
ADDRESS OF PROPERTY *1000 Mt Vernon Avenue, Dilworth Local Historic District* *HDC 2012-018*

SUMMARY OF REQUEST *Addition*

OWNERS *Scott & Paula Broadwell*

APPLICANT *Tricia Chambers*

Details of Proposed Request

There are three exterior portions to this application:

- Replacement of an existing breezeway connecting the garage and the house with a two story addition
- Replacement of the existing garage doors
- Addition of a screened porch and half bath to the rear of the garage

Current Status and Context of Property

This house is a c. 1925 Colonial Revival two story painted brick structure. The house is of brick construction, and is painted. The house sits on a corner lot at the intersection of Mount Vernon and Lexington Avenues. A painted brick two car garage fronts onto Lexington Avenue, and is connected to the house by a one story breezeway.

This house is listed as a contributing structure to the Dilworth National Register Historic District, and is in an area of houses primarily of similar age and scale.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*
- *Windows and Doors*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This proposal would create a guest suite in a half story element over the existing garage, and would connect the garage to the house along Lexington Avenue with a two story element.

The existing house and garage are brick, while the new connector would be of wood with a pair of square wooden columns flanking a set of French doors under a new standing seam metal roof, creating a secondary entrance element facing Lexington Avenue. The second floor section of this addition would have raised wooden panel elements flanking a pair of new wooden windows matching those in the existing house.

A new window is proposed for the Lexington Avenue side of the existing house, to the left of the new connector, with a standing seam metal cover.

A one story brick addition is proposed for the existing garage, matching the style and materials of the garage.

A new porch element would be built as an addition to the rear of the existing garage, which would not be visible from the street.

A new double width wood overhead door would be installed in the garage facing Lexington Avenue, as shown on the attached plans.

Proposed Project Description
1000 Mt Vernon
02.15.12

- Connect Existing Residence to Existing Detached Garage (currently attached by a Breezeway). The connection will allow for access to the Garage on the both the Main and Upper Levels from the house.
- Renovate the Kitchen and Guest Suite over the Garage to help facilitate the access between the House and Garage.
- Add Garage Doors to enhance the Garage Elevation. The doors will match the carriage doors original to the house.
- Add a Screen Porch and Half Bath on the back of the Garage for use with a Future Pool.

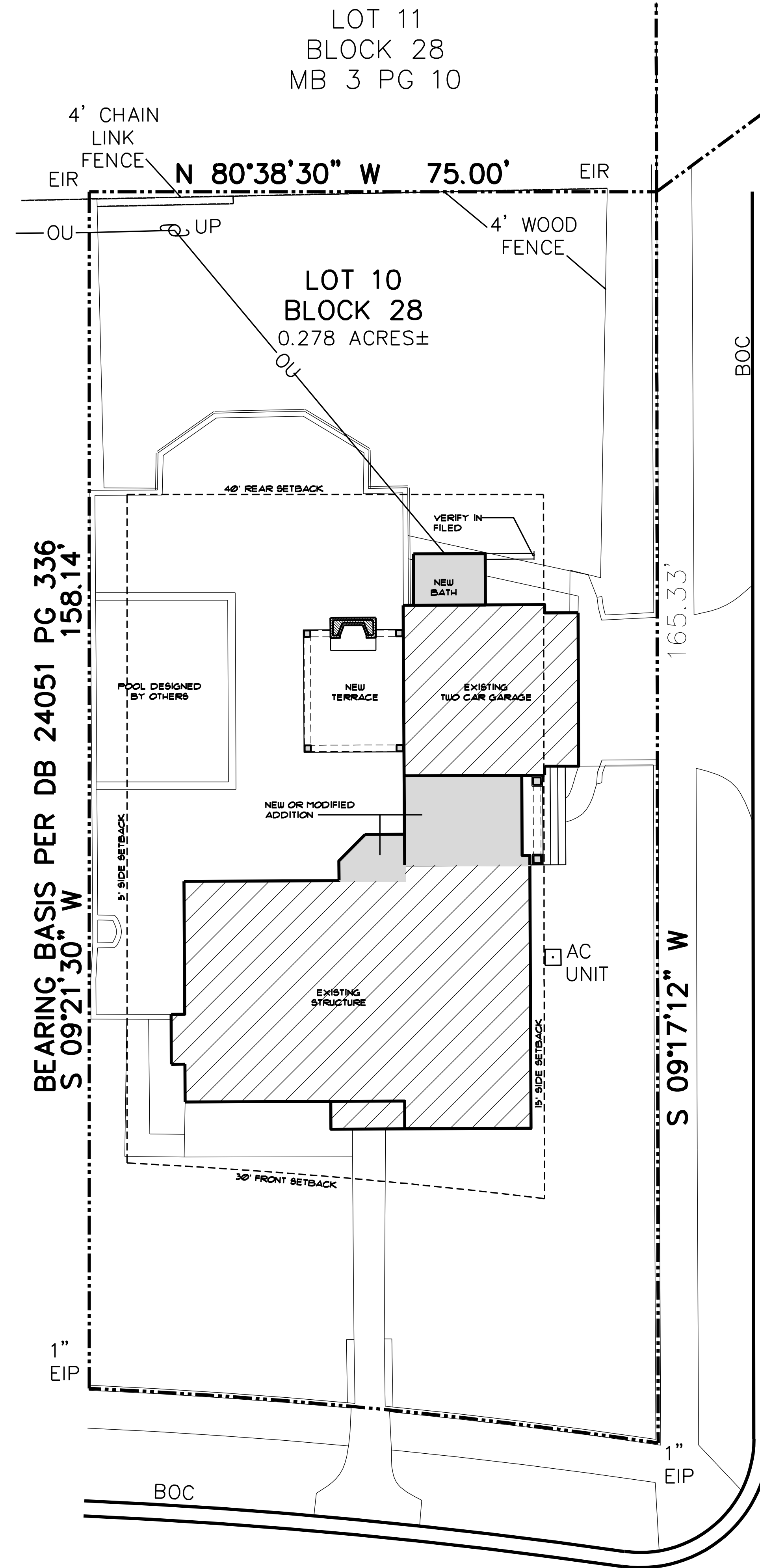
A New Addition For
The
BROADWELL RESIDENCE

