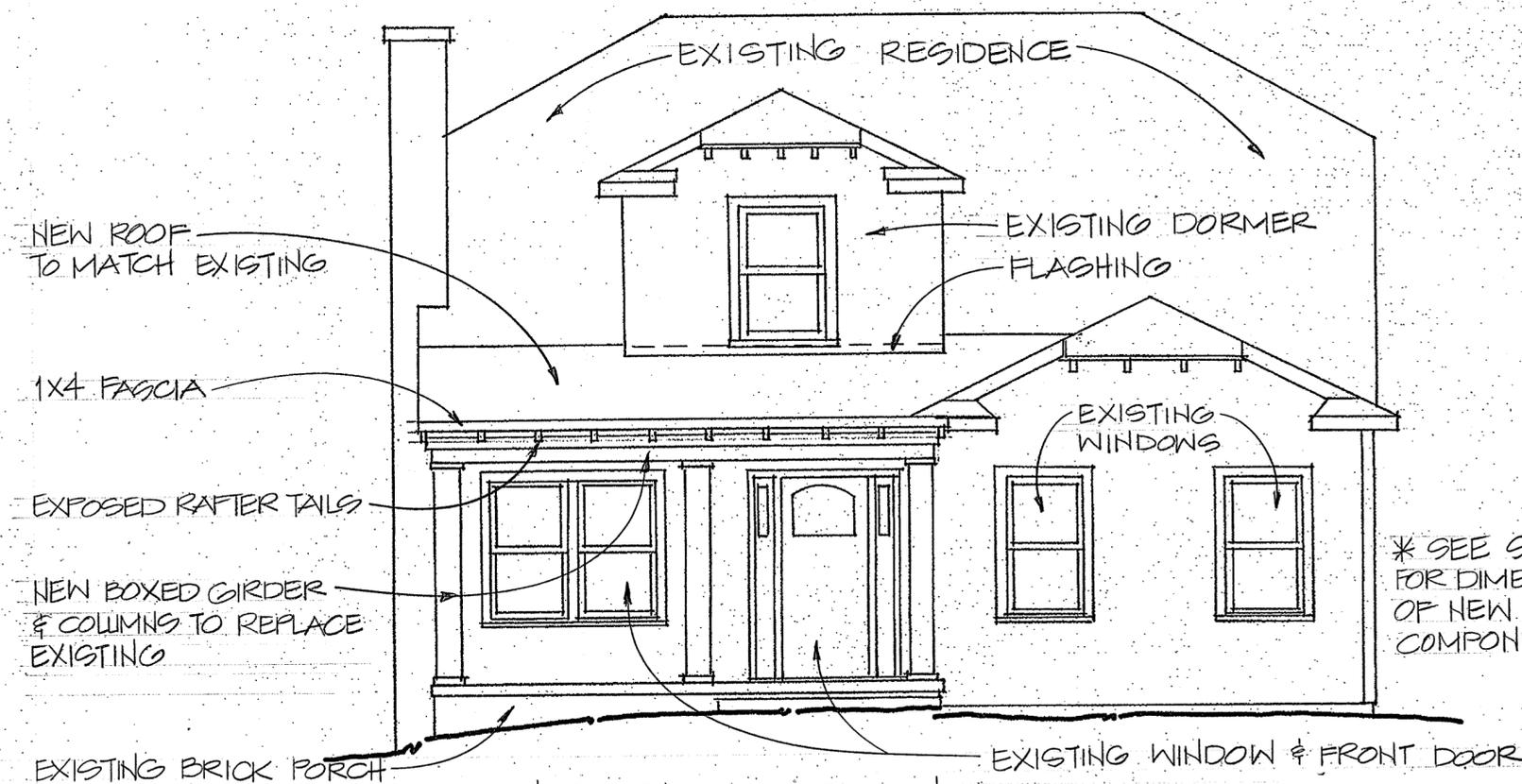


GENERAL NOTES

1. Scope of work: Front Porch Renovation
2. All work to comply with codes having jurisdiction over it.
3. Remove existing 3 columns and drop girder and replace with new as shown on drawings.
4. Brace existing porch as needed with temporary support to allow salvage and keeping of existing wood ceiling and ceiling structure if possible.
5. New column and girder boxing to be wood trim painted to match existing house boxing.
6. New roofing to match existing.
7. Prevent damage to existing construction. Repair any damage with new materials to match existing.
8. Flash intersection of new shed roof with existing dormer walls.



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

* SEE SECTION FOR DIMENSIONS OF NEW PORCH COMPONENTS

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Higgins Residence
Front Porch Renovation
2132 Park Road
Charlotte, NC 28203



3-28-14 HDC SUBMIT

BAB/RCL
13-12-01

A1

NEW ROOFING TO MATCH EXISTING ON 15# FELT ON 5/8" PLYWOOD STRUCTURAL ROOF DECK
WEAVE NEW ROOFING WITH EXISTING TO MAKE A CONTINUOUS FINISH

TOP CUT RAFTER AT OVERHANG TO ALLOW INSTALLATION OF FINISHED BEAD BOARD UNDER DECK FINISH AT EXPOSED RAFTER TAILS

2x4 KNEE WALL ABOVE DROP GIRDER
3-2x10 DROP GIRDER - BOXED

FIELD VERIFY PITCH

2x8 RAFTER @ 24" O.C.

