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**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.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>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>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<i>the overall relationship of the project to its surroundings</i>

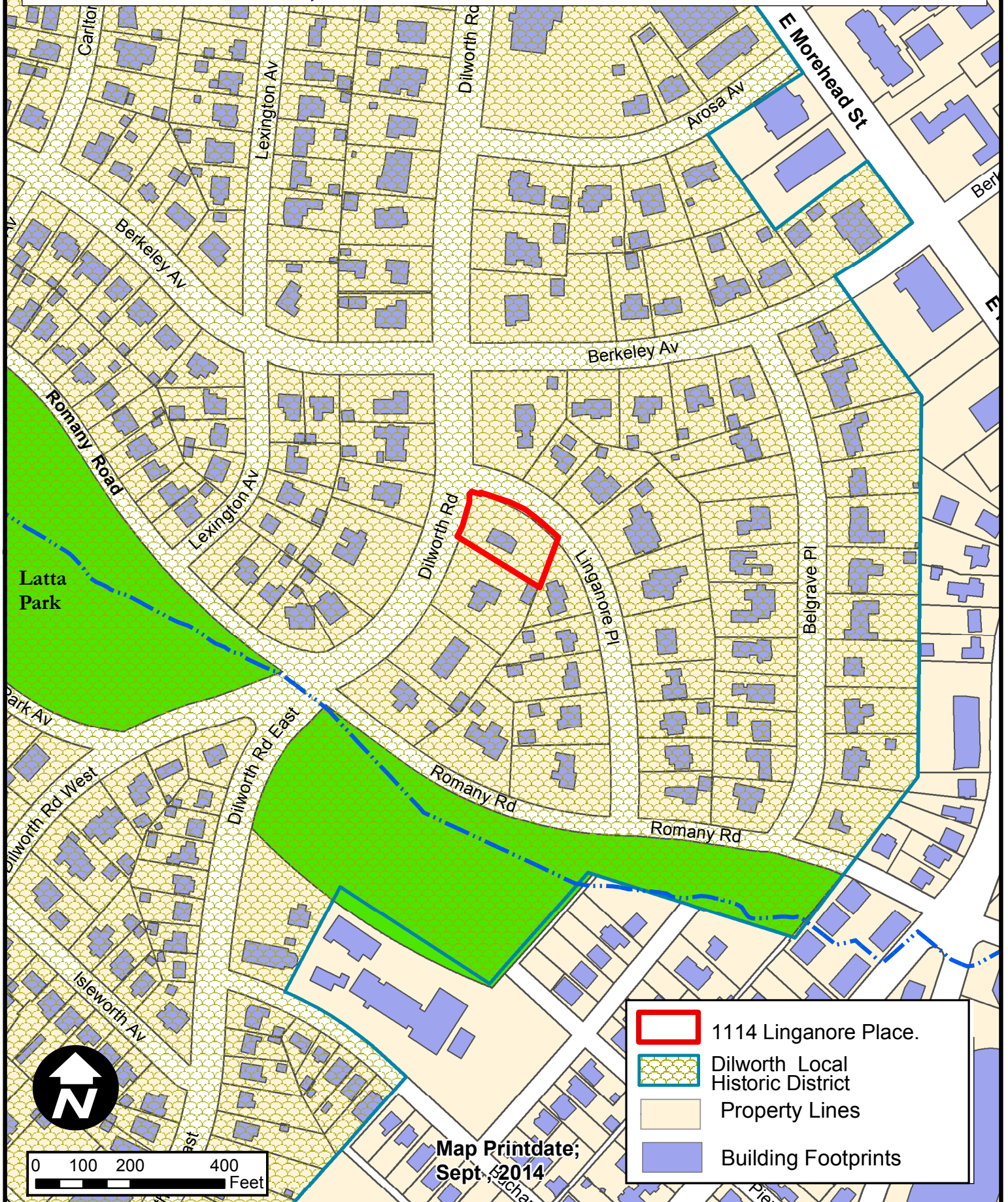
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

#### **Staff Analysis**

The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm.

# Charlotte Historic District Commission - Case 2014-192

## Historic District; Dilworth





Former location of sunroom



Oak Tree near proposed Kitchen and stairway work. In question as to its ability to survive the new construction.



