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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 1711 Dilworth Road East

**SUMMARY OF REQUEST:** Conservatory Addition

**OWNER:** James Ditmore

**APPLICANT:** Kenny Craft

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**Details of Proposed Request**

*Existing Conditions*

The subject property was built in 1946 but substantially renovated. It is not listed in the National Register. The Cottage style home has Craftsman elements such as decorative eave brackets supporting wide overhangs. The existing detached garage does not appear to be an original structure (roof pitch, trim, offset door).

*Proposal*

The proposed project is a new detached garage and side addition to the principal structure. The one car garage is a 1.5 story structure with cross gable roof and small shed dormer with conditioned space above. The exterior materials are wood siding and cedar shingles. Other details include eave brackets, 2 and 3/1 windows, and exposed rafter tails. The existing garage would be demolished.

The one story side addition is partially visible from the front. The primary exterior material is glass with SDL windows.

*Revised Proposal-February*

The project to be reviewed is the conservatory addition. The use of the addition will be similar to a green house and requires clear windows on all sides for sunlight. The revised design includes trim detail similar to the existing home.

**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>

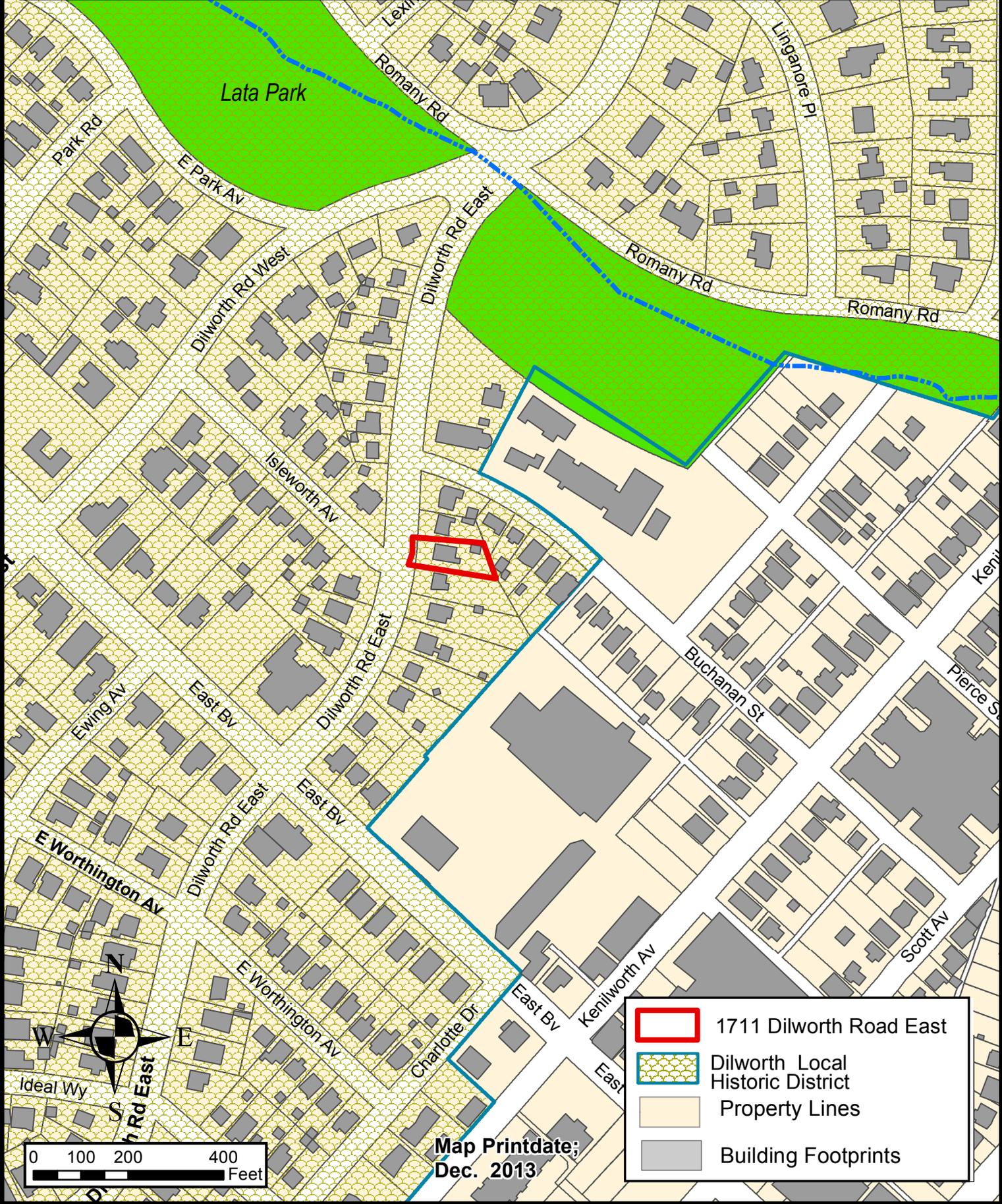
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