Mount Vernon Avenue

By
t r i s h a c h a m b e r s
d e s i g n

932 Ideal Way
Charlotte, N.C. 28203
704.374.9111 t
704.3749.110 f
www.trishachambersdesign.com

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN
PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF
"PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST
CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND
ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD
BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



LEXINGTON AVENUE
50' PUBLIC R/W
MB 3 PG 10

SITE PLAN
SCALE: 1"=10'-0"

982 Ideal Way
Charlotte, N.C. 28203
704.374.9111 t
704.374.9110 f
www.trishachamberdesign.com

trishachamber
design

ENGINEER:

PROJECT:
BROADWELL RESIDENCE

DRAWN BY:
DAVID STRANGE

CHECKED BY:
-

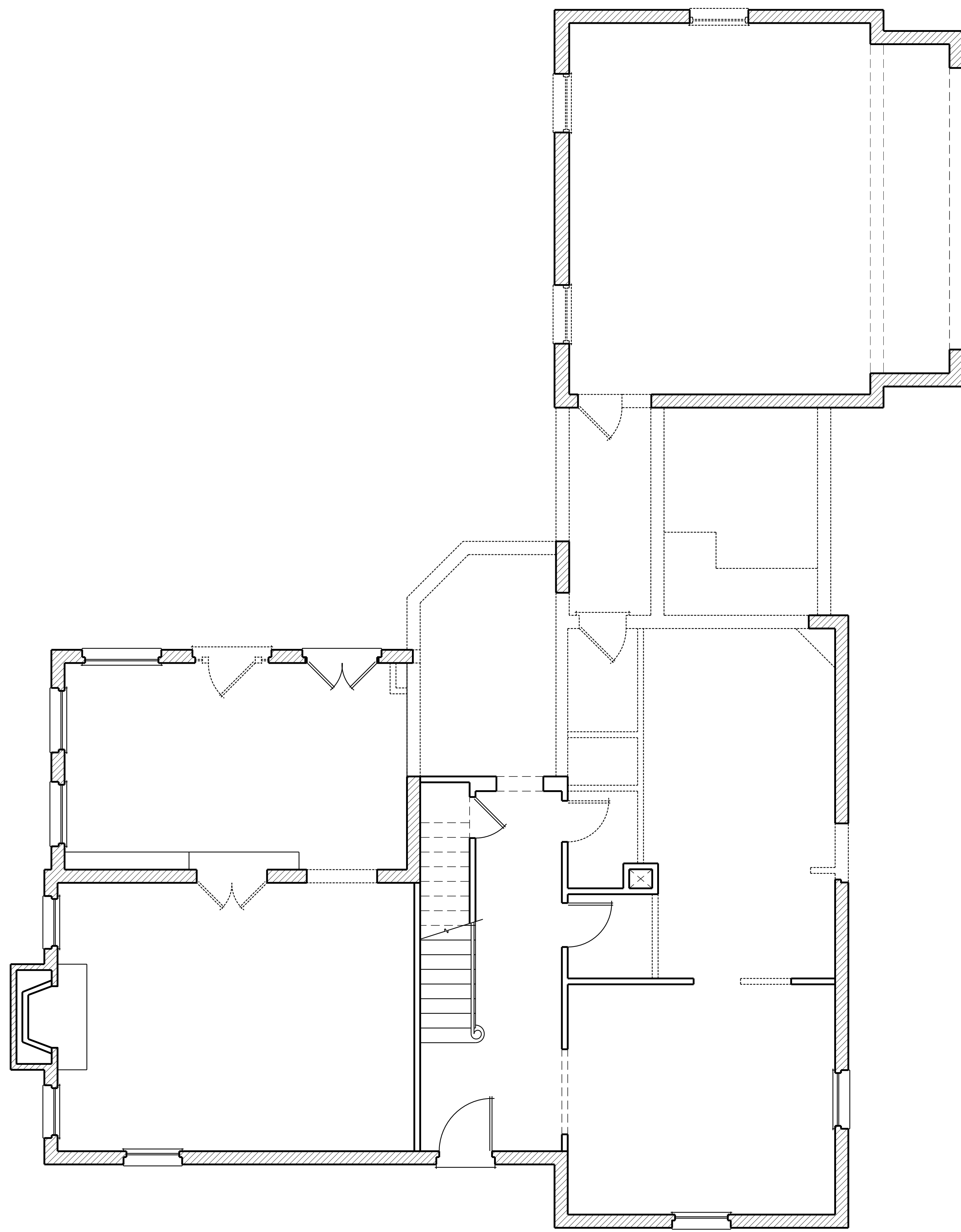
PRELIMINARY DATE:
-

DATE:
APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

MAIN LEVEL DEMO PLAN
SCALE: 1/4"=1'-0"

