
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1114 Linganore Place

SUMMARY OF REQUEST: Garage and landscaping

OWNER: Jerry and Leigh Moran

APPLICANT: Kent Lineberger

The application was Continued from April for the following: 1) Parking - Removal of the additional parking pad, and 2) Scale/Context - Height of adjacent structures, and 3) Setback.

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 painted brick home with parking on the ground level. It is located on a large lot at the corner of Dilworth Road and Linganore Place.

Proposal

The proposal is a detached garage located in the rear yard and landscaping. Garage doors are carriage style, exterior material is brick with a clay tile roof to match the house. Windows will be wood STDL. The new garden courtyard will connect with garage and home. Garage height is approximately 25'-4", the house height is approximately 35'-6". Grading for the new garage and courtyard is identified on the plans. Courtyard features include pervious materials, new planting beds and metal handrails.

Revised Proposal – May 13, 2015

1. The height of adjacent structures is approximately 37' (principal structure) and 39' (adjacent house). Other heights along Linganore Place range from approximately 36' to 46'.
2. The garage setback is 5'-6" behind the principal structure.
3. The separate parking pad along Linganore Place has been removed.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

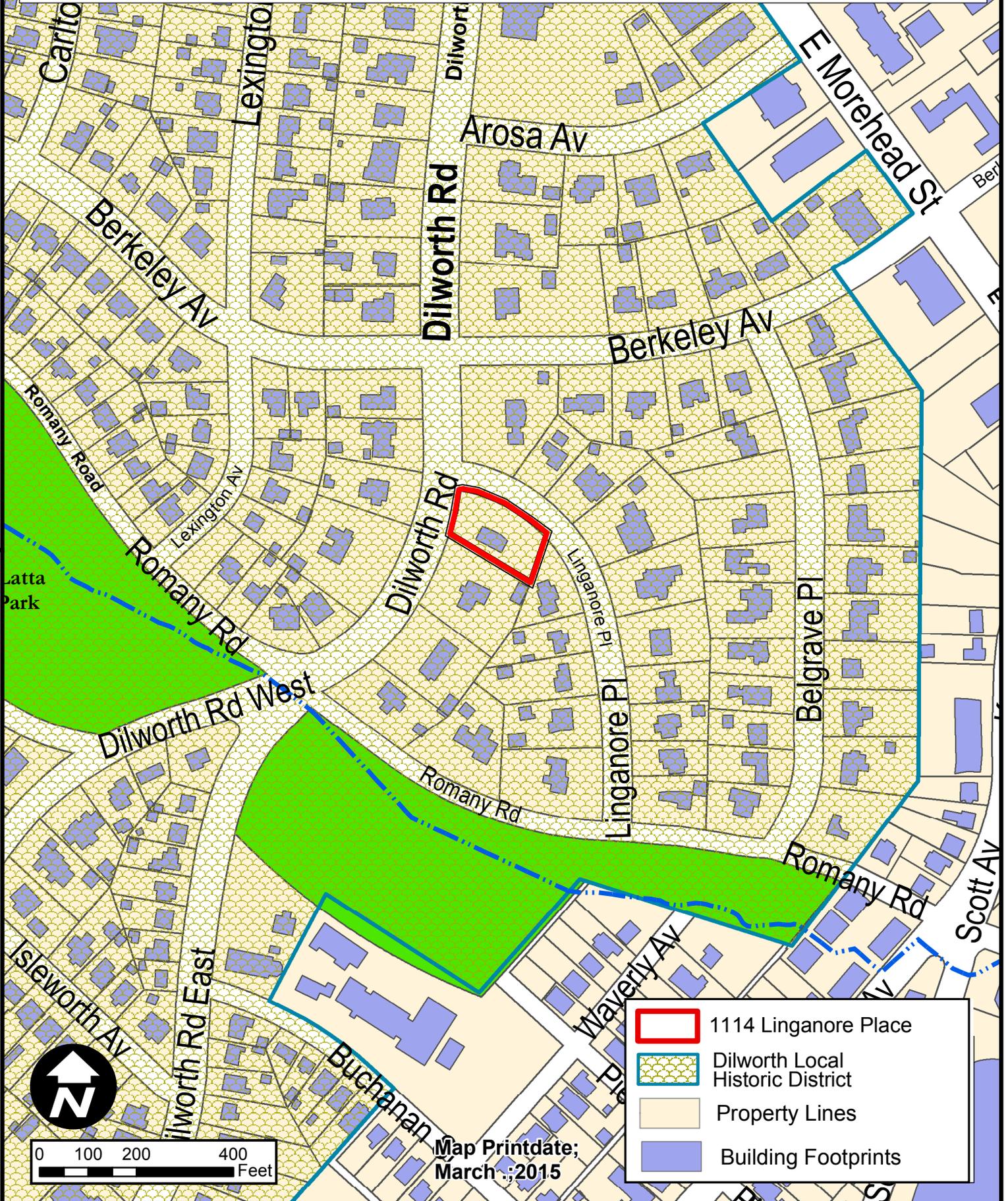
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction of a garage.

Charlotte Historic District Commission - Case 2015-046

Historic District; Dilworth



-  1114 Linganore Place
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:
March 2015



Moran House (1114 Linganore Place) - Approaching view of site from upper Linganore. Note vegetation already screening the neighbor's home.



Moran House (1114 Linganore Place) - Proposed site / Note scale of home behind.



Moran House (1114 Linganore Place) - View from opposite side of Linganore of vegetation between lots.



Moran House (1114 Linganore Place) - Existing site conditions / home beyond / oak on right not yet removed.



Moran House - Home opposite along Linganore / note scale of garage facing this property at corner of Dilworth Rd



Moran House (1114 Linganore Place) - Homes opposite along Linganore.



Moran House (1114 Linganore Place) - Homes opposite along Linganore.



Moran House (1114 Linganore Place) - Homes opposite along Linganore.