Staff believes the project meets the applicable guidelines additions.

# Charlotte Historic District Commission - Case 2013-188

## District Location; DILWORTH



- 1711 Dilworth Road East
- Dilworth Local Historic District
- Property Lines
- Building Footprints

Map Printdate;  
Dec. 2013

0 100 200 400  
Feet



12312738

1707  
12312702

1112

1118

12312737

1711  
12312703

1122

12312736

12312735

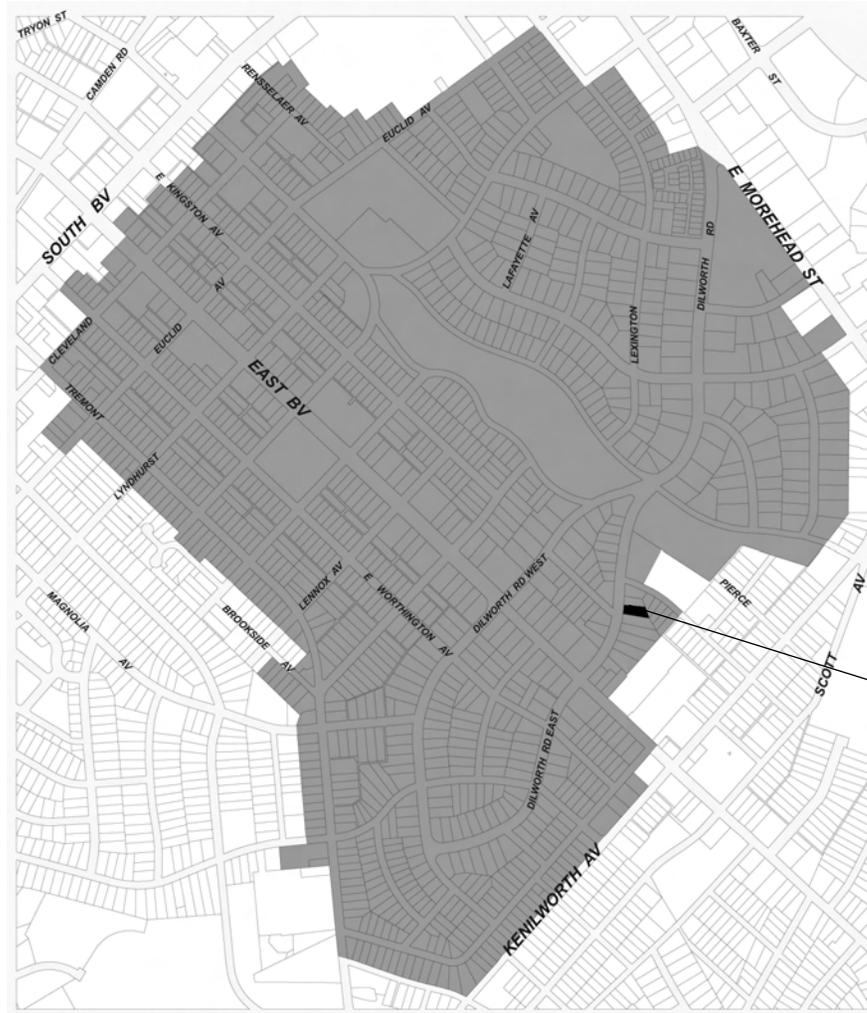
1715

