

---

**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.

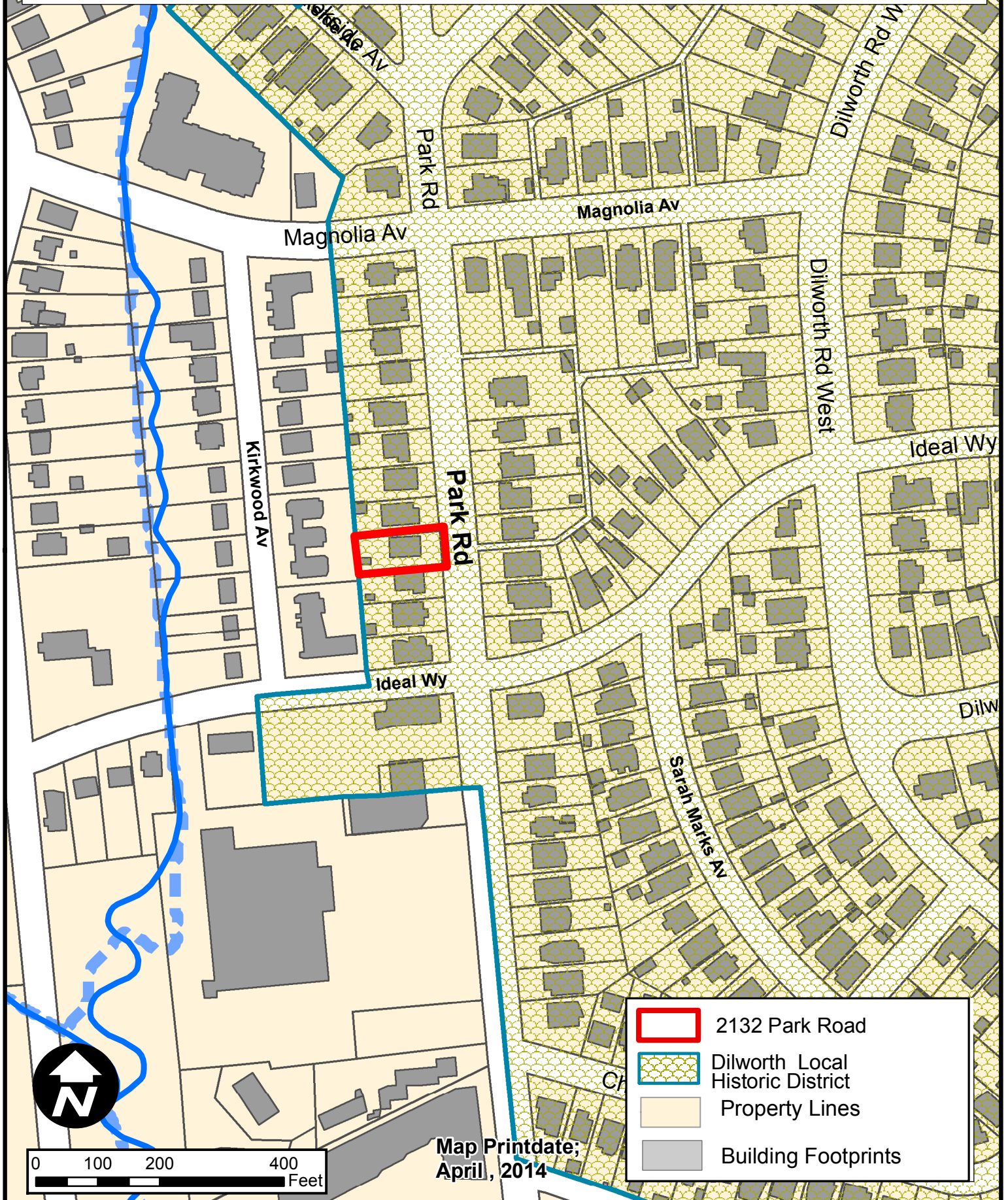
<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to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