View from Dilworth Road



View from Dilworth Road  
View of side garden on Dilworth  
Road/Right side



Bay on Dilworth Road/right side elevation  
with sunroom on right



View from Dilworth Road side/  
with Sunroom



View from near property line at Dilworth Road  
View from Dilworth Road



Rear face with sunroom



Rear gable at center Sunroom  
pre-demolition

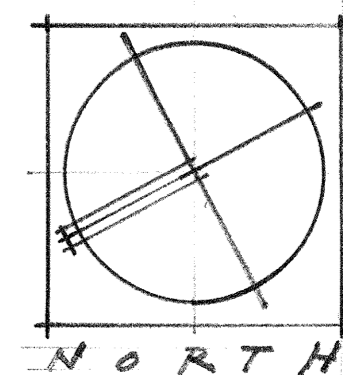
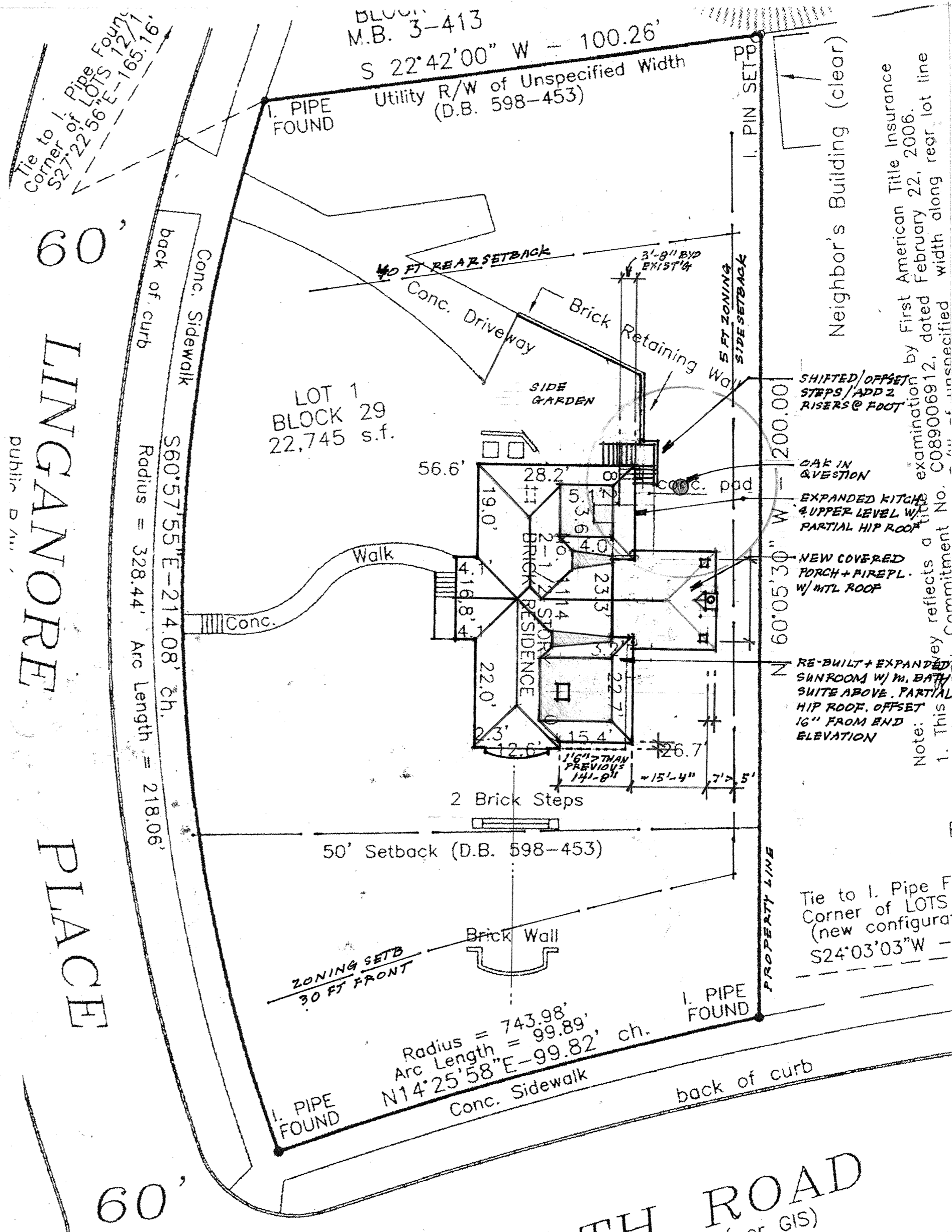
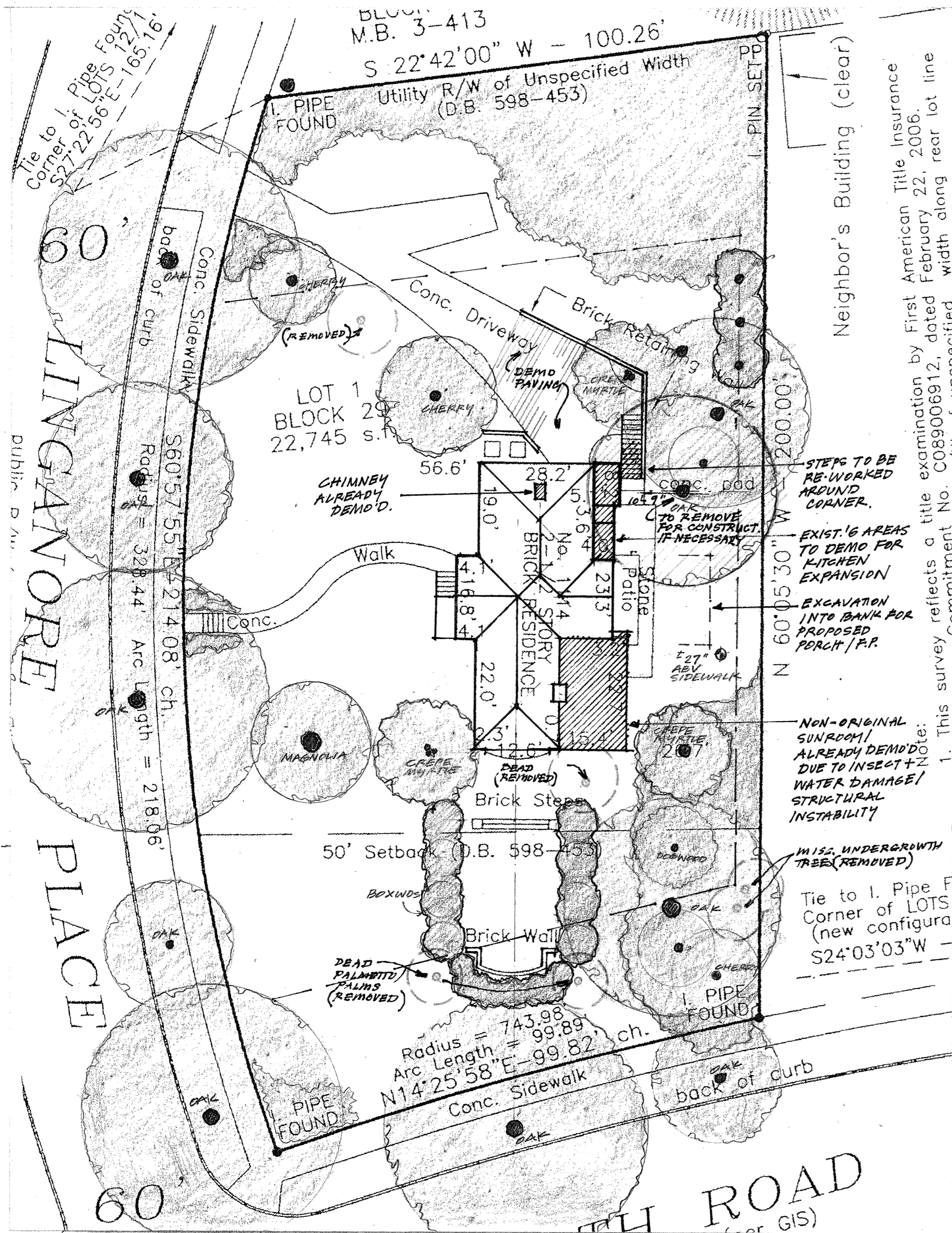