Moran House - Site sequence of property (left to right) - 1



Moran House –Site sequence of property (left to right) - 2



Moran House –Site sequence of property (left to right) - 3



Moran House –Site sequence of property (left to right) -4



Moran House - Site sequence of lot to the left of property on Liganore (right to left) - 1



Moran House – Site sequence of lot to the left of property on Liganore (right to left) - 2



Moran House –Site sequence of lot to the left of property on Liganore (right to left) - 3



Moran House –Site sequence of lot to the left of property on Liganore (right to left) - 4



Moran House -first two homes opposite of site along Linganore



Moran House -first two homes opposite of site along Linganore



Moran House - Homes further down Liganore on the same side



Moran House -Homes further down Liganore on the same side



Moran House -Homes further down Liganore on the same side



Moran House -Homes further down Liganore on the same side



Moran House—home on opposite side down Linganore



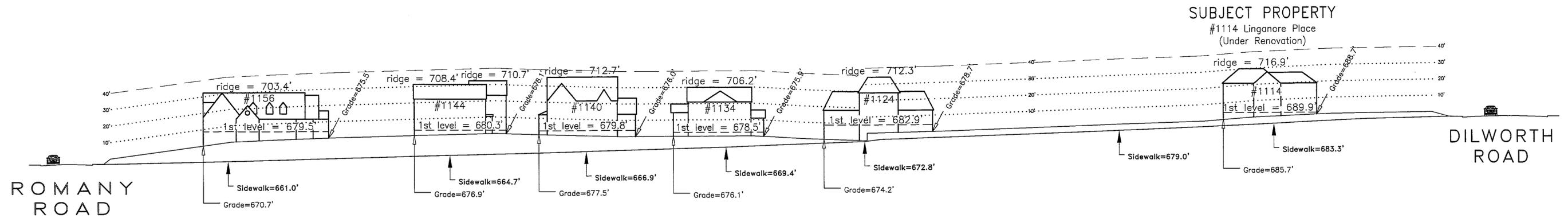
Moran House—approach from lower Linganore and neighbor's lot

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 17th day of April, 2015.



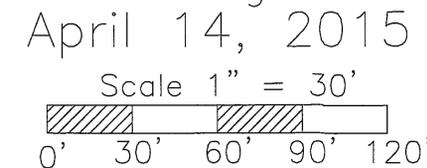
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Building Heights Sketch of
1100 BLOCK of LINGANORE PLACE
EVEN SIDE - FACING WEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department



General Notes:

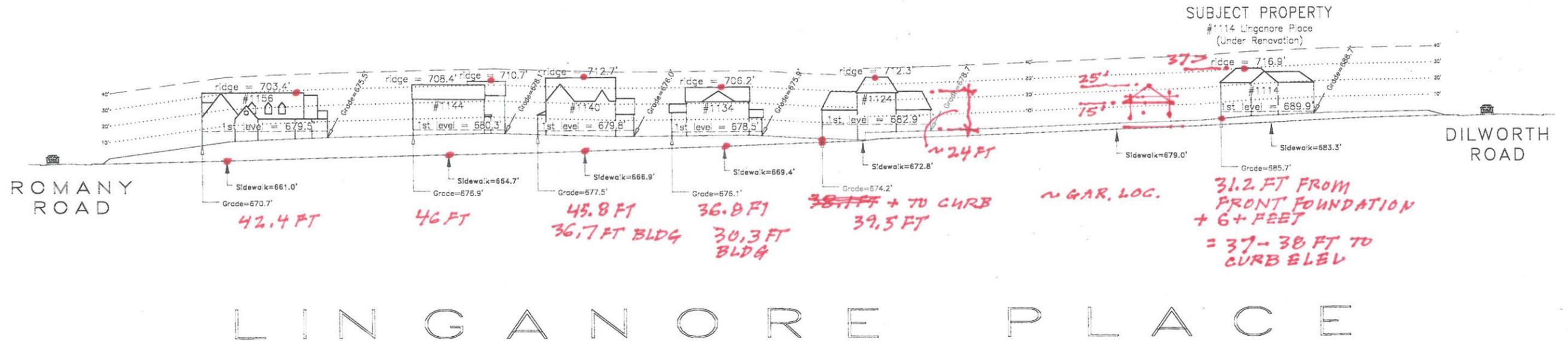
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2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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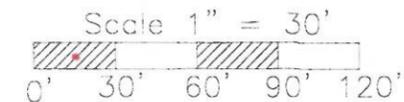
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*SITE -
 MAP -
 MP -
 ROOF -*

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 Building Heights Sketch of
1100 BLOCK of LINGANORE PLACE
EVEN SIDE - FACING WEST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 April 14, 2015



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APRIL 2015

~35'-6" ABOVE
COURTYARD

~26'-9" ABOVE
COURTYARD

RIDGE

12
9

UPPER LEVEL

MAIN LEVEL

OAK

NEW MTL
RAILING

EXISTING
BRICK WALL

COURTYARD

(2) 2846
CSIMNTS

(2) 98 x 82 WOOD
CARRIAGE HOUSE STYLE
AUTOMATED DOORS

SCALE / CONTEXT W/ HOME

1/4" = 1'-0"