12312704

Dilworth Rd East

Isleworth Av





Property

## Dilworth Historic District



### **Ditmore Conservatory/Green House**

1711 Dilworth Rd. E. - Charlotte, NC 28203

Kenny Craft, Architect - Craft Design Studio, PLLC

704.408.5501 - kenny@craftdesign-studio.com

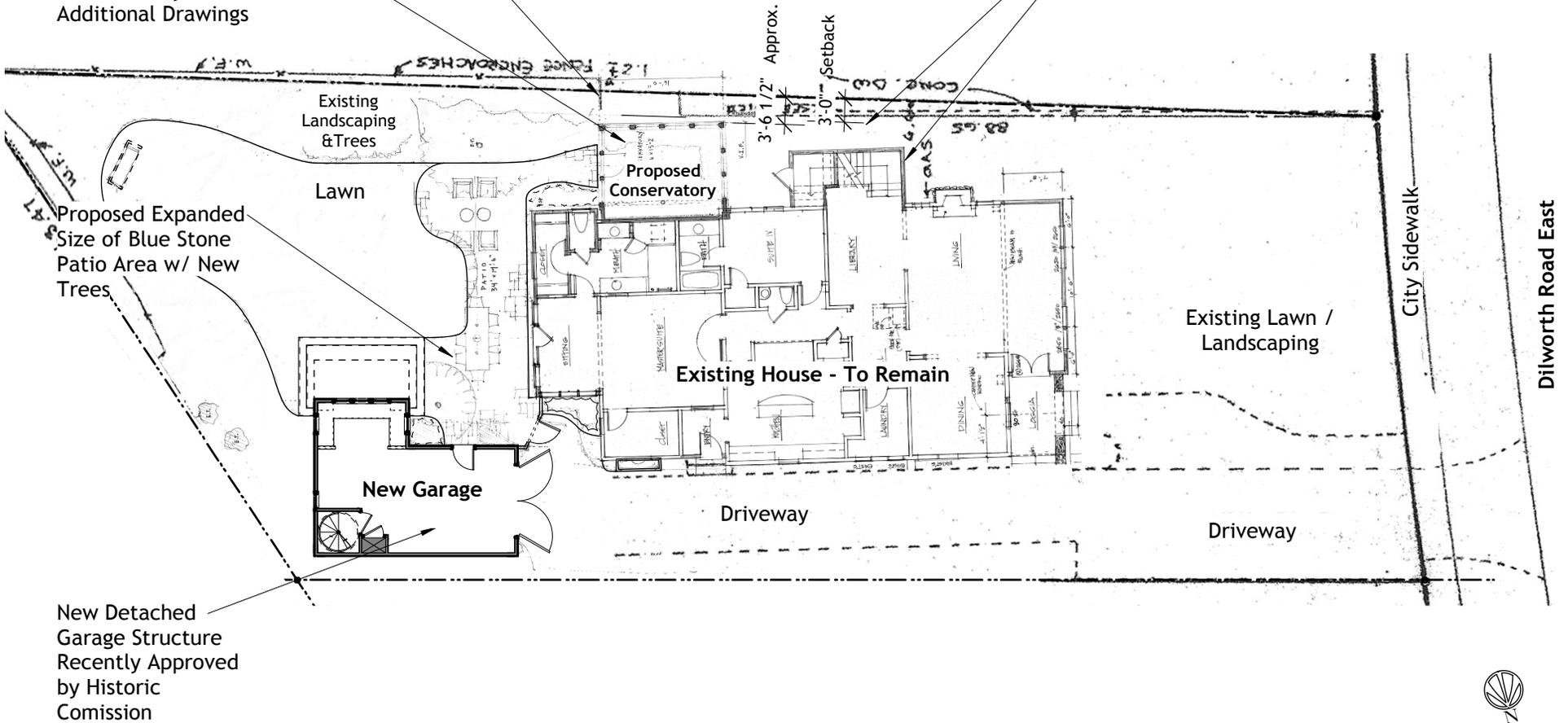
Project Location

2.3.14

Existing 36" Wood Picket Fence to Remain - Sections Adjacent to Conservatory May be Removed/Rebuilt as Required