Front elevation/Linganore Place viewpoint



Driveway view of Left side elevation  
Left rear corner at kitchen and steps





HDC REVIEW SET  
10 SEPT 14

SP1

**MORAN HOME**  
RENOVATIONS + ADDITIONS

Jerry and Leigh Moran  
11114 LINGANORE PLACE  
Charlotte NC 28203

**KENT LINEBERGER**  
ARCHITECTURE / PLLC

2018 SOUTH BLVD / ATHON LOFTS # 103  
CHARLOTTE NC 28211  
704 334 6366  
KENT@KLASTUDIO.COM

Note: This survey reflects a title examination by First American Title Insurance Co. dated February 22, 2006. This survey reflects a title examination by First American Title Insurance Co. dated February 22, 2006.

EXISTING HEDGE

5 FT SIDE SETBACK

EXCAVATE ~24"  
FOR NEW PORCH

OAK IN  
QUESTION

EXCAVATE FOR  
SHIFTED STAIRS

REMOVE EXISTING  
WALKWAY ACROSS  
REAR

DEMO FOR DOORS

DINING

SUN ROOM  
(DEMO'D)

KITCHEN  
DEMO ALL INTERIOR  
SURFACES

CHIMNEY  
(DEMO'D)

STUDY

STAIR HALL

LIVING ROOM

FRONT  
STOOP

GARDEN  
COURTYARD

NOTE  
AB / 1  
1/4" = 1'-0"