30 MARCH 2015

KENT LINEBERGER ARCHITECTURE

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CHARLOTTE NC 28203

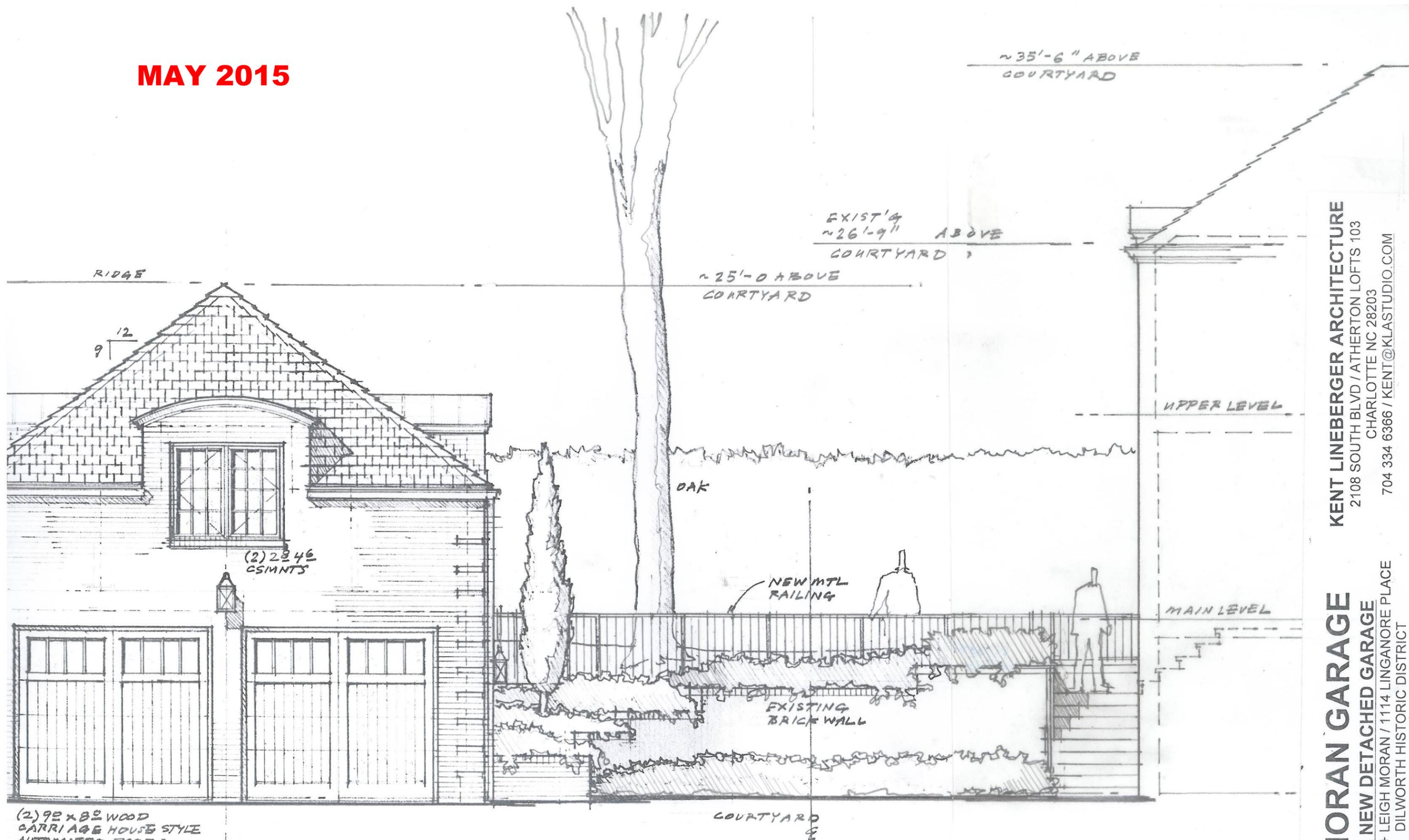
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MORAN GARAGE

A NEW DETACHED GARAGE

JERRY + LEIGH MORAN / 1114 LINGANORE PLACE
DILWORTH HISTORIC DISTRICT

MAY 2015



~35'-6" ABOVE
COURTYARD

EXIST'G
~26'-9" ABOVE
COURTYARD

~25'-0" ABOVE
COURTYARD

RIDGE

12
9

(2) 2x4s
CSIMNTS

OAK

NEW METAL
RAILING

UPPER LEVEL

MAIN LEVEL

EXISTING
BRICK WALL

COURTYARD

(2) 90 x 30 WOOD
CARRIAGE HOUSE STYLE
AUTOMATED DOORS

SCALE / CONTEXT W/ HOME

1/4" = 1'-0"

27 APRIL 2015

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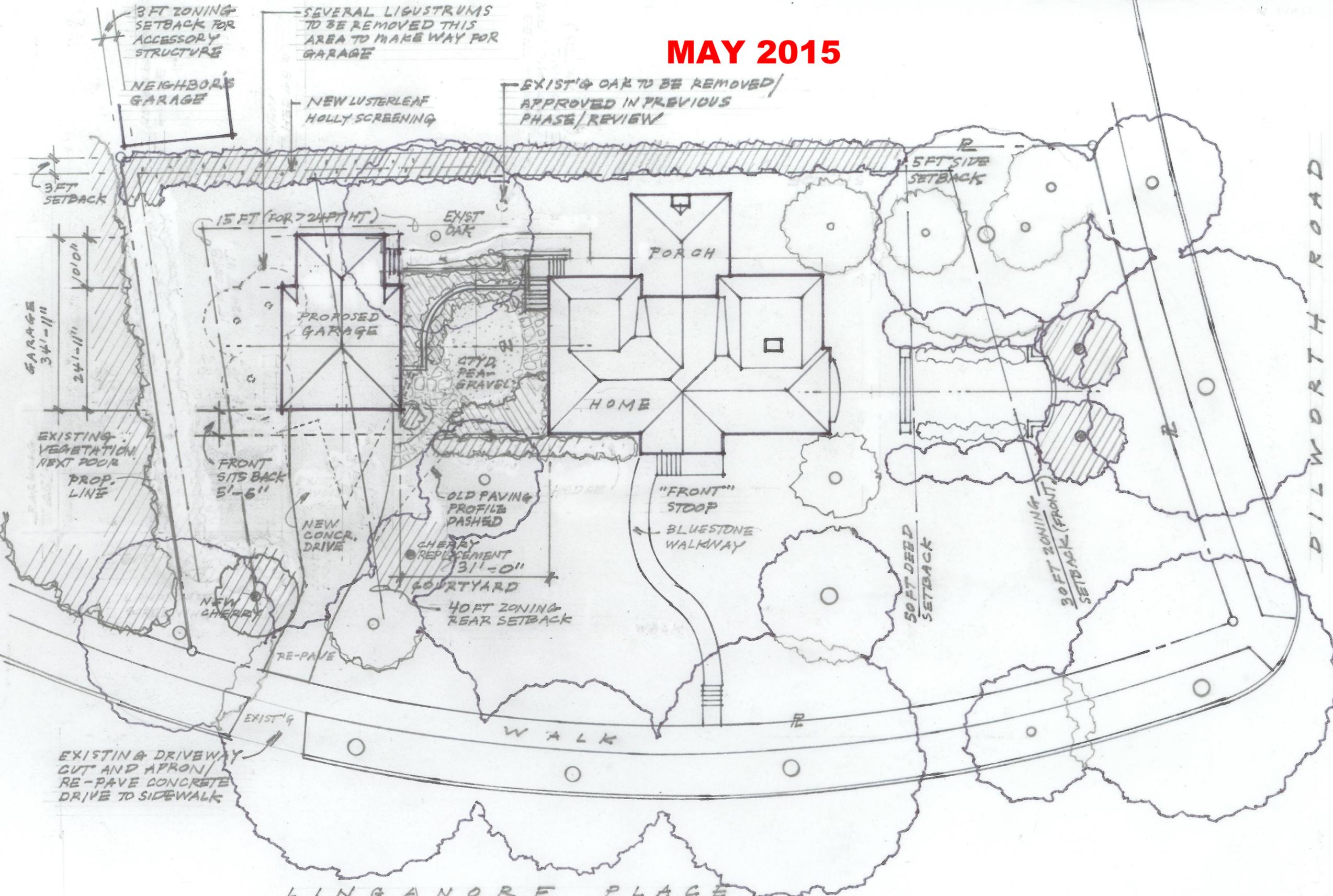
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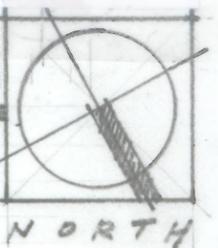
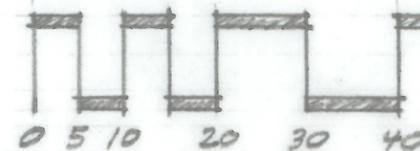
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SP

