**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1114 Linganore Place

**SUMMARY OF REQUEST:** Addition

**OWNER:** Jerry & Leigh Moran

**APPLICANT:** Kent Lineberger

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### Details of Proposed Request

**Existing Conditions**  
This c. 1930 house is listed as a Contributing Structure in the Dilworth National Register Survey. It is a two story brick home with underneath parking on a large lot at the corner of Dilworth Road and Linganore Place.

**Proposed**  
A main level expansion on the rear corner will accommodate a kitchen addition. Over it will be a bedroom expansion. A deteriorated, non-original sun room will be removed and the master suite will expand into this area. A covered porch will fit in between the expanded kitchen and the rebuilt sunroom with an outdoor fireplace/chimney incorporated into a retaining wall. New porch roof will be seamed copper. Paving will be bluestone slate.

**Staff Analysis:** Commission will determine if the proposed is either compliant with *Policy & Design Guidelines* or an exception is warranted.

### Policy & Design Guidelines

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.
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**
The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm.
Oak Tree near proposed Kitchen and stairway work. In question as to its ability to survive the new construction.
View from Dilworth Road

View of side garden on Dilworth Road/Right side
Rear face with sunroom
Rear gable at center Sunroom pre-demolition
Front elevation/Linganore Place viewpoint

Driveway view of Left side elevation
Left rear corner at kitchen and steps
EXCAVATE = 25" FOR NEW PORCH

REPLACE EXISTING WALKWAY AGAINT REAR

KITCHEN
REPLACE ALL INTERIOR SURFACES

CHIMNEY (REMOVED)

STUDY

STAIR HALL

LIVING ROOM

GARDEN COURT

FRONT STOOP

AS BUILT / DEMOLITION
MAIN LEVEL PLAN

NOTE