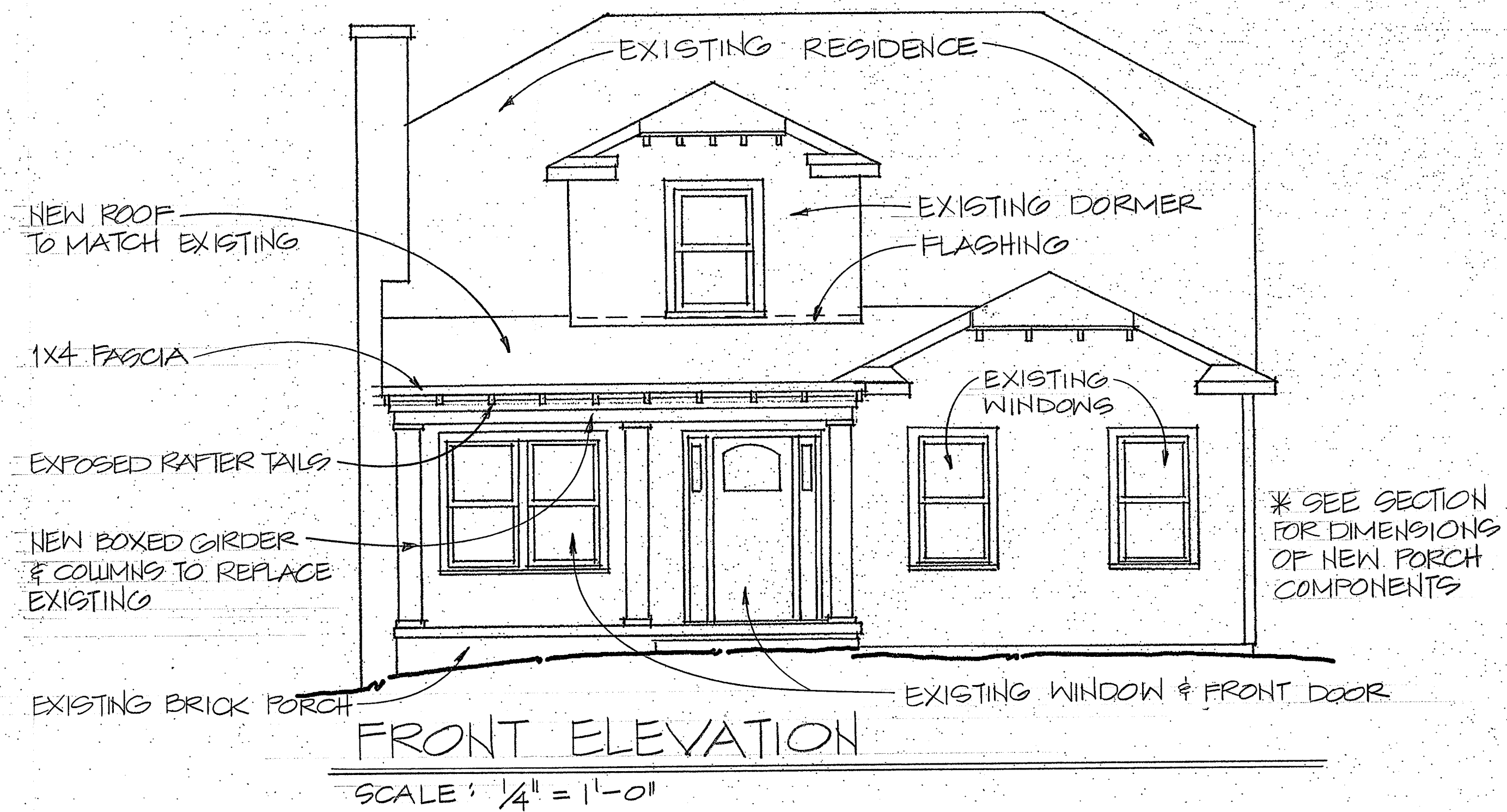