PROPOSED SITE PLAN

1" = 20'-0"

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10'-0"

34'-11"

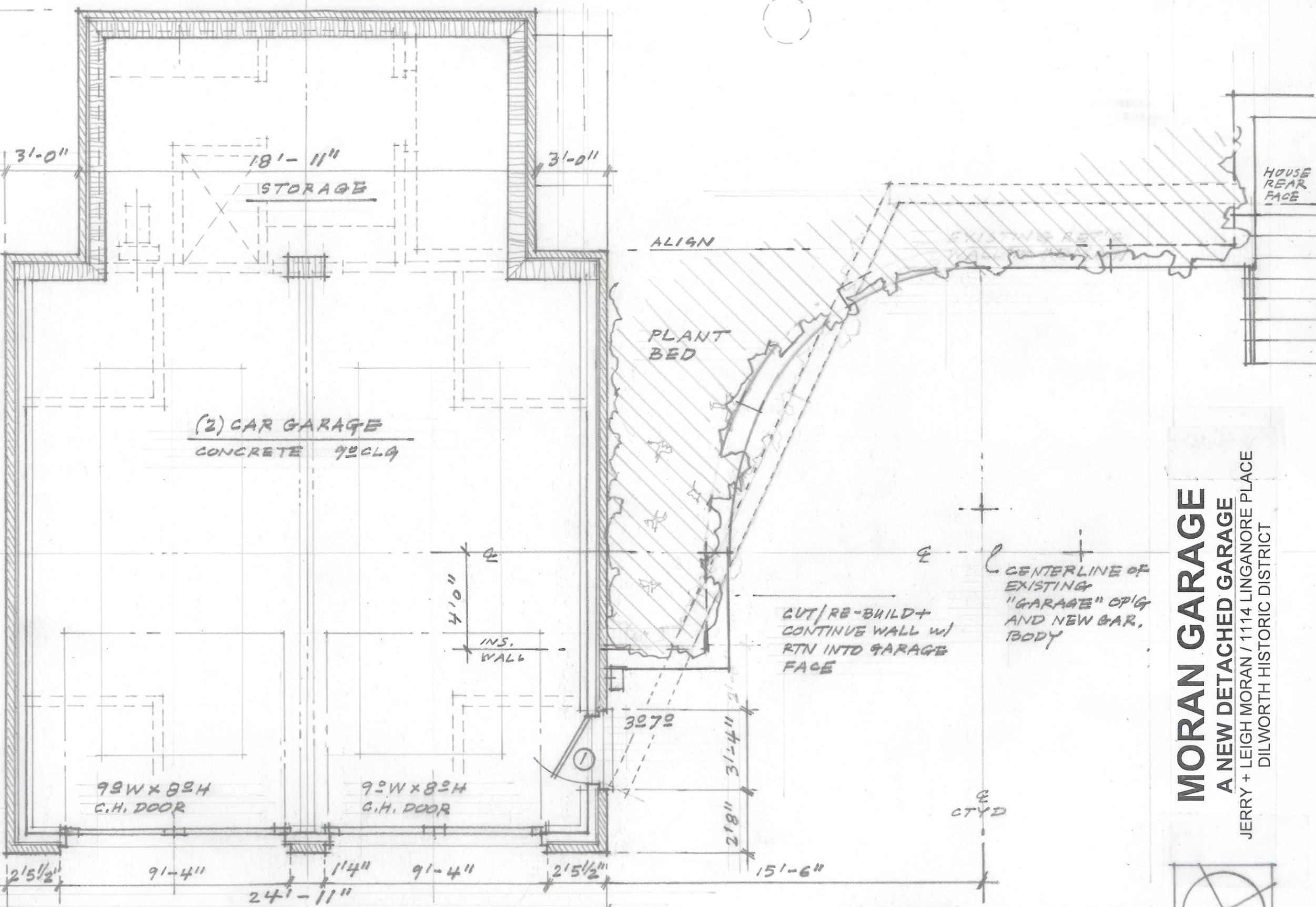
24'-11"

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GARAGE PLAN

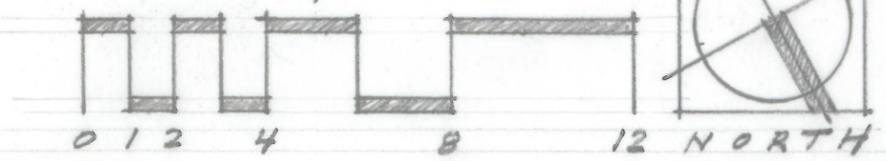
1/4" = 1'-0"