AS BUILT / DEMOLITION  
MAIN LEVEL PLAN

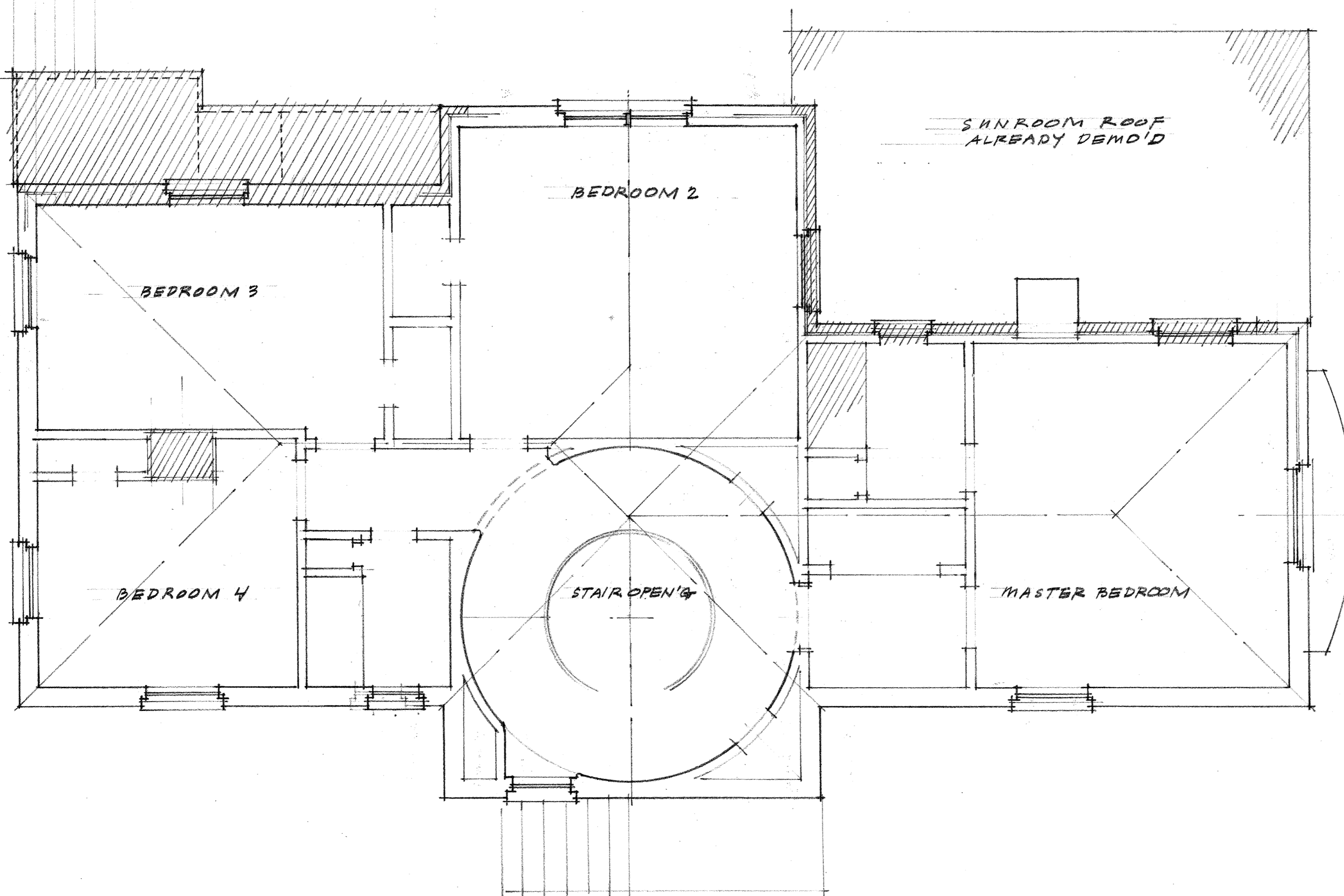
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AB 1

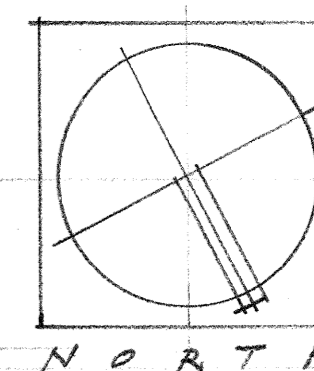




1  
AB2

AS BUILT / DEMOLITION  
UPPER LEVEL PLAN

1/4" = 1'-0"