Proposed Location / Size of Conservatory "Addition" - See Additional Drawings

Existing House "Bump - Out" & Landscaping Partially Screens Location of Proposed Conservatory Addition - See Attached Photos of Visibility from Street



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**Existing (Current) House**

Historic Renovation/Re-Construction 2004  
 Representative of Style/Character



**Existing (Current) Condition - Conservatory Addition Visibility Perspective**

Existing House Bump-Out & Shrubbery Obscures Majority of View of Proposed Conservatory



**Existing (Current) Side of House**

Location of Proposed Conservatory Addition - Relocating Condensing Units - Integrating Design Between two Bump-Outs



**Existing (Current) Side of House**

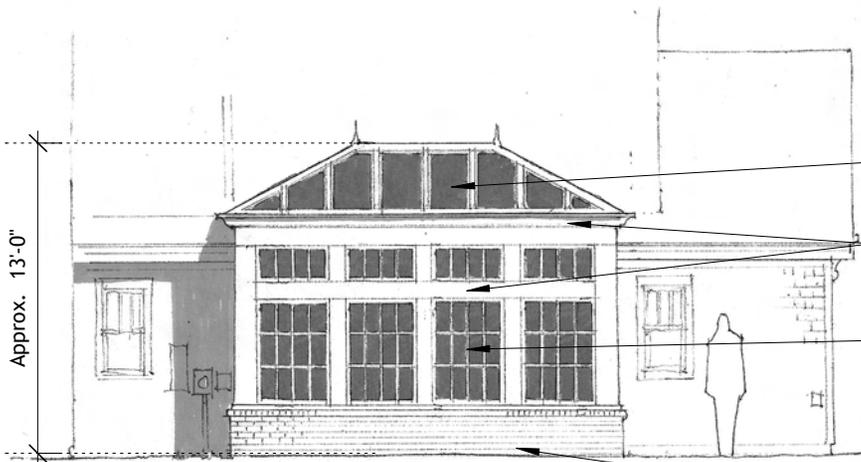
Location of Proposed Conservatory Addition - View From Rear w/ Obscured View of Road Beyond

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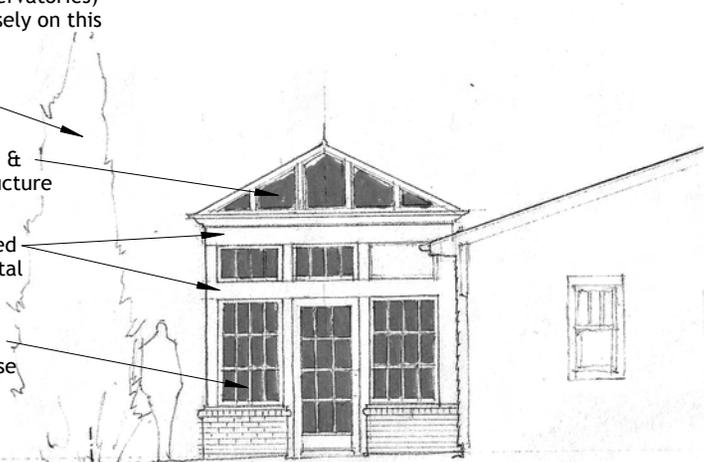
**NOTE:**

Conservatory Exact/Design & Details to be Provided by Manufacturer - Choice between two High Quality Companies (Parish Conservatories & Renaissance Conservatories) - Final Design Will Be Based very Closely on this Schematic Design