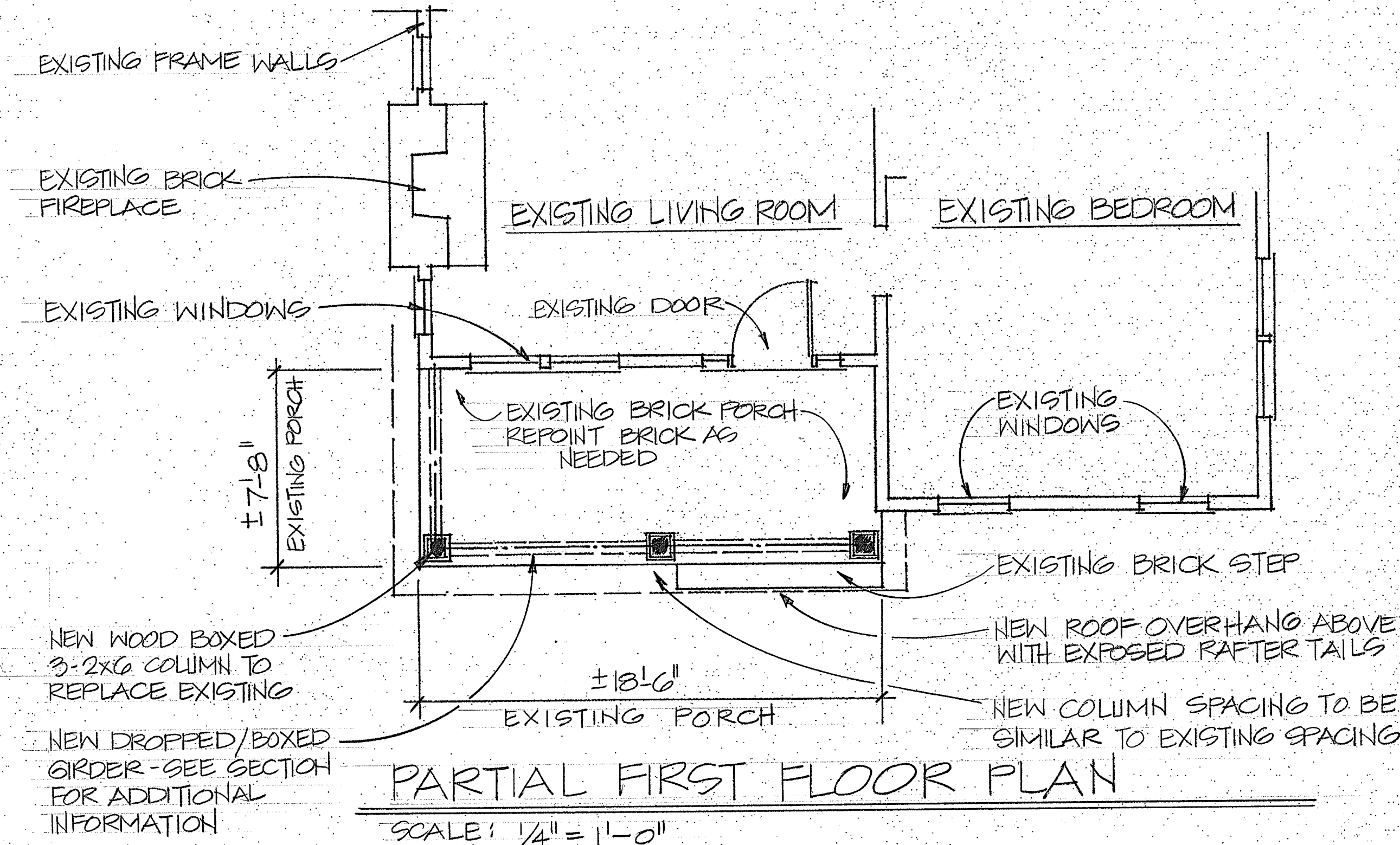