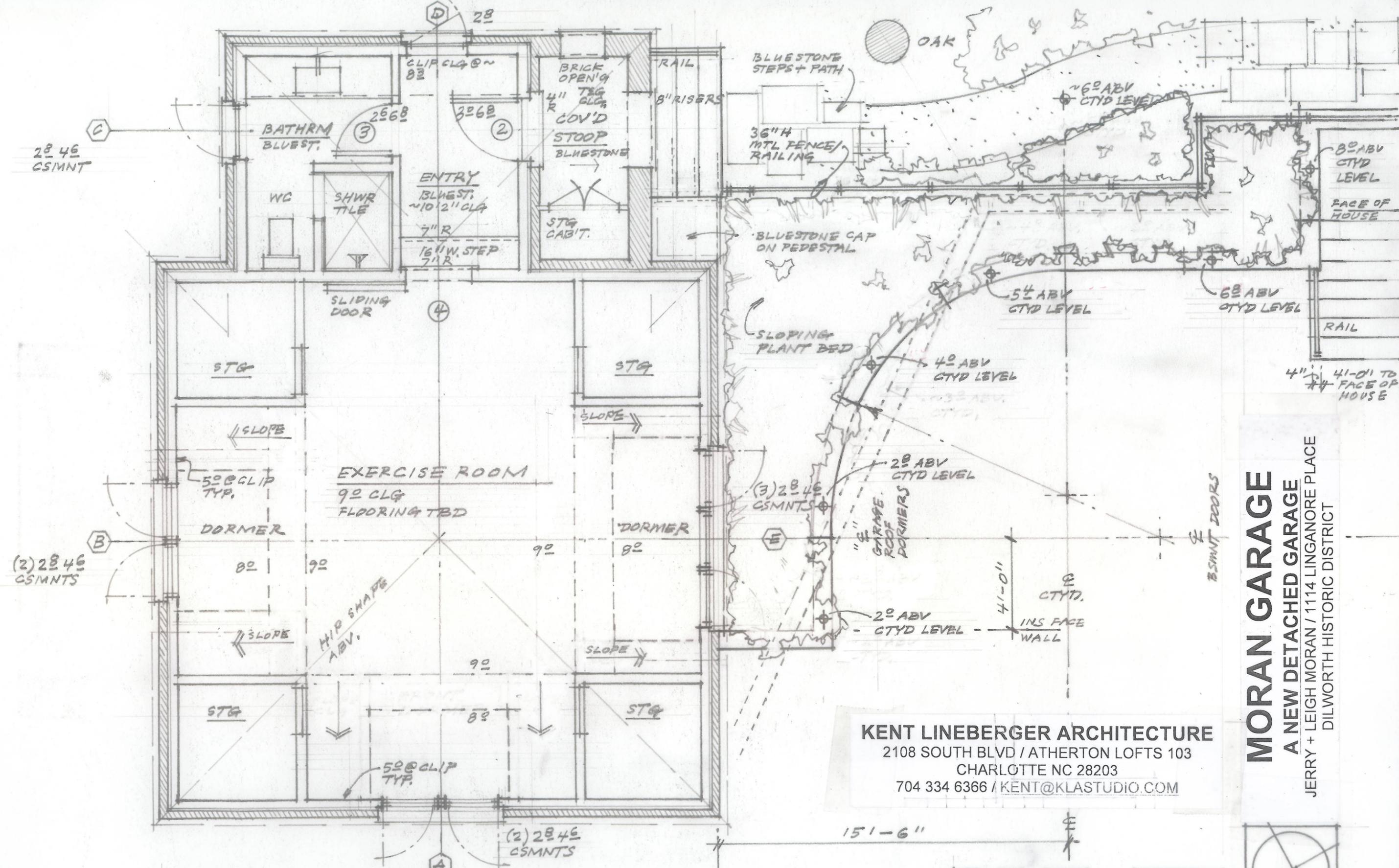
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UPPER LEVEL PLAN

1/4" = 1'-0"

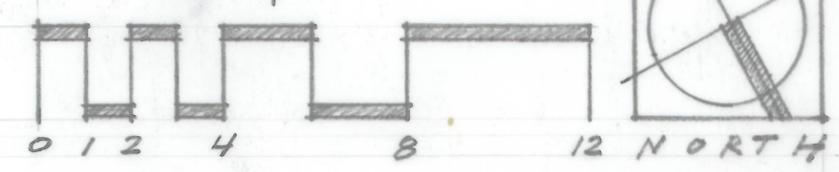
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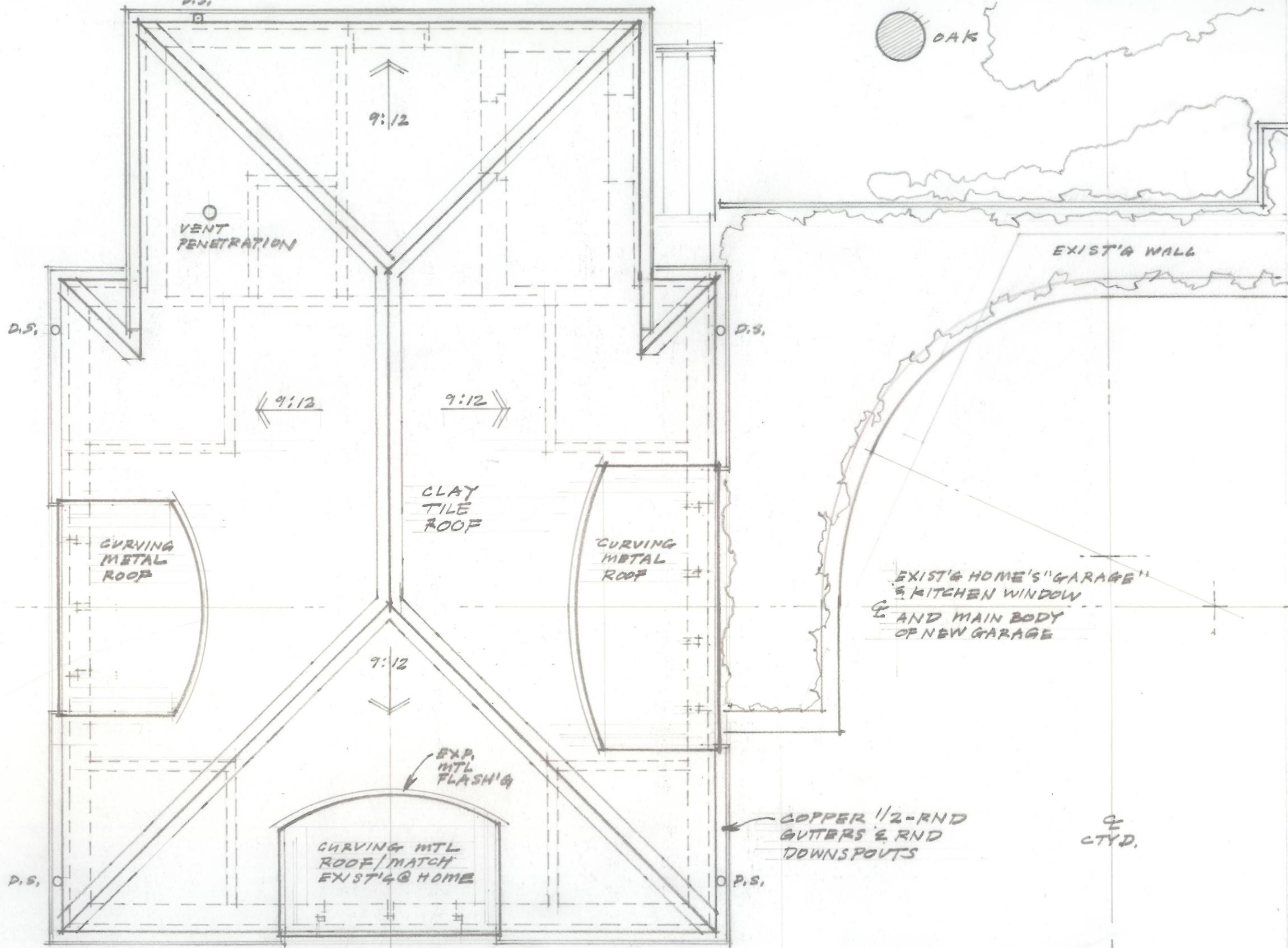
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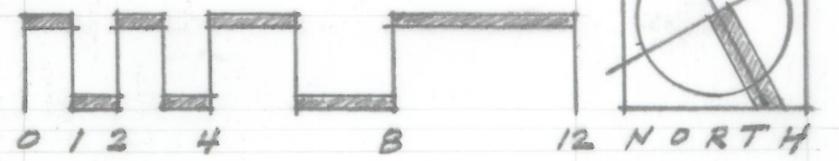
A1