932 Ideal Way
Charlotte, N.C. 28203
704.374.9111 t
704.374.9110 f
www.trishachambersdesign.com

t r i s h a c h a m b e r s
d e s i g n

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

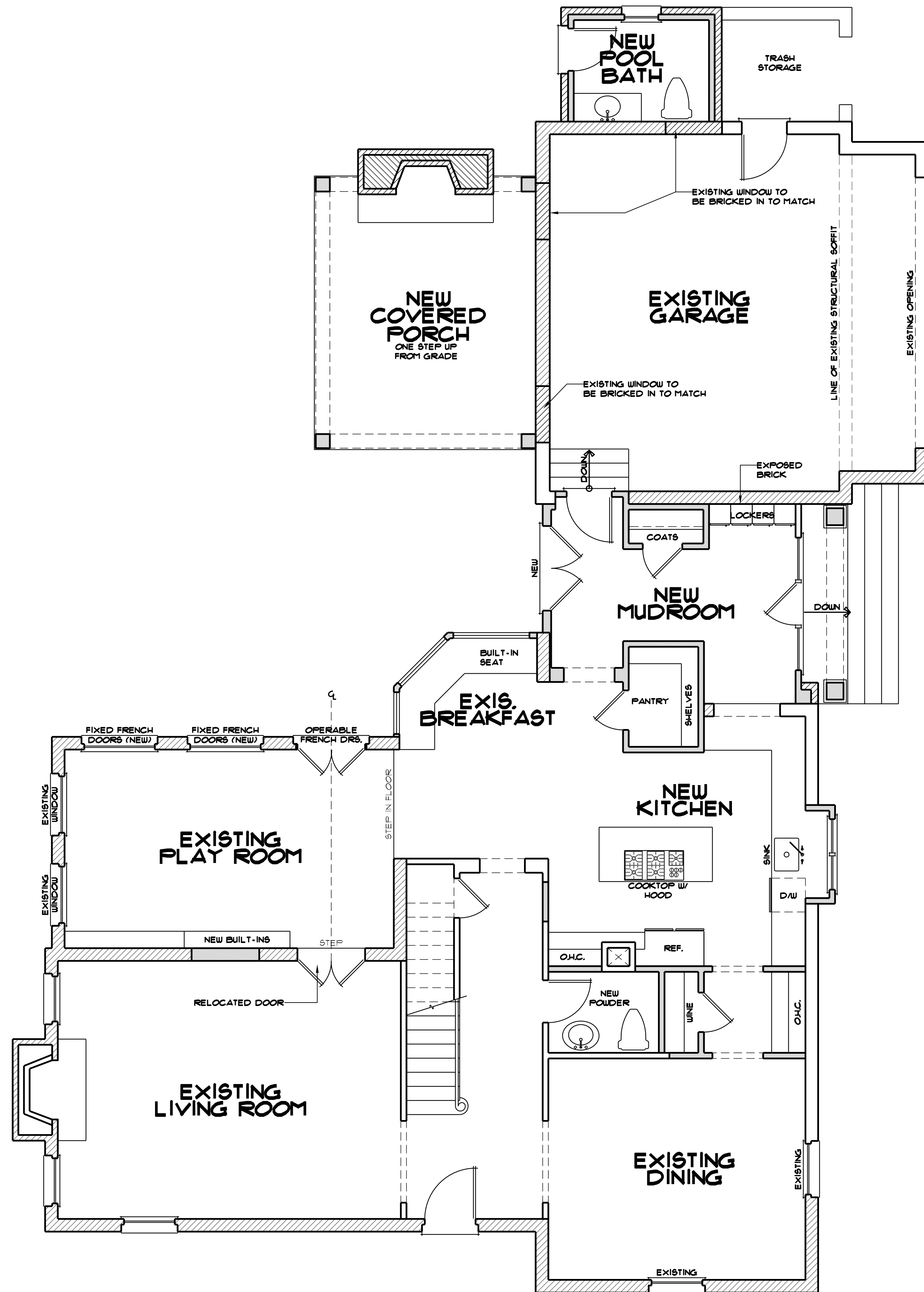
PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

SQUARE FOOTAGE	
2/14/2012	
New Main Level	1,669 Sq.Ft.
New Upper Level	1,951 Sq.Ft.
Total Heated	3,620 Sq.Ft.
New Side Entry	31 Sq.Ft.
Two Car Garage	510 Sq.Ft.
Pool Bath	64 Sq.Ft.
New Covered Terrace	218 Sq.Ft.
Total Under Roof	4,443 Sq.Ft.

MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
 THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.

