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.

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

**Staff Analysis**
The Commission will determine if the proposal meets the guidelines for new construction of a garage.
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 RESIDENCE  – A NEW DETACHED GARAGE

JERRY + LEIGH MORAN / 1114 LINGANORE PLACE / DILWORTH HISTORIC DISTRICT

KENT LINEBERGER ARCHITECTURE, PLLC,  2108 S. BLVD, SUITE 103, CHARLOTTE, NC 28203

704-334-6366
Moran House - first two homes opposite of site along Linganore
Moran House—home on opposite side down Linganore

Moran House—approach from lower Linganore and neighbor’s lot
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grd."); 1st level, and ridgeline of the houses depicted herein. No rear yard or adding room measurements were made. The heights shown herein were derived from indirect measurements and are intended for structural design.
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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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
Scale 1" = 30'
0' 30' 60' 90' 120'
APRIL 2015

MORAN GARAGE
A NEW DETACHED GARAGE
DILWORTH HISTORIC DISTRICT

(2) 92" x 38" WOOD GARAGE HOUSE STYLE AUTOMATED DOORS
(2) 28" x 48" COMMTS

OAK

NEW MTL RAILING

FRESHING BRICK WALL

COURTYARD

SCALE CONTEXT W/ HOME
1/4" = 1' - 0"
30 MARCH 2015
A6
"REAR" (SOUTHWEST) ELEVATION
1/4" = 1'-0"
20 MARCH 2015

MORAN GARAGE
A NEW DETACHED GARAGE
DILWORTH HISTORIC DISTRICT

APRIL 2015