EXISTING CEILING BEAMS

1x4 FASCIA

EXPOSED RAFTER TAIL

NEW 2x4 PARTITION FOR BRACING OF NEW ROOF CONSTRUCTION - ALIGN OVER EXISTING FRAME WALL

BED MOULD TRIM

EXISTING WOOD CEILING & FRAMING TO REMAIN IF STRUCTURALLY SOUND

EXISTING EXTERIOR FRAME WALL OF RESIDENCE

COLUMN & BOXED GIRDER TO BE FINISHED WITH PAINTED WOOD TRIM

LINE OF 3-2x6 STRUCTURAL WOOD POST - SECURE TO EXISTING PORCH FLOOR WITH GALVANIZED POST ANCHOR & TO GIRDER ABOVE WITH GALVANIZED METAL STRAPS TO PREVENT ROOF UPLIFT

EXISTING PORCH FLOOR CONSTRUCTION TO REMAIN - REPOINT BRICK AS NEEDED

9" FINISH COL. (9x9)

EXISTING CEILING HEIGHT

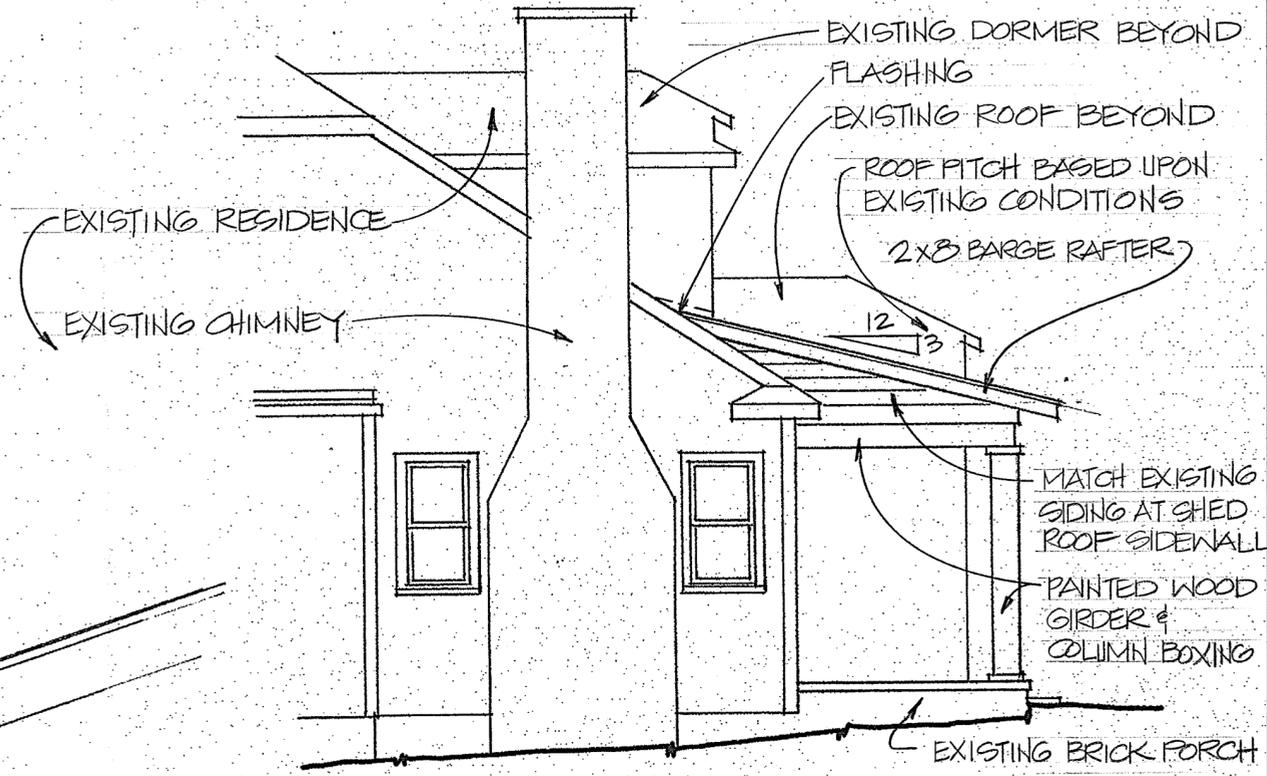
2" BARGE & CAP TRIM

GRADE

DIMENSION TO GRADE VARIES BUT LESS THAN 30"

PORCH BUILDING SECTION

SCALE: 3/4" = 1'-0"



PARTIAL LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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A2