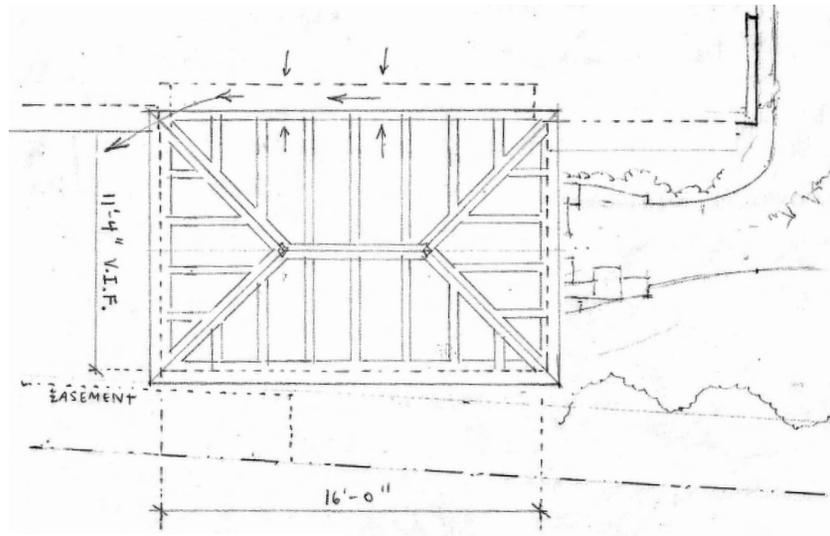
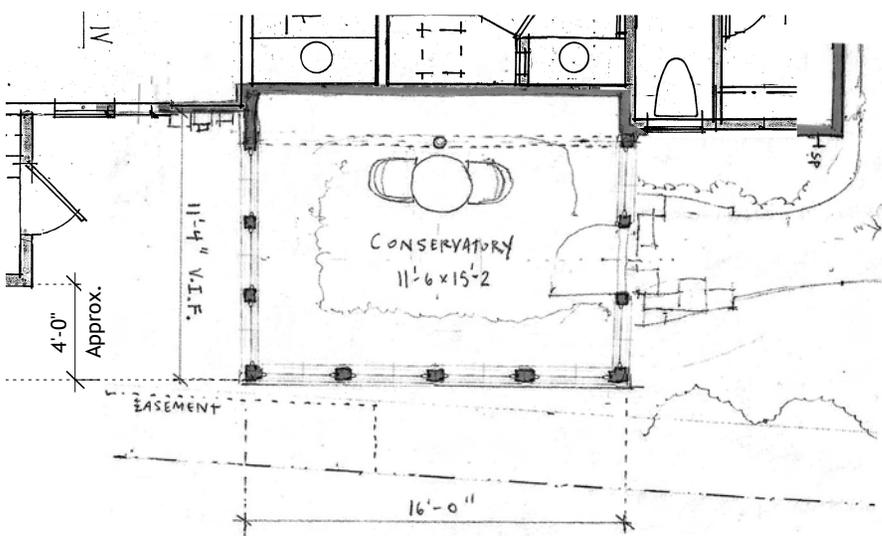


SOUTH ELEVATION

- Tall Privacy Shrubbery Beyond
- Conservatory Roof Structure - Glass & Painted Metal or Painted Wood Structure
- Trim / Mullions / Mouldings - Painted (or Solid Stain?) or Painted Clad Metal per Manufacturer..
- Simulated Divided Lite Windows w/ Sash Details Similar to Existing House Context
- Brick Base/Foundation to Match Brick Foundation of Existing House



EAST ELEVATION



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**SUNROOM** - (a room of house with more windows / enveloped with roof/walls matching character of house..)



**CONSERVATORY (GREEN HOUSE)** - (detached or partially attached / all glass / glass roof / complimentary but distinct character..)



