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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1114 Langanore Place

**SUMMARY OF REQUEST:** Garage and landscaping

**OWNER:** Jerry and Leigh Moran

**APPLICANT:** Kent Lineberger

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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 Langanore 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 Langanore Place range from approximately 36' to 46'.
2. The garage setback is 5'-6" behind the principal structure.
3. The separate parking pad along Langanore 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.

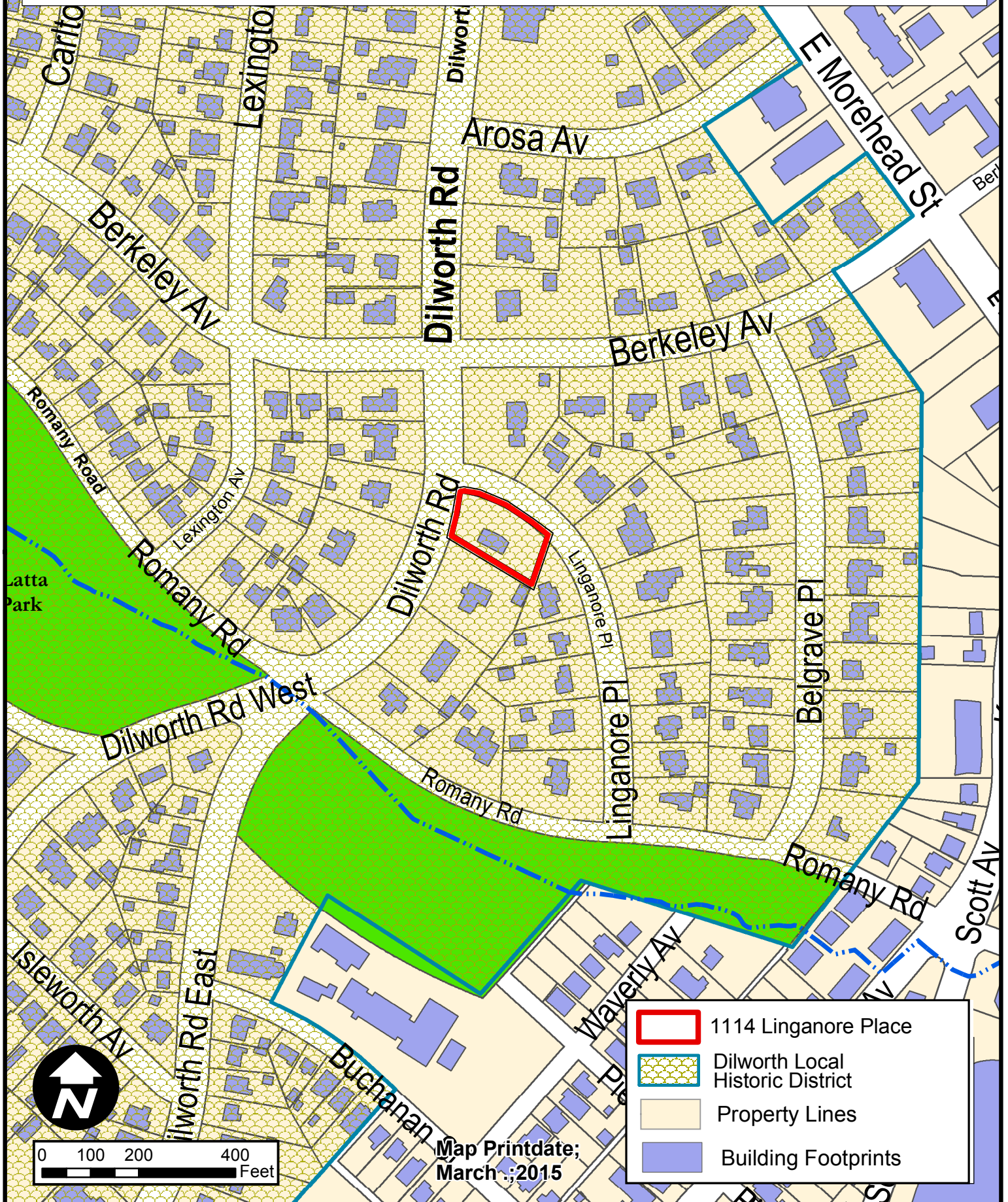
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various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