932 Ideal Way
 Charlotte, N.C. 28203
 704.374.9111 t
 704.374.9110 f
 www.trishachambersdesign.com

t r i s h a c h a m b e r s
 d e s i g n

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:
 -

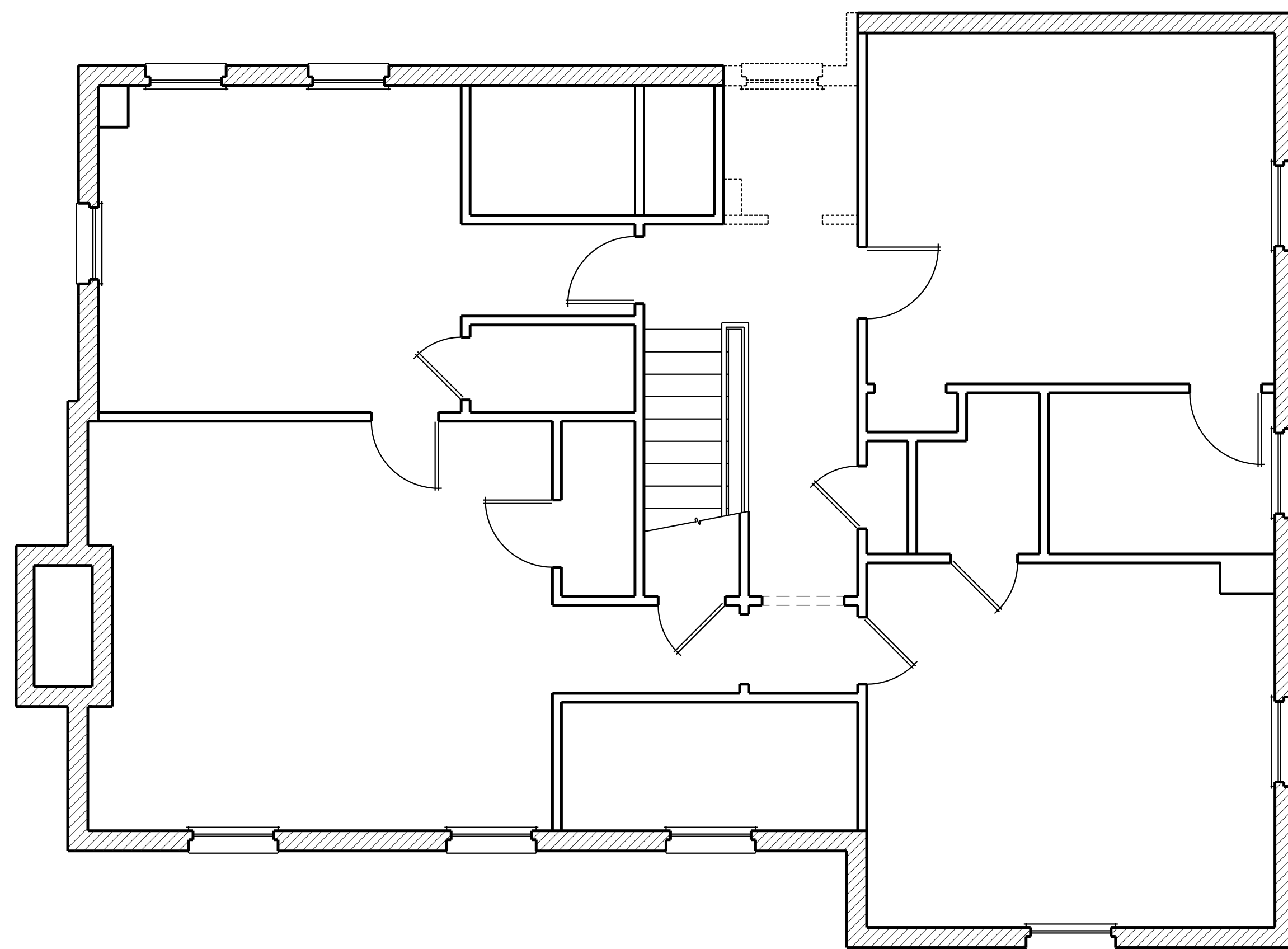
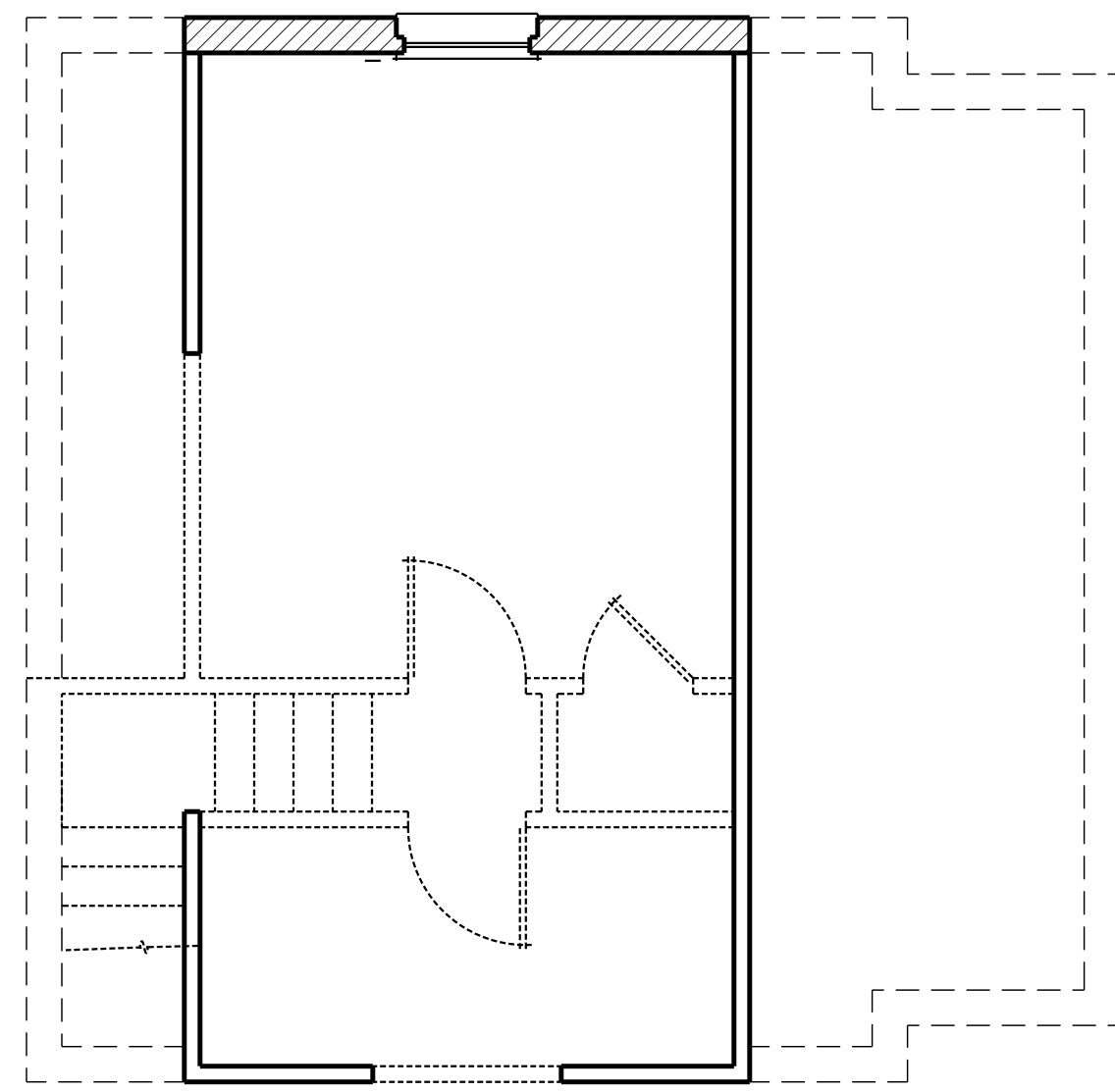
PRELIMINARY DATE:
 -