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Definition / Clarification

Scale: NTS

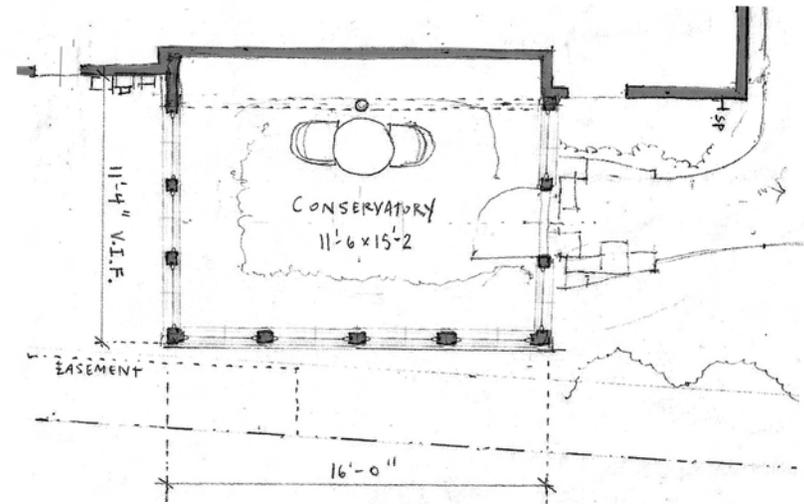
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### Existing House Elevation w/ Proposed Conservatory/Greenhouse

**NOTES:**

1. Conservatory Structure to be Provided by Manufacturer - Choice between two High Quality Companies (Parish Conservatories & Renaissance Conservatories) - Final Design Based Schematic Design
2. Conservatory Roof Structure - Glass & Painted Metal or Painted Wood Structure
3. Trim / Mullions / Mouldings - Painted (or Solid Stain?) or Painted Clad Metal per Manufacturer..
4. Simulated Divided Lite Windows w/ Sash Details Similar to Existing House Context - Vertically Proportioned Window Panes Similar to Primary House
5. Brick Base/Foundation to Match Brick Foundation of Existing House
6. Eave/Pergola Feature w/ 3x Projecting Corbels & 2x2 Purlins Above for Craftsman Inspired Feature



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New / Revised - South Elevation

Scale: 1/8" = 1'-0"

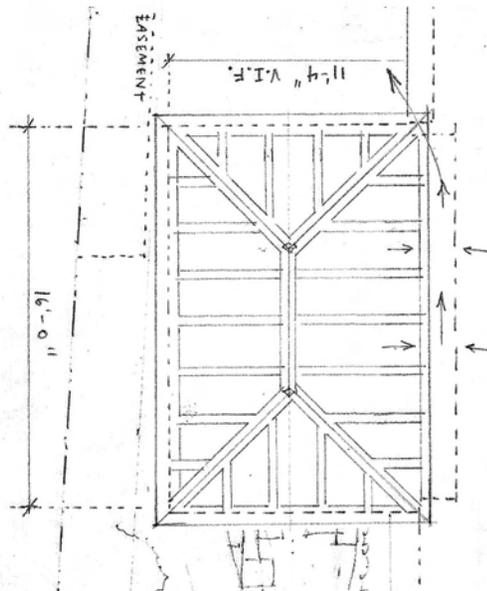
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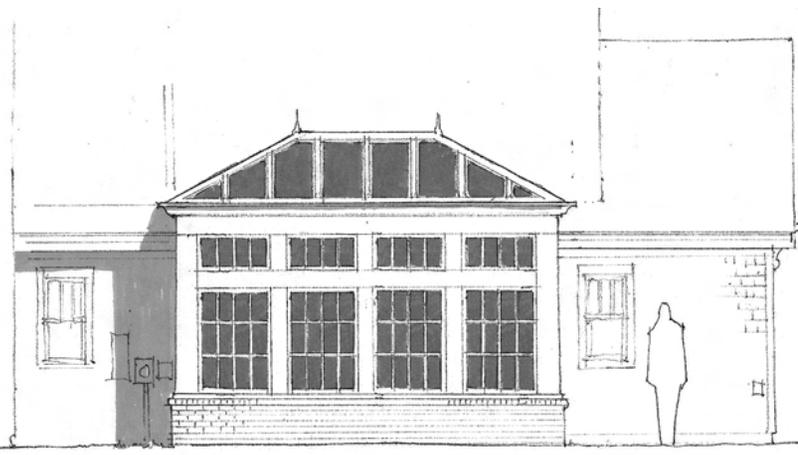
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New / Revised - East Elevation