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 Langanore / note scale of garage facing this property at corner of Dilworth Rd



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

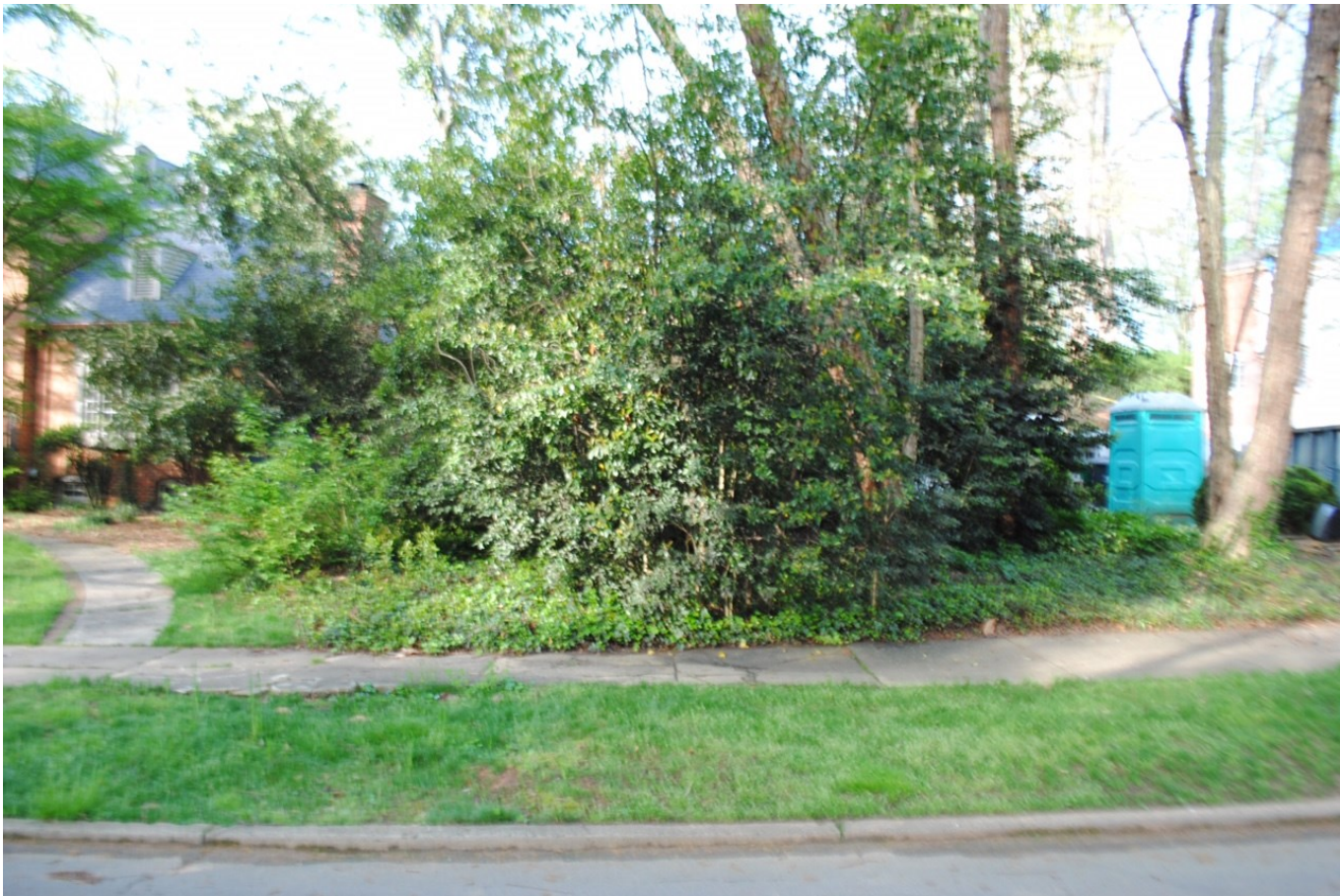


Moran House (1114 Langanore Place) - Homes opposite along Langanore.