DATE: APRIL 2, 2012

SHEET

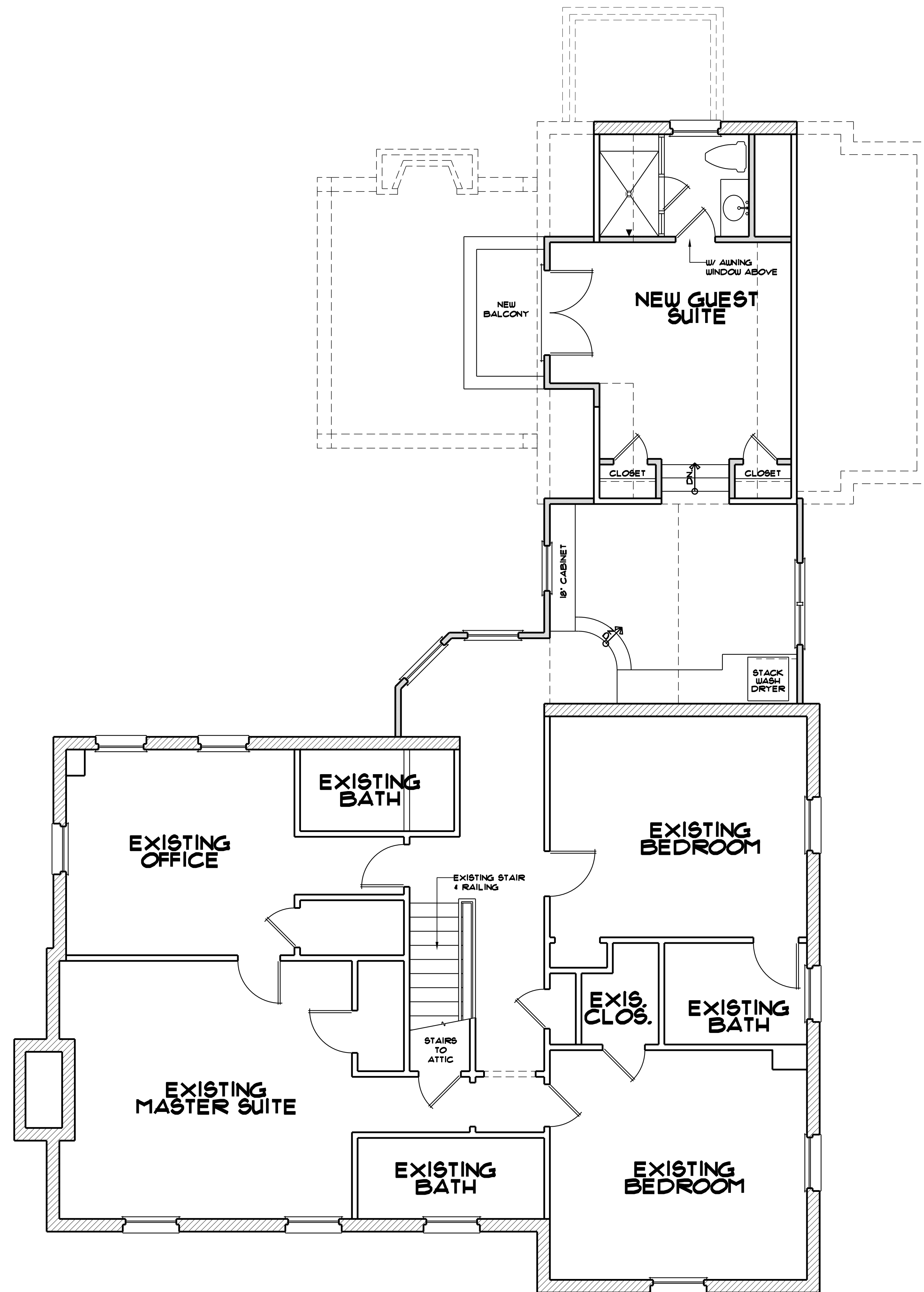
OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
 THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