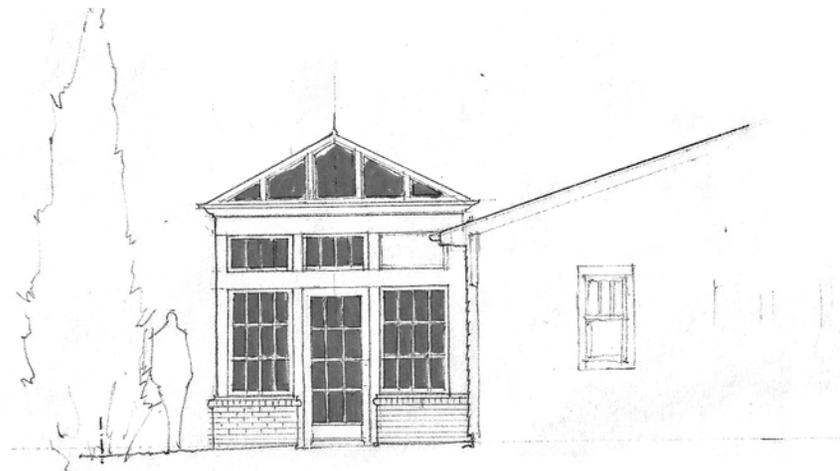
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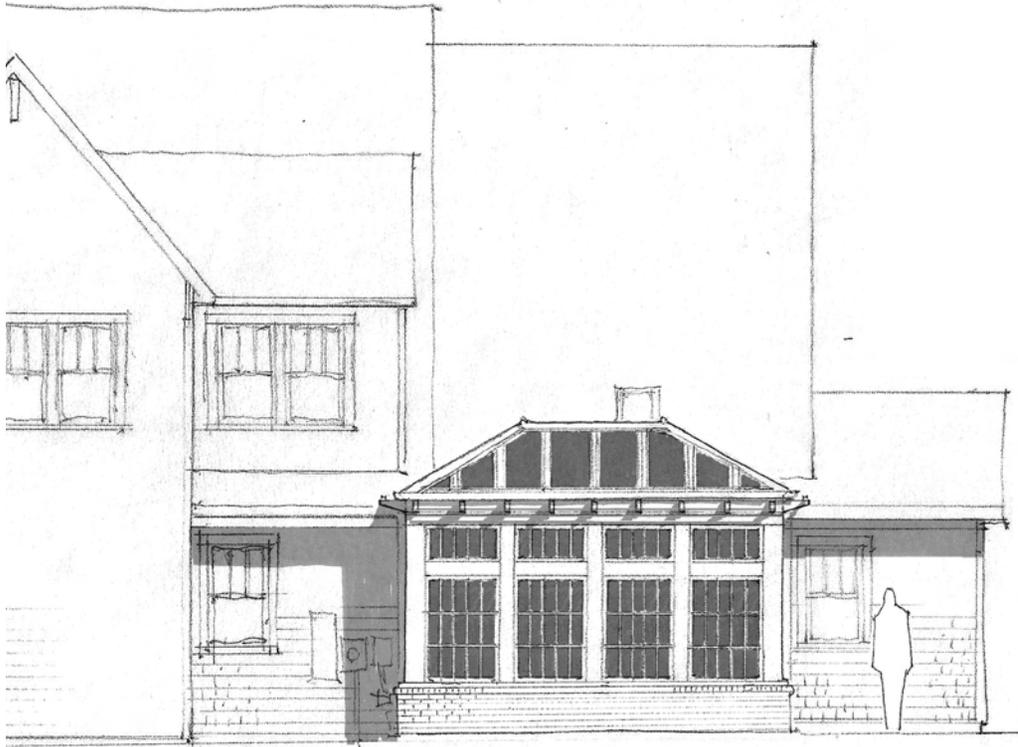


SOUTH ELEVATION

Previously Proposed Conservatory/Greenhouse



EAST ELEVATION



Revised / Proposed Conservatory/Greenhouse



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Previous vs. New - Comparison

Scale: 1/8" = 1'-0"

2.3.14