ROOF PLAN

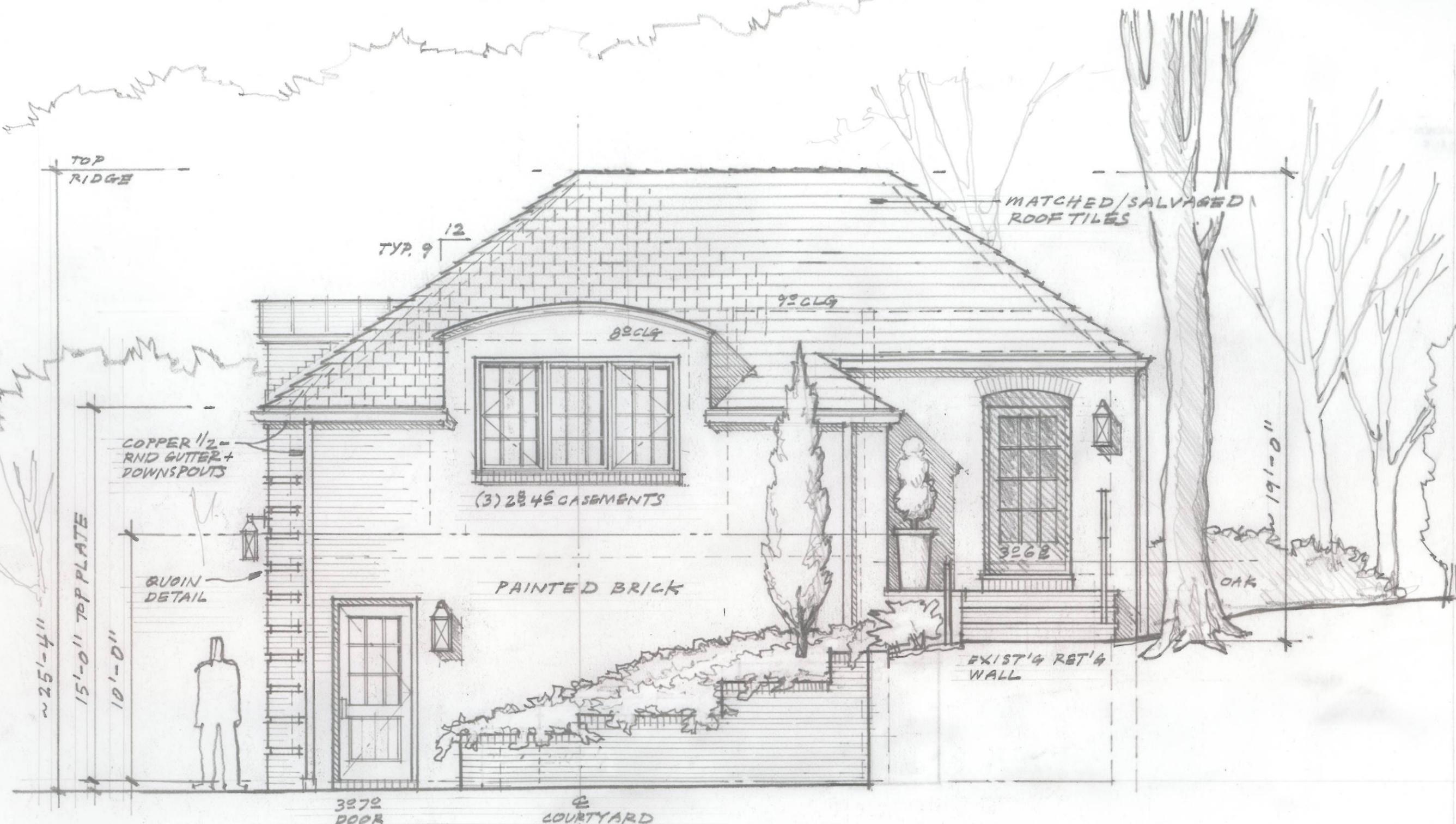
1/4" = 1'-0"