UPPER LEVEL DEMO PLAN
 SCALE: 1/4"=1'-0"



LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

SQUARE FOOTAGE	
2/14/2012	
New Main Level	1,669 Sq.Ft.
New Upper Level	1,951 Sq.Ft.
Total Heated	3,620 Sq.Ft.
New Side Entry	31 Sq.Ft.
Two Car Garage	510 Sq.Ft.
Pool Bath	64 Sq.Ft.
New Covered Terrace	218 Sq.Ft.
Total Under Roof	4,443 Sq.Ft.

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

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

PRELIMINARY DATE:

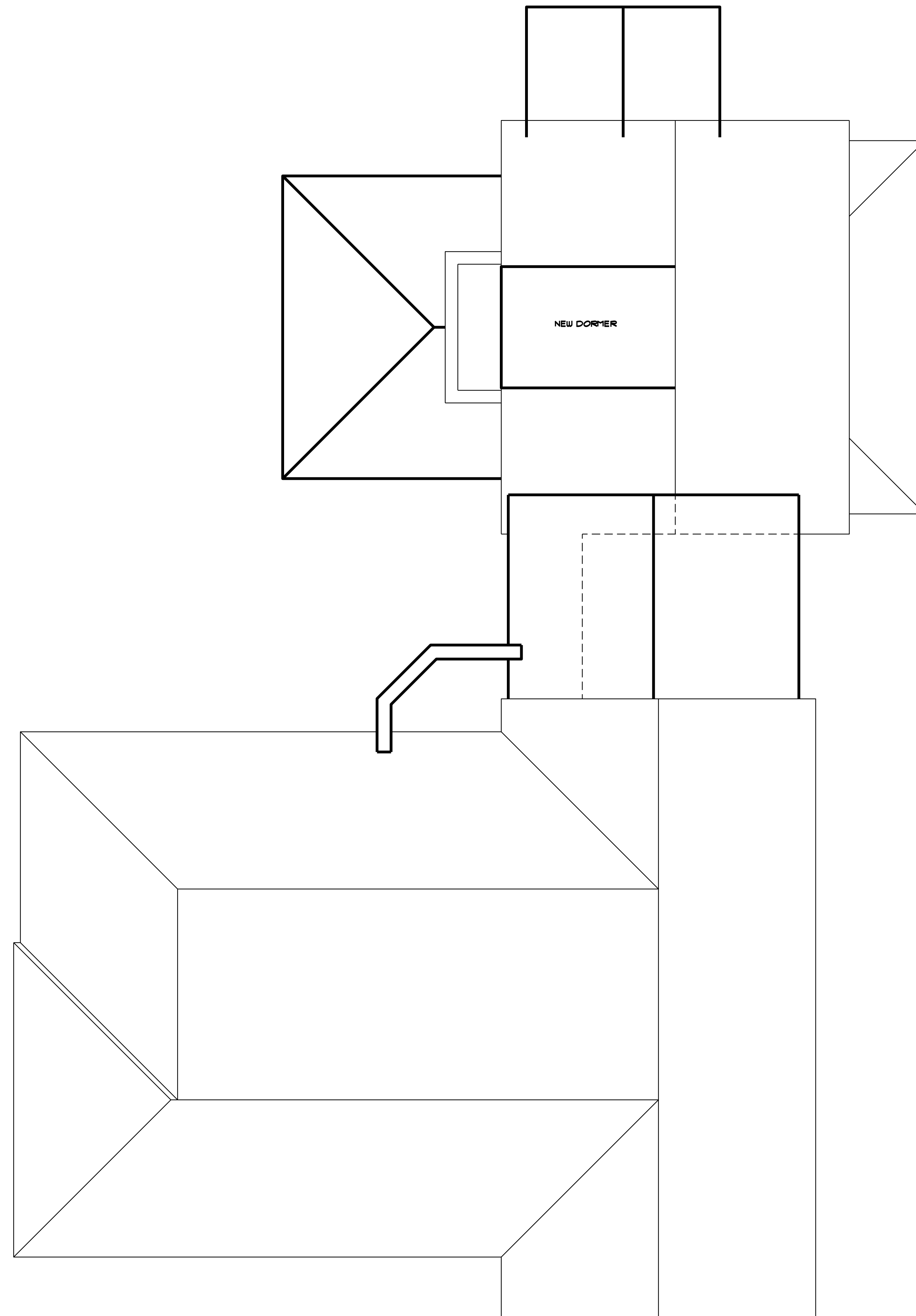
DATE: APRIL 2, 2012

SHEET

9

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY: THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



ROOF NOTES:

- *ALL RIDGES AND HIPS TO BE 2x10 U.N.O. ALL VALLEYS TO BE 2x10 U.N.O.
- *ALL RAFTERS TO BE 2x6 SPRUCE PINE FIR @ 16" O.C. UNLESS NOTED OTHERWISE
- *ALL RIDGES MUST HAVE 2x6 COLLAR TIES @ 48" O.C. (36" MAX. DISTANCE FROM RIDGE)
- *ALL HATCHED AREAS INDICATE OVERBUILD
- *ALL SHADED WALLS ARE RAFTER BEARING

TYPICAL NOTES:

- *MATCH ALL OVERHANGS TO EXISTING U.N.O.
- *MATCH ALL BOXING CONDITIONS TO EXISTING U.N.O.
- *MATCH ALL ROOF PITCHES TO EXISTING U.N.O.