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





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



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

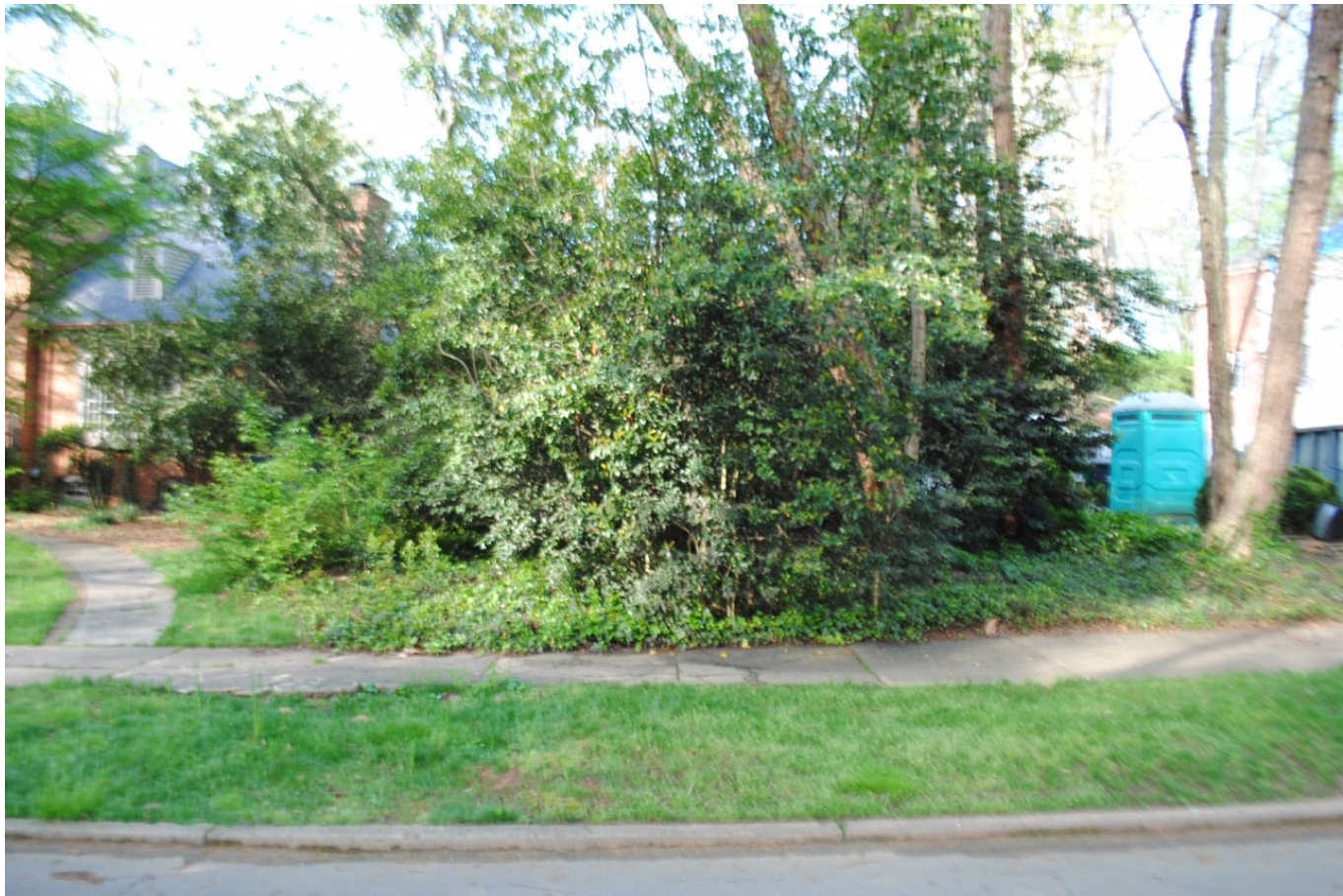


Moran House –Site sequence of property (left to right) - 3



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 Langanore



Moran House -first two homes opposite of site along Langanore





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 Langanore



Moran House—approach from lower Langanore 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.

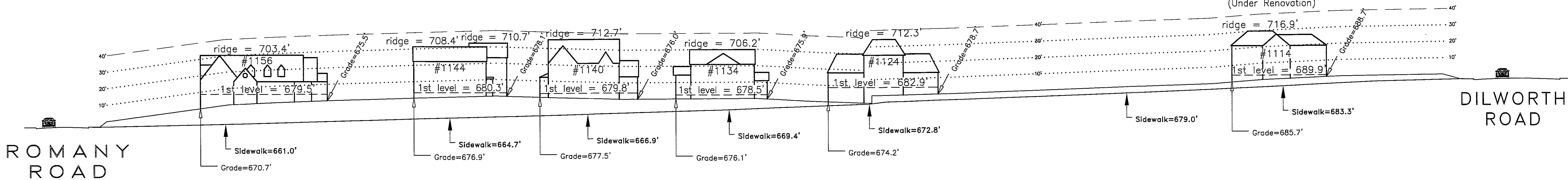
This 17<sup>th</sup> day of April, 2015.



Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098

SUBJECT PROPERTY

#1114 Linganore Place  
(Under Renovation)

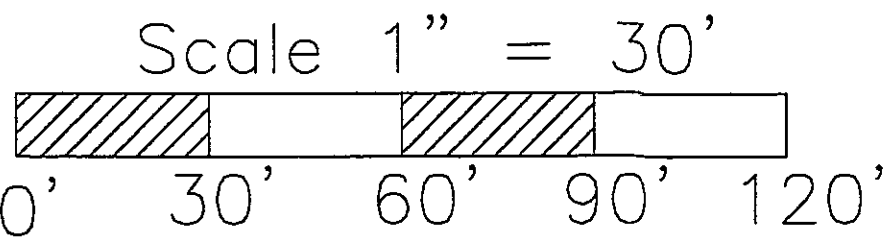


L I N G A N O R E P L A C E

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Firm Licensure Number C-1054

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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



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 ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not 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.

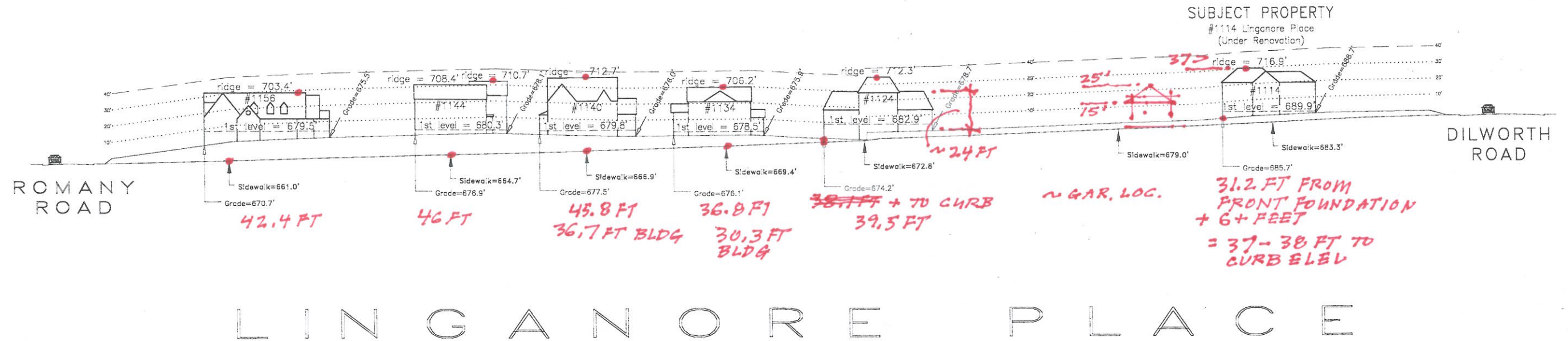


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1100 BLOCK of LINGANORE PLACE  
EVEN SIDE - FACING WEST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
April 14, 2015

Scale 1" = 30'  
0' 30' 60' 90' 120'