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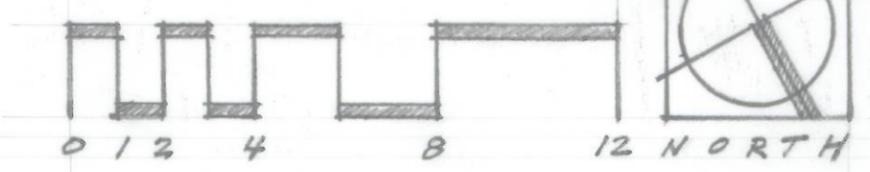
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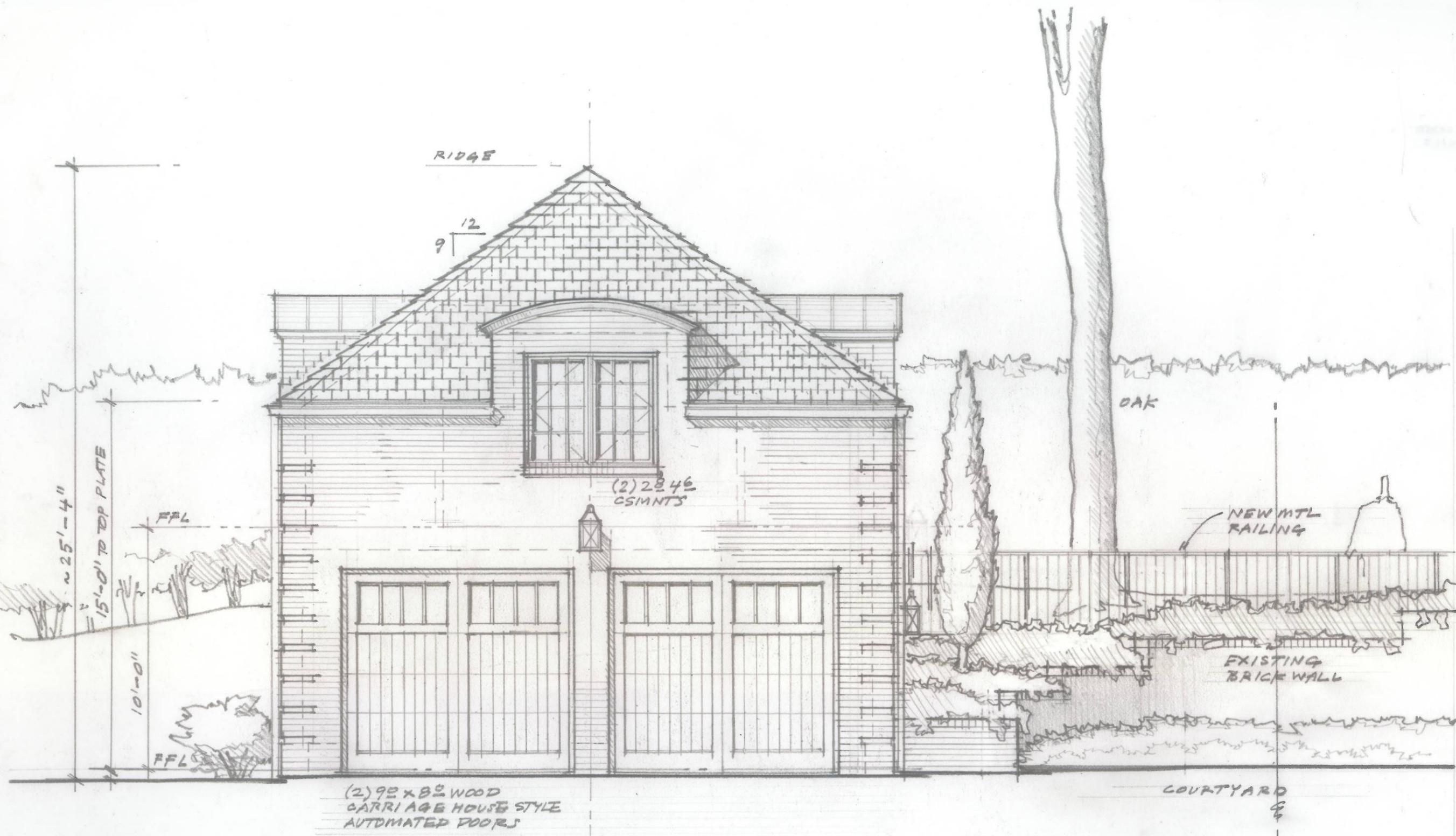
A3

RIGHT (NORTHWEST) ELEVATION

1/4" = 1'-0"

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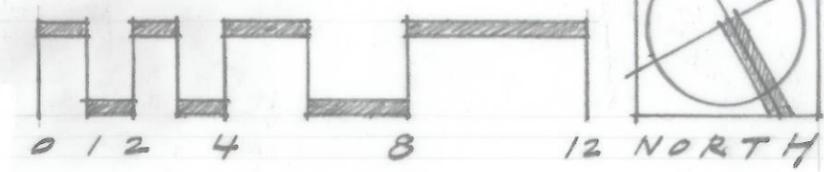


A4

FRONT (NORTHEAST) ELEVATION

1/4" = 1'-0"

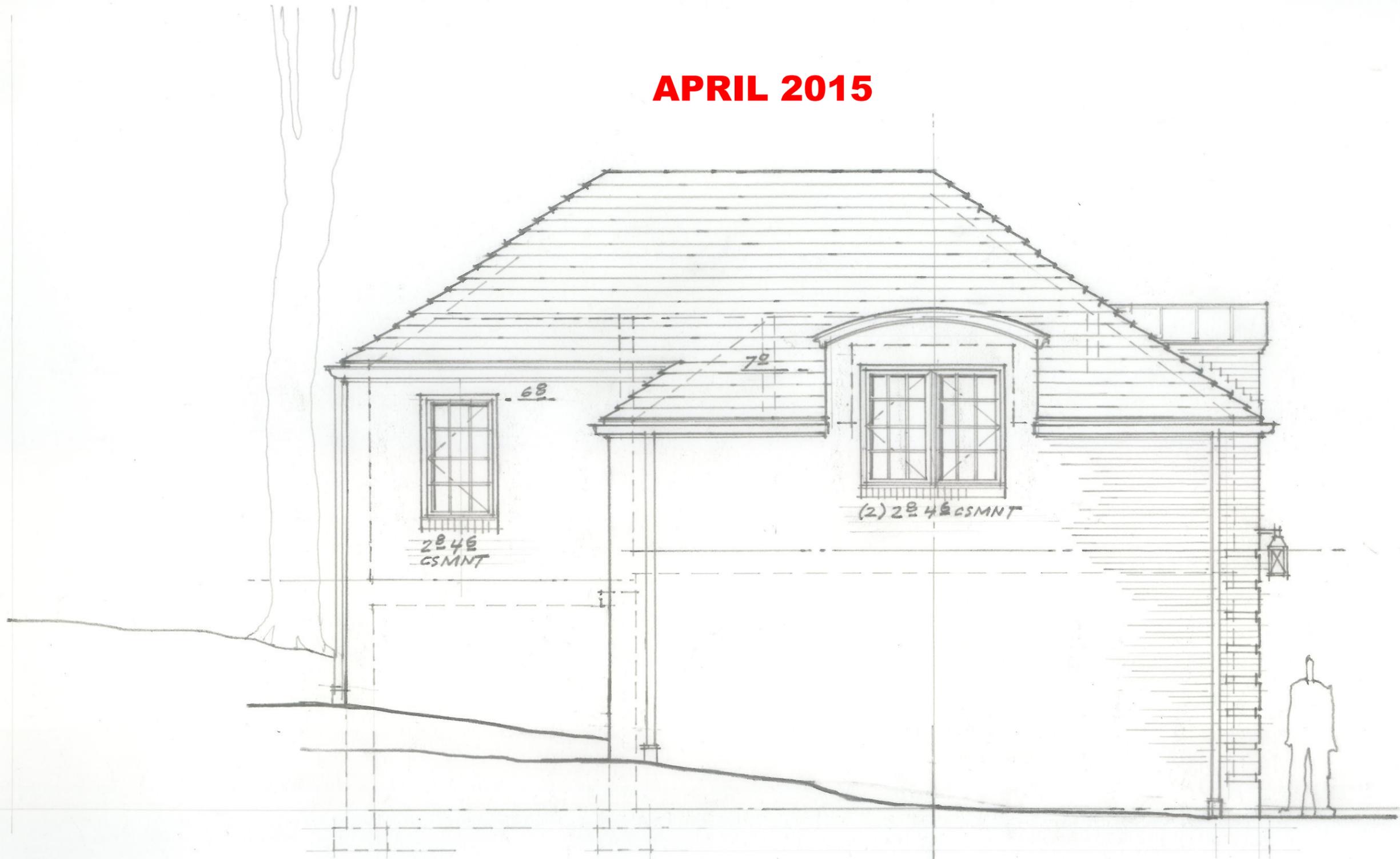
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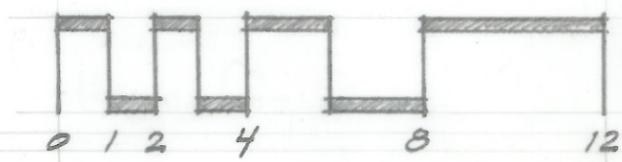
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A5