HDC REVIEW SET  
10 SEPT 14

AB 2

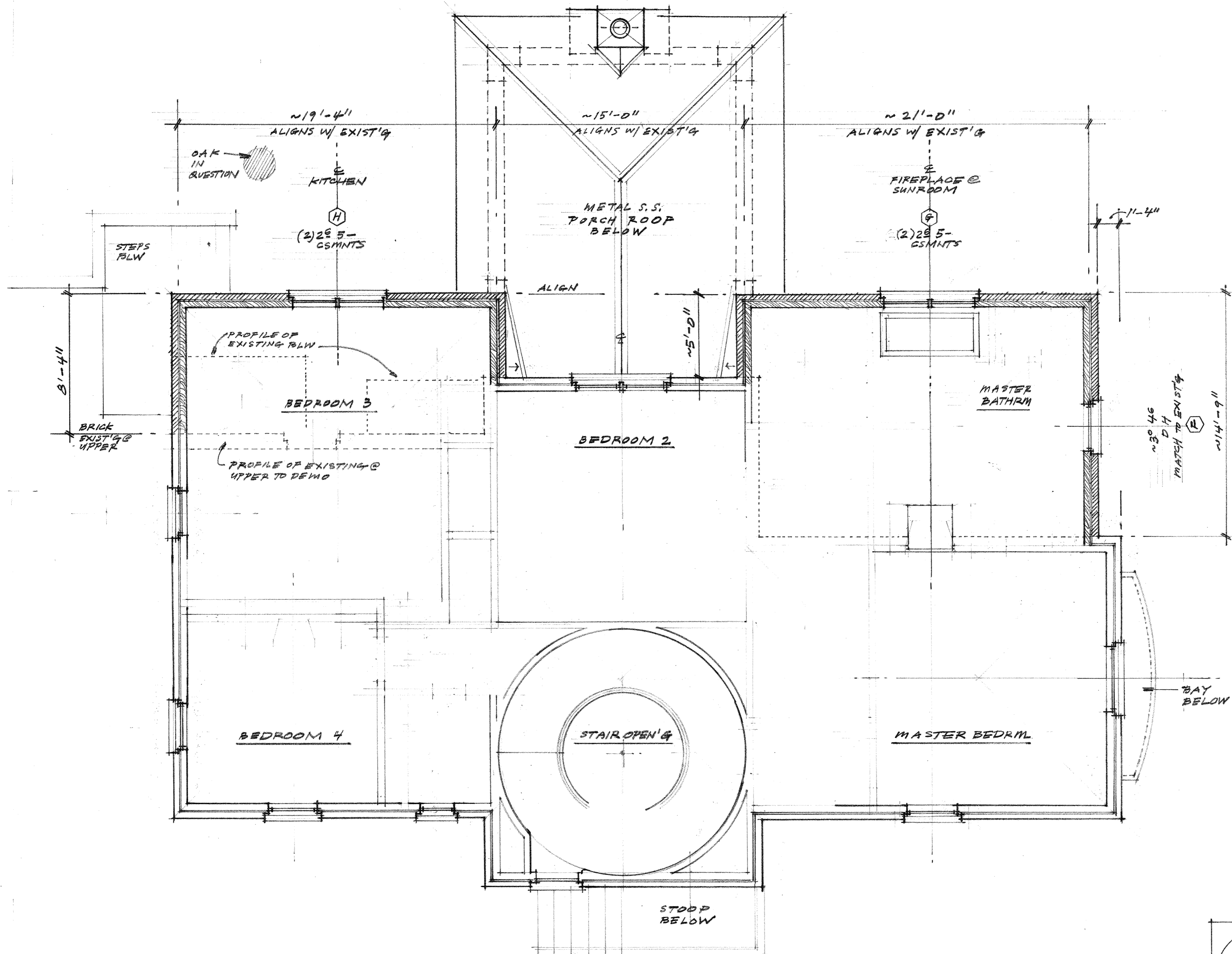
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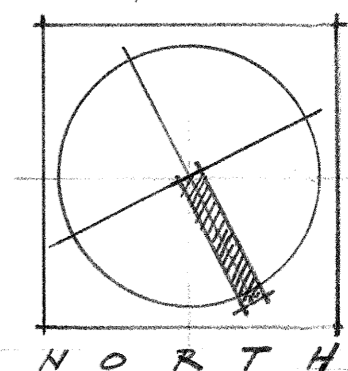
5FT SIDE SETBACK



1  
A 2  
NOTE

PROPOSED  
UPPER LEVEL PLAN

1/4" = 1'-0"