LEGEND

- NEW ROOF LINE
- - - - - EXISTING ROOF LINE
- - - - - MODIFIED ROOF LINE

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

932 Ideal Way
Charlotte, N.C. 28203
704.374.9111 t
704.374.9110 f
www.trishachambersdesign.com

t r i s h a c h a m b e r s
d e s i g n

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

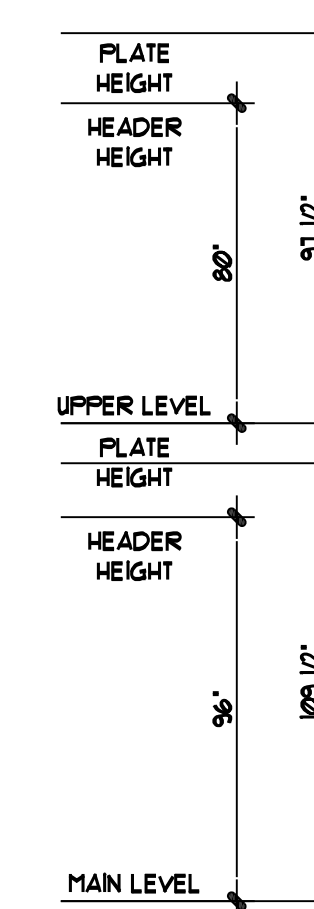
PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

1
OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



TYPICAL NOTES:
 *MATCH ALL OVERHANGS TO EXISTING UNO.
 *MATCH ALL BOXING CONDITIONS TO EXISTING UNO.
 *MATCH ALL ROOF PITCHES TO EXISTING UNO.

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

932 Ideal Way
 Charlotte, N.C. 28203
 704.374.9111 t
 704.374.9110 f
 www.trishachambersdesign.com

t r i s h a c h a m b e r s
 d e s i g n

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

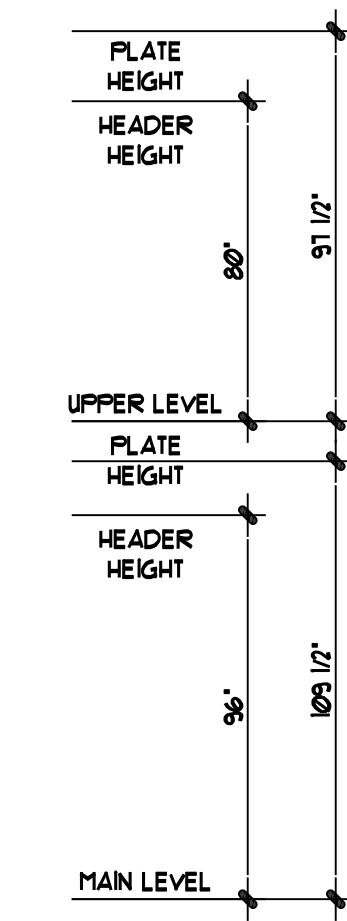
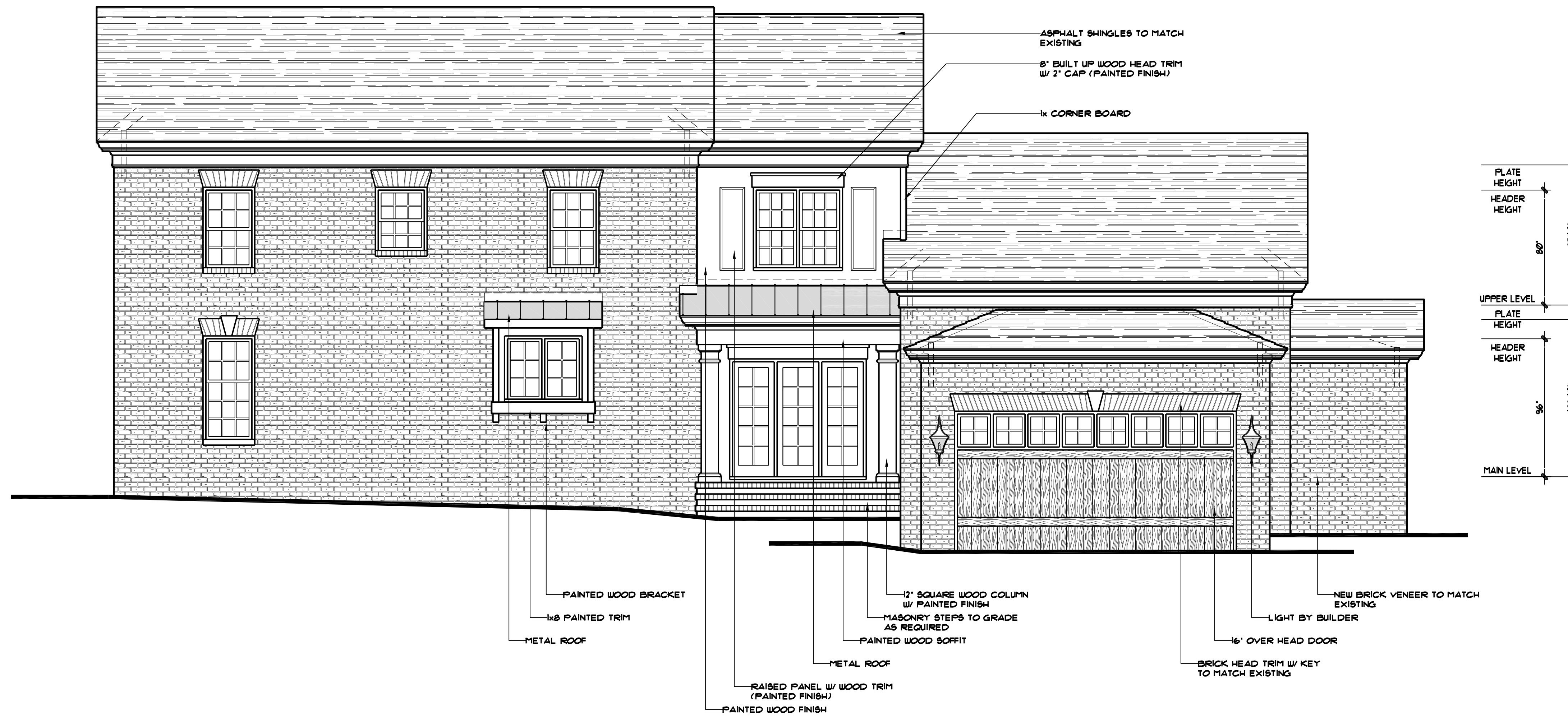
PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
 THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