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APRIL 2015

~35'-6" ABOVE  
COURTYARD

~26'-9" ABOVE  
COURTYARD

RIDGE

9  
12

UPPER LEVEL

OAK

NEW MTL  
RAILING

MAIN LEVEL

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

2108 SOUTH BLVD / ATHERTON LOFTS 103

CHARLOTTE NC 28203

704 334 6366 / KENT@KLSTUDIO.COM

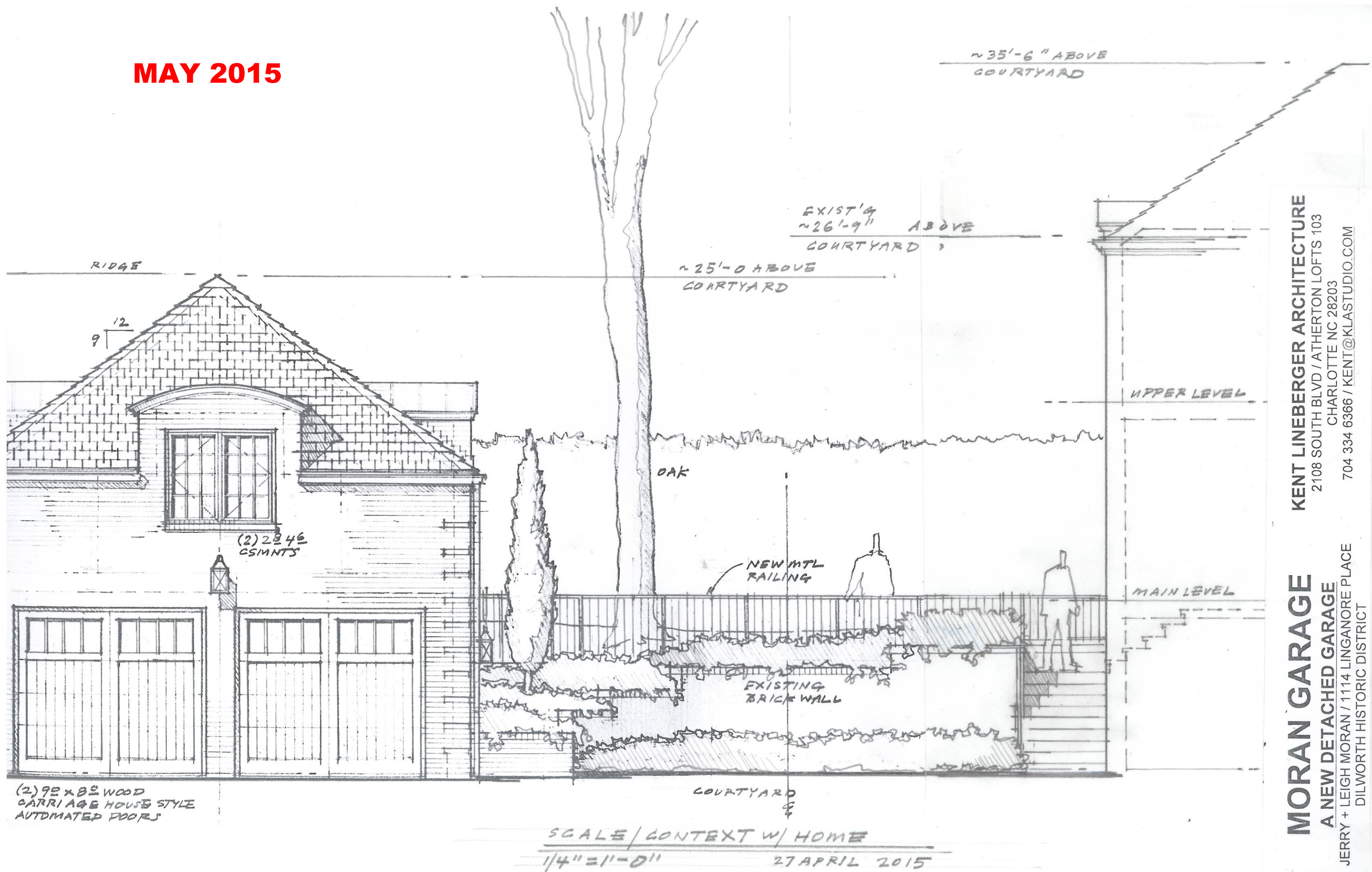
MORAN GARAGE

A NEW DETACHED GARAGE

JERRY + LEIGH MORAN / 1114 LINGANORE PLACE  
DILWORTH HISTORIC DISTRICT



MAY 2015

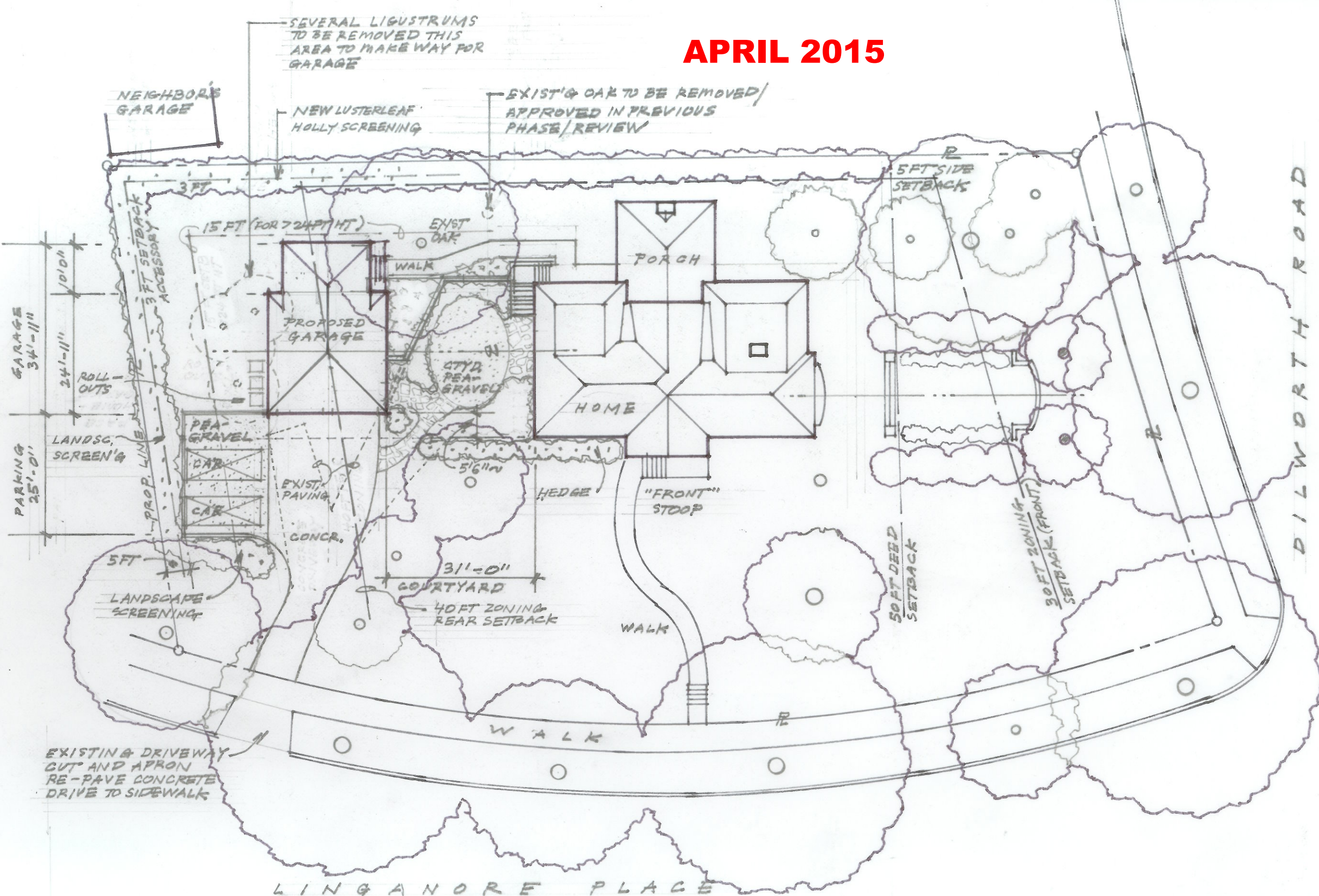


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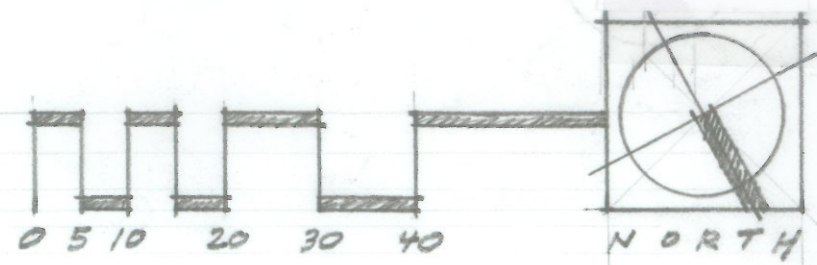