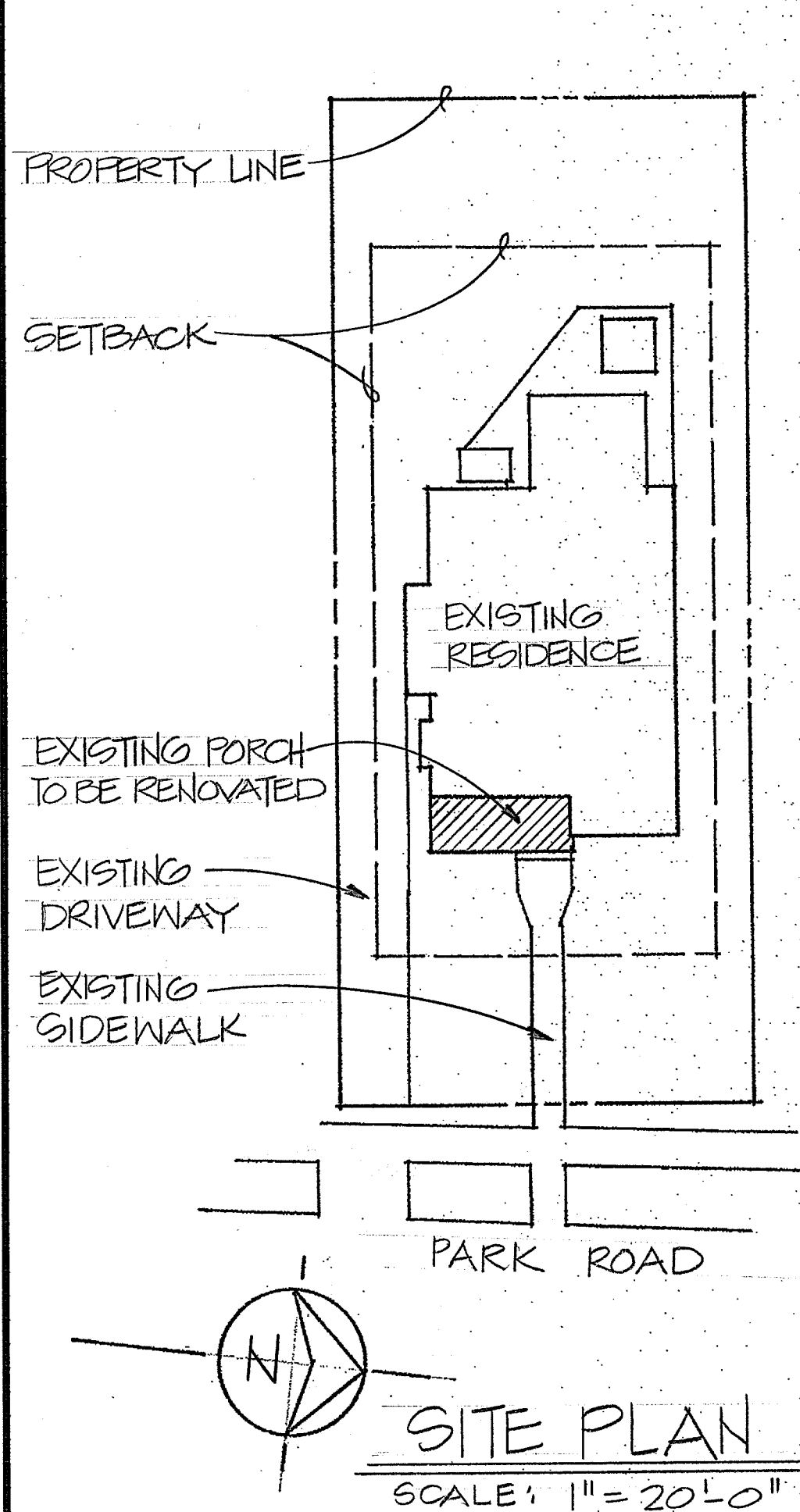