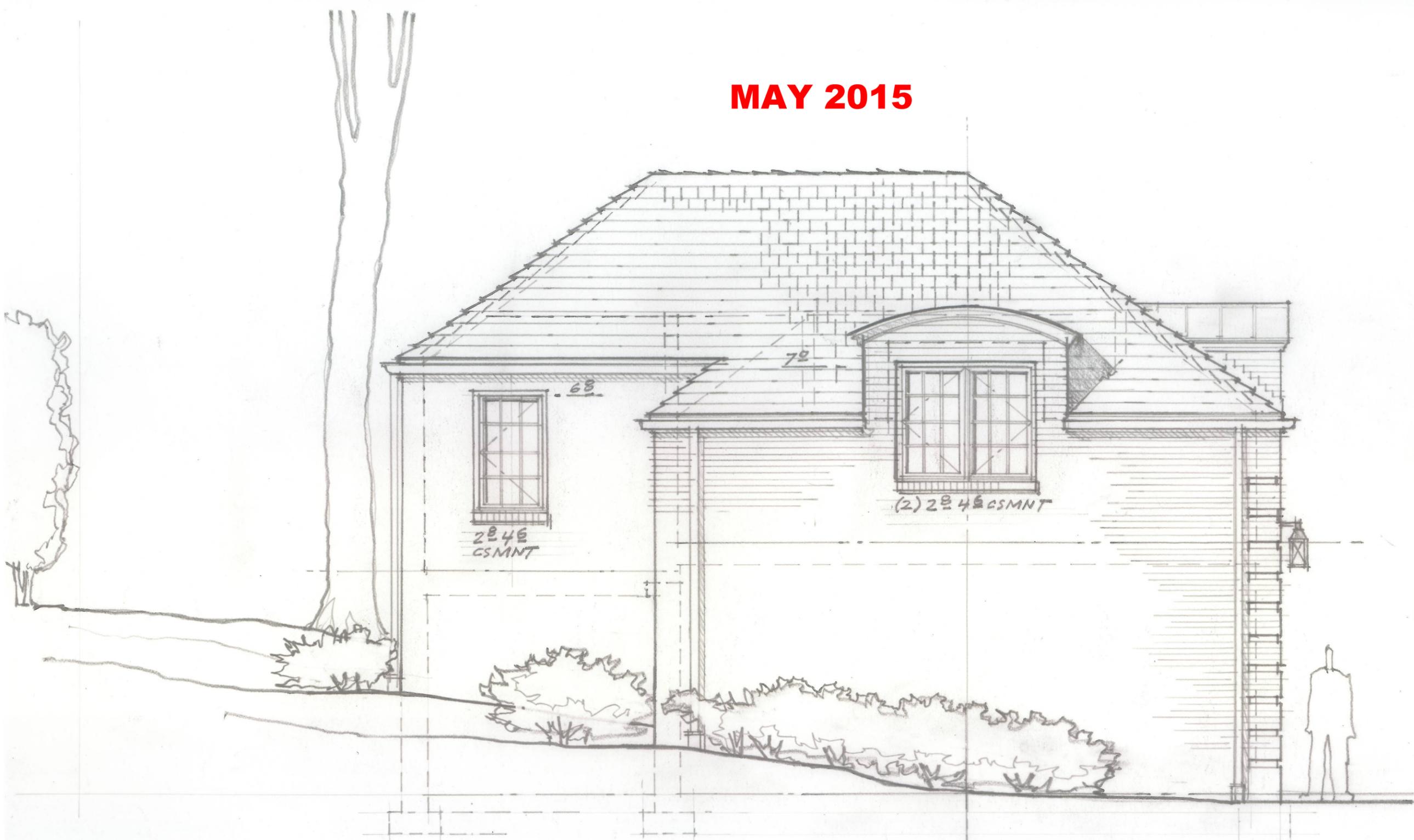
LEFT (SOUTHEAST) ELEVATION

1/4" = 1'-0"

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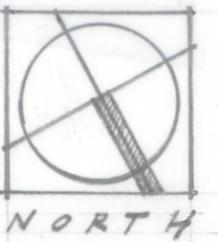
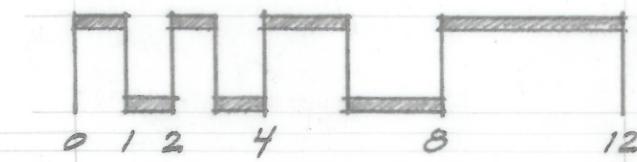
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A5

LEFT (SOUTHEAST) ELEVATION

1/4" = 1'-0"

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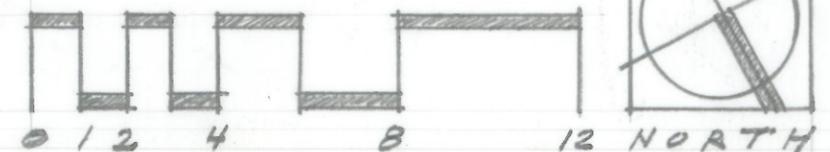
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"REAR" (SOUTHWEST) ELEVATION

1/4" = 1'-0"

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"REAR" (SOUTHWEST) ELEVATION

1/4" = 1'-0"

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