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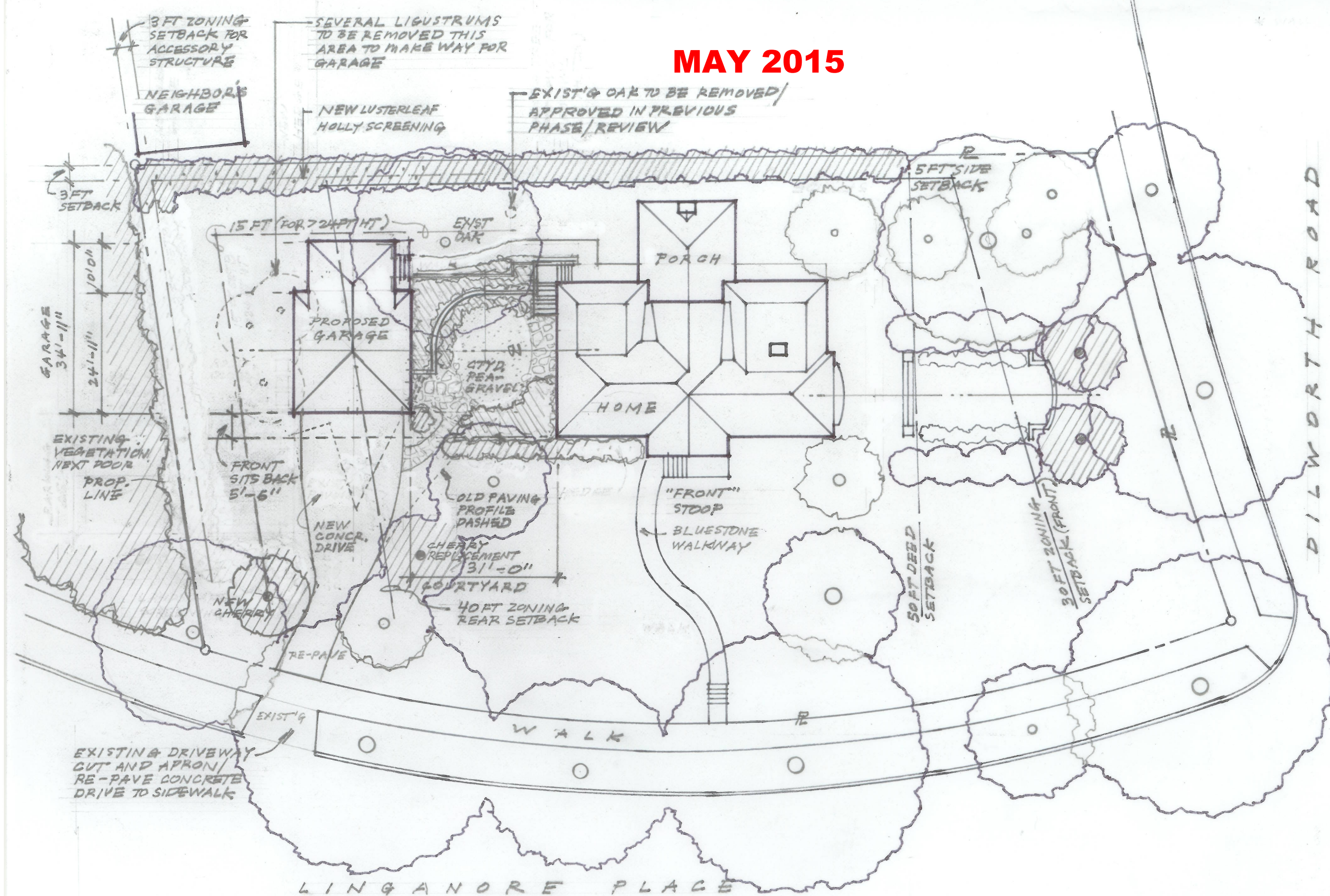
SP

PROPOSED SITE PLAN  
1" = 20'-0"  
30 MARCH 2015





MAY 2015



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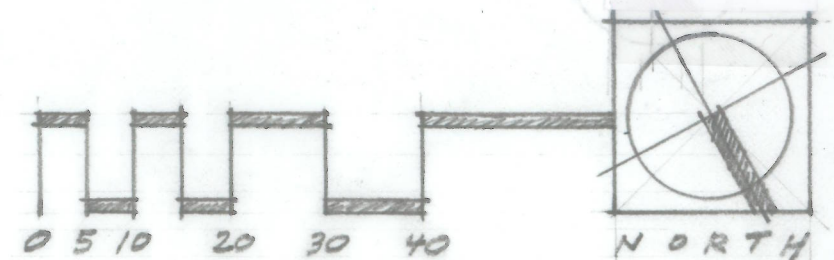
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SP