**GENERAL NOTES**

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.

**Bruce A. Berberick Architect**  
 2322 W. Summit Avenue San Antonio, Texas 78201  
 N C A R B Certified  
 NCARB # 41682  
 Pennsylvania # RA-016075-B  
 New Jersey # 11402

**Bruce A. Berberick**  
 2322 W. Summit Avenue San Antonio, Texas 78201  
 704-953-7853  
 Texas # 23309  
 North Carolina # 6274  
 South Carolina # 5795  
 Virginia # 011483

This drawing and the design shown are the property of Bruce A. Berberick Architect. The reproduction, copying or other use of this drawing without his written consent is prohibited and any infringement will be subject to legal action.

copyright 2014  
 Bruce A. Berberick Architect

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

**BRUCE A. BERBERICK**  
 REGISTERED ARCHITECT  
 6274  
 NORTH CAROLINA  
 SAN ANTONIO, TX

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

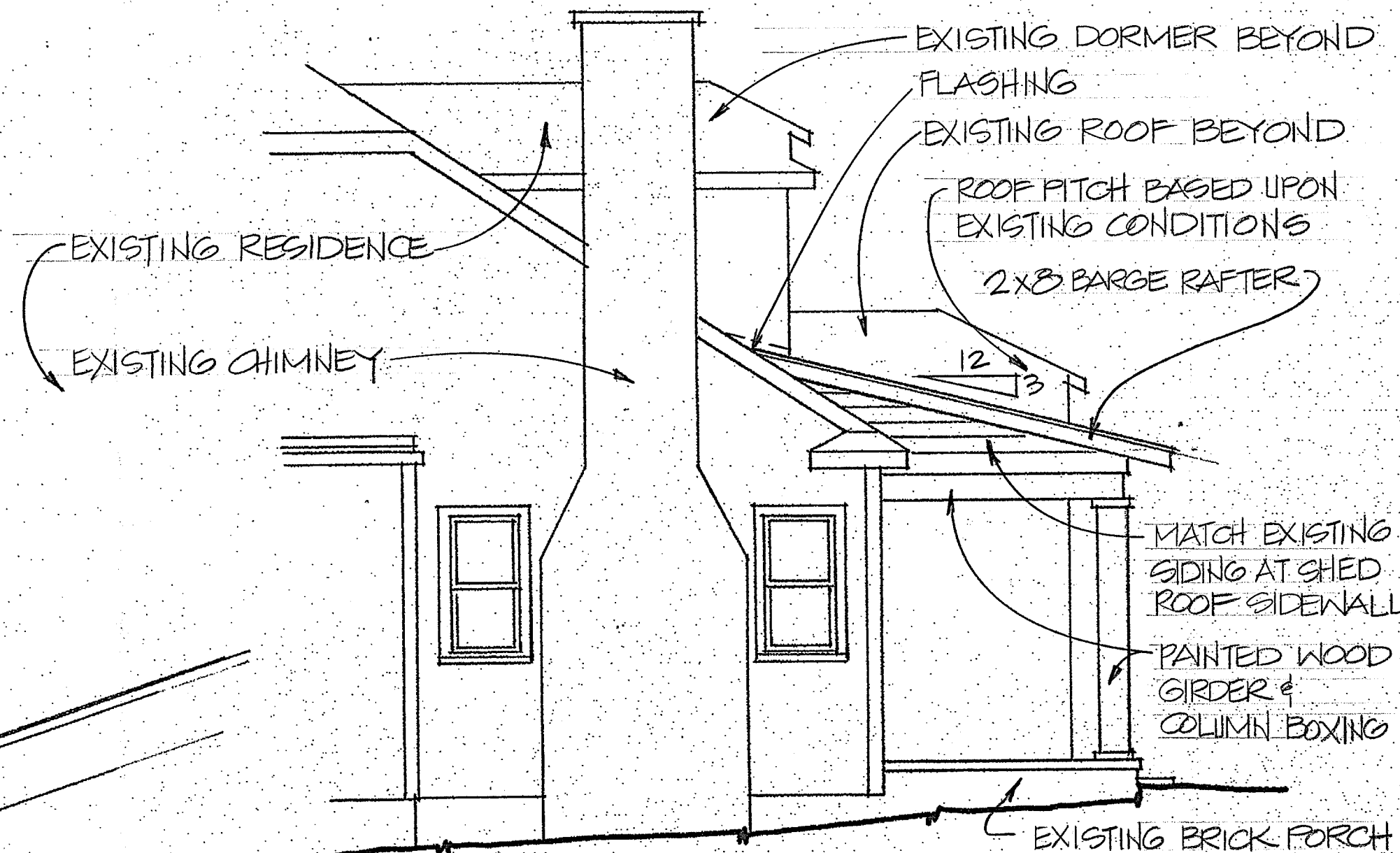
2" BASE &  
CAP TRIM

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"

**Architect**  
**Bruce A. Berberick**  
2322 W. Summit Avenue San Antonio, Texas 78201  
704-953-7853  
NCA RB Certified  
NCARB #41682  
Pennsylvania # RA-016075-B  
New Jersey # 11402  
Texas # 23309  
North Carolina # 6274  
South Carolina # 5795  
Virginia # 011483

This drawing and the design shown are the  
property of Bruce A. Berberick Architect.  
The reproduction, copying or other use of  
this drawing without his written consent is  
prohibited and any infringement will be  
subject to legal action.

copyright 2014  
Bruce A. Berberick Architect

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



3-28-14 HDC  
SUBMIT

**BAB/RCL**  
# 13-12-01

**A2**