HDC REVIEW SET  
10 SEPT 14

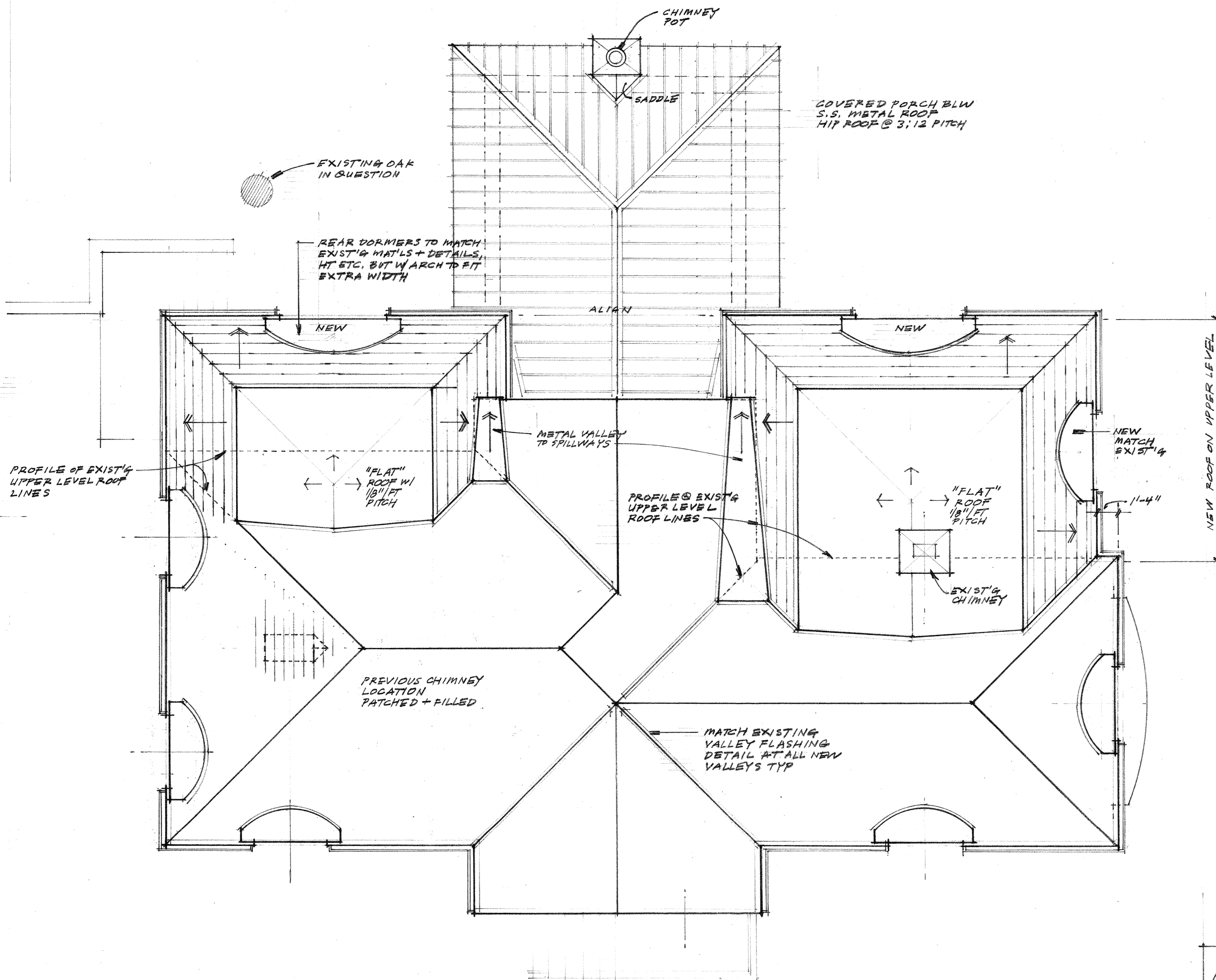
A2

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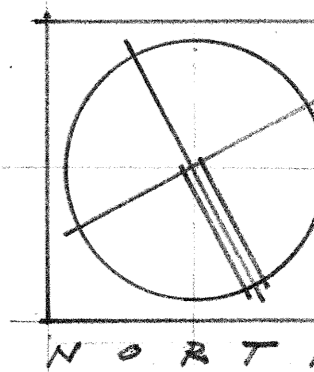
5 FT SIDE SETBACK



1  
A3

PROPOSED  
ROOF PLAN

1/4" = 1'-0"



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A3

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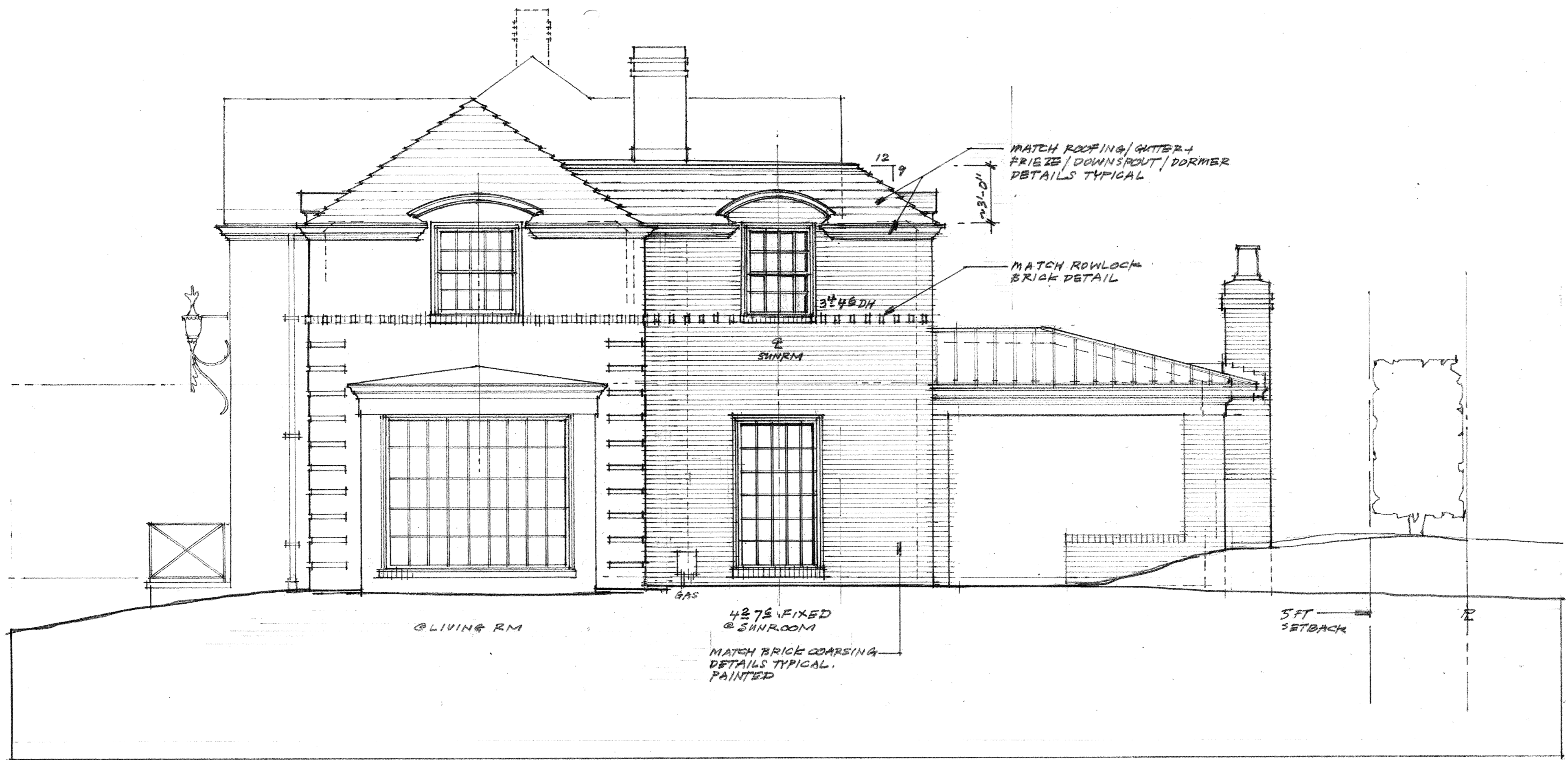
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MORAN HOME  
RENOVATIONS + ADDITIONS