TYPICAL NOTES:

- *MATCH ALL OVERHANGS TO EXISTING UNO.
- *MATCH ALL BOXING CONDITIONS TO EXISTING UNO.
- *MATCH ALL ROOF PITCHES TO EXISTING UNO.

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

932 Ideal Way
Charlotte, N.C. 28203
704.374.9111 t
704.374.9110 f
www.trishachambersdesign.com

trishachambers
design

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.

932 Ideal Way
 Charlotte, N.C. 28203
 704.374.9111 t
 704.374.9110 f
 www.trishachambersdesign.com

t r i s h a c h a m b e r s
 d e s i g n

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

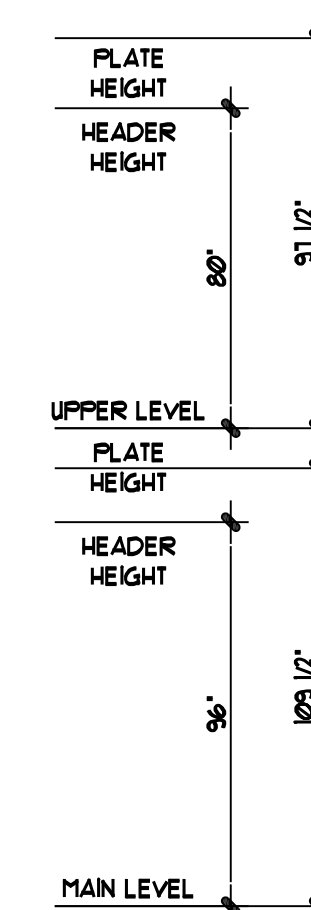
PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
 THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



TYPICAL NOTES:
 *MATCH ALL OVERHANGS TO EXISTING UNO.
 *MATCH ALL BOXING CONDITIONS TO EXISTING UNO.
 *MATCH ALL ROOF PITCHES TO EXISTING UNO.

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

932 Ideal Way
 Charlotte, N.C. 28203
 704.374.9111 t
 704.374.9110 f
 www.trishachambersdesign.com

trishachambers
 design

ENGINEER:

PROJECT: BROADWELL RESIDENCE

DRAWN BY: DAVID STRANGE

CHECKED BY:

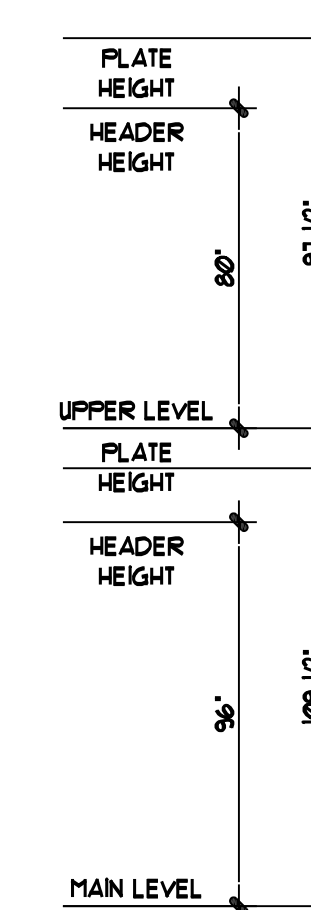
PRELIMINARY DATE:

DATE: APRIL 2, 2012

SHEET

OF - SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
 THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



TYPICAL NOTES:
 *MATCH ALL OVERHANGS TO EXISTING UNO.
 *MATCH ALL BOXING CONDITIONS TO EXISTING UNO.
 *MATCH ALL ROOF PITCHES TO EXISTING UNO.

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

Charlotte Historic District Commission - Case 2012-018