Jerry and Leigh Moran

1114 Lingersore Place

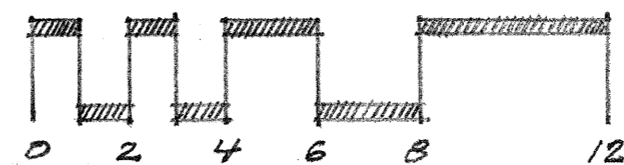
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1  
A4

PROPOSED  
DILWORTH RD.

1/4" = 1'-0"



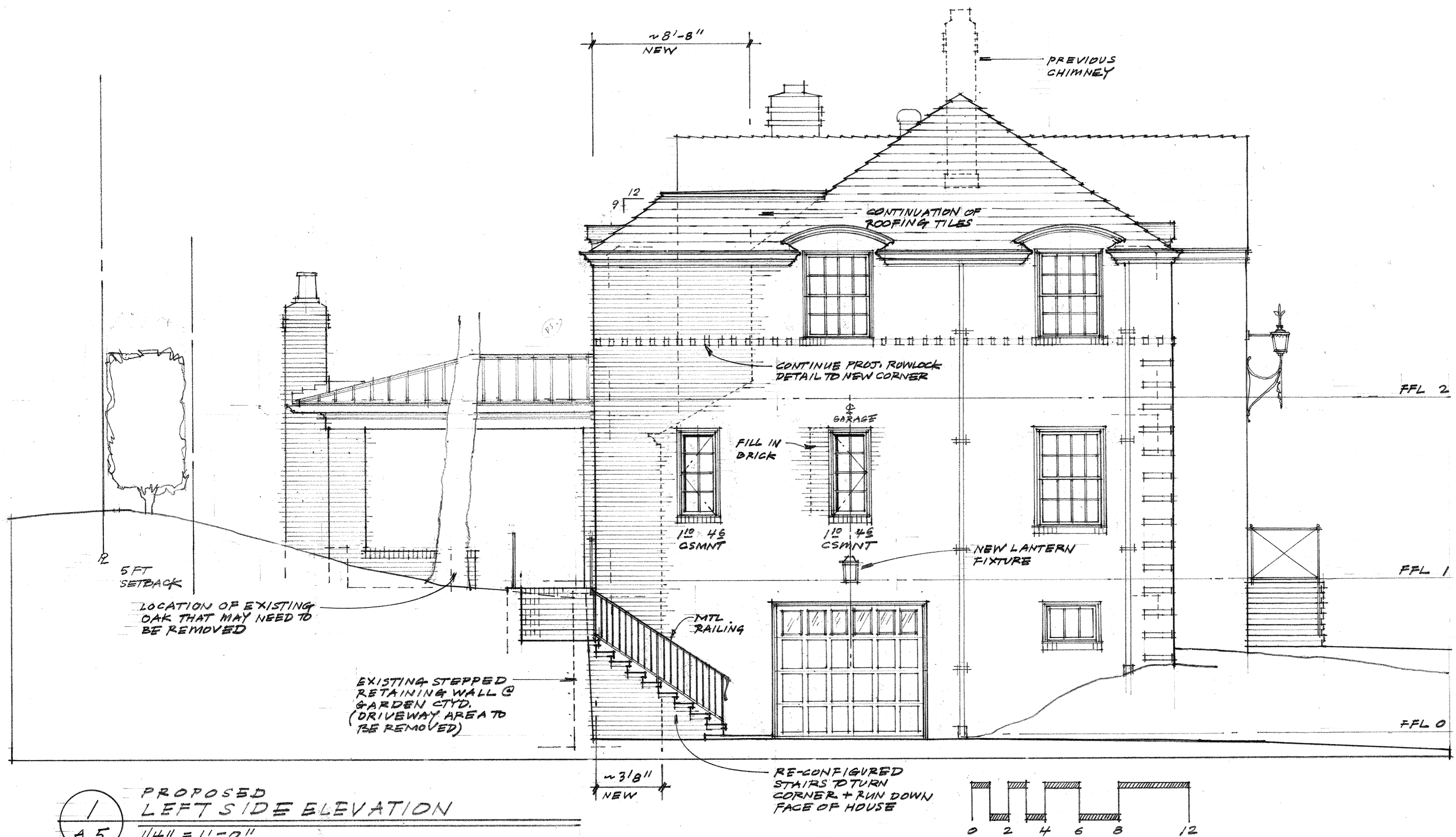
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A4



1  
A5

PROPOSED  
LEFT SIDE ELEVATION

1/4" = 1'-0"

NOTE

SEE DASHED LINE PROFILE OF EXISTING CONDITION AND  
KITCHEN WINDOW TO BE ALTERED

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A5

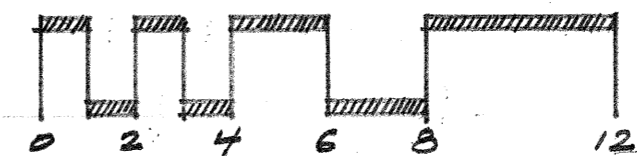


1  
A6

PROPOSED  
REAR ELEVATION / PORCH SECTION

1/4" = 1'-0"

NOTE SEE 1/A6.1 FOR ELEVATION @ REAR OF NEW COVERED PORCH



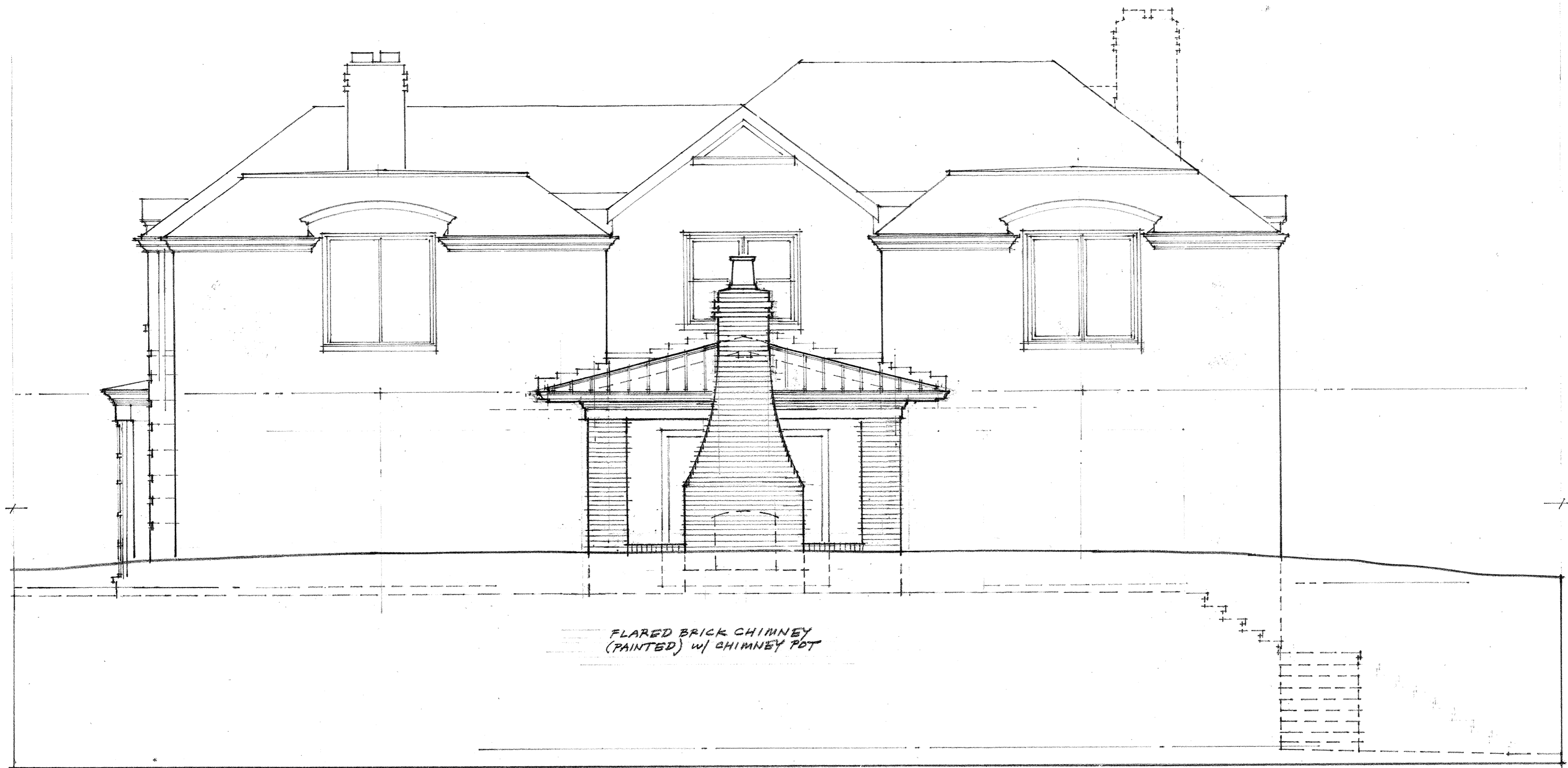
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A6

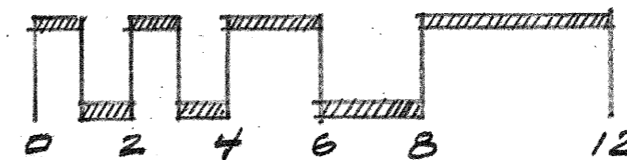


1  
A6.1

PROPOSED PORCH + FIREPLACE  
REAR ELEVATION

1/4" = 1'-0"

NOTE SEE ALSO 1/A6



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**A6.1**