PROPOSED SITE PLAN

1" = 20'-0"

27 APRIL 2015





A0

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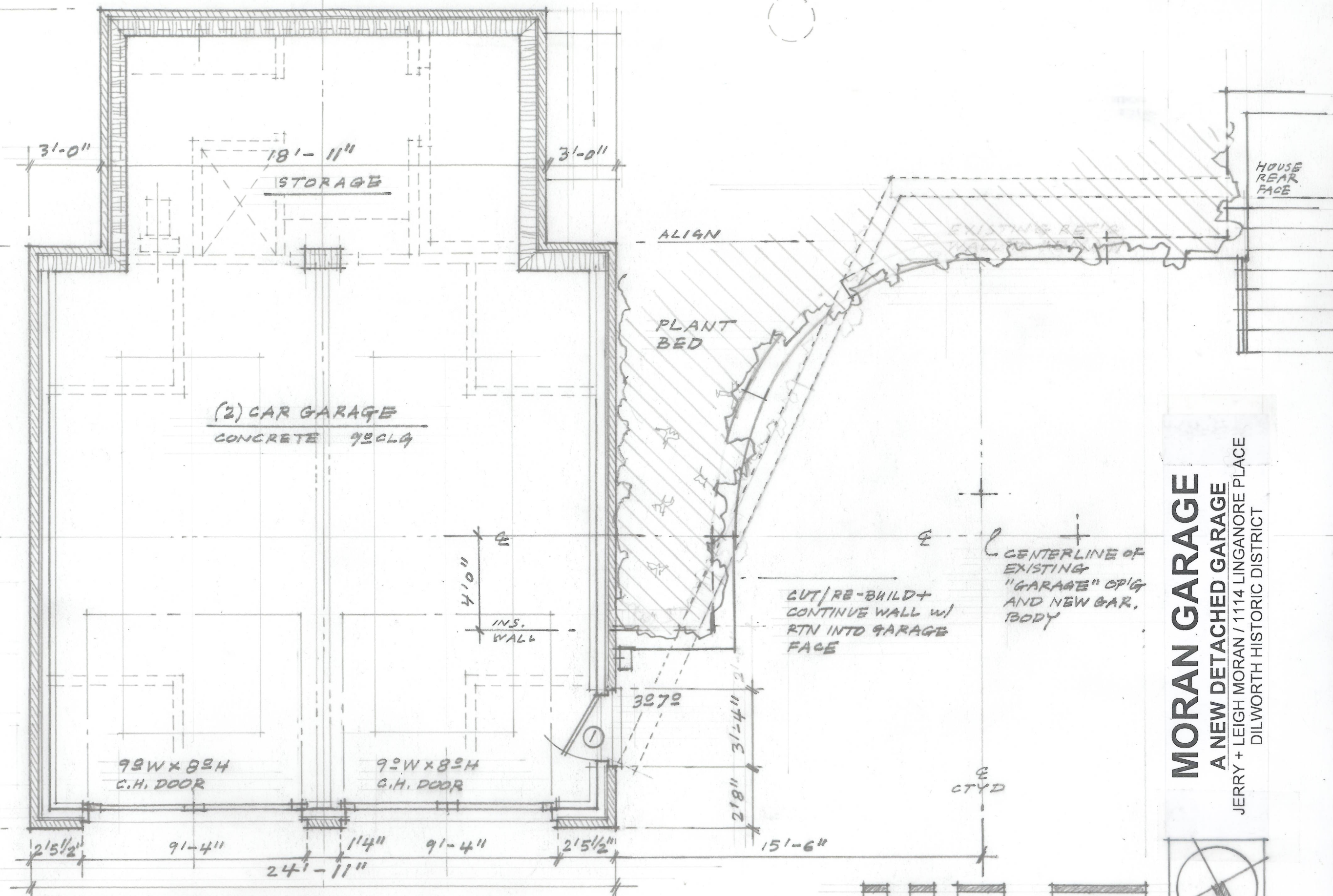
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GARAGE PLAN

1/4" = 1'-0"

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MORAN GARAGE

A NEW DETACHED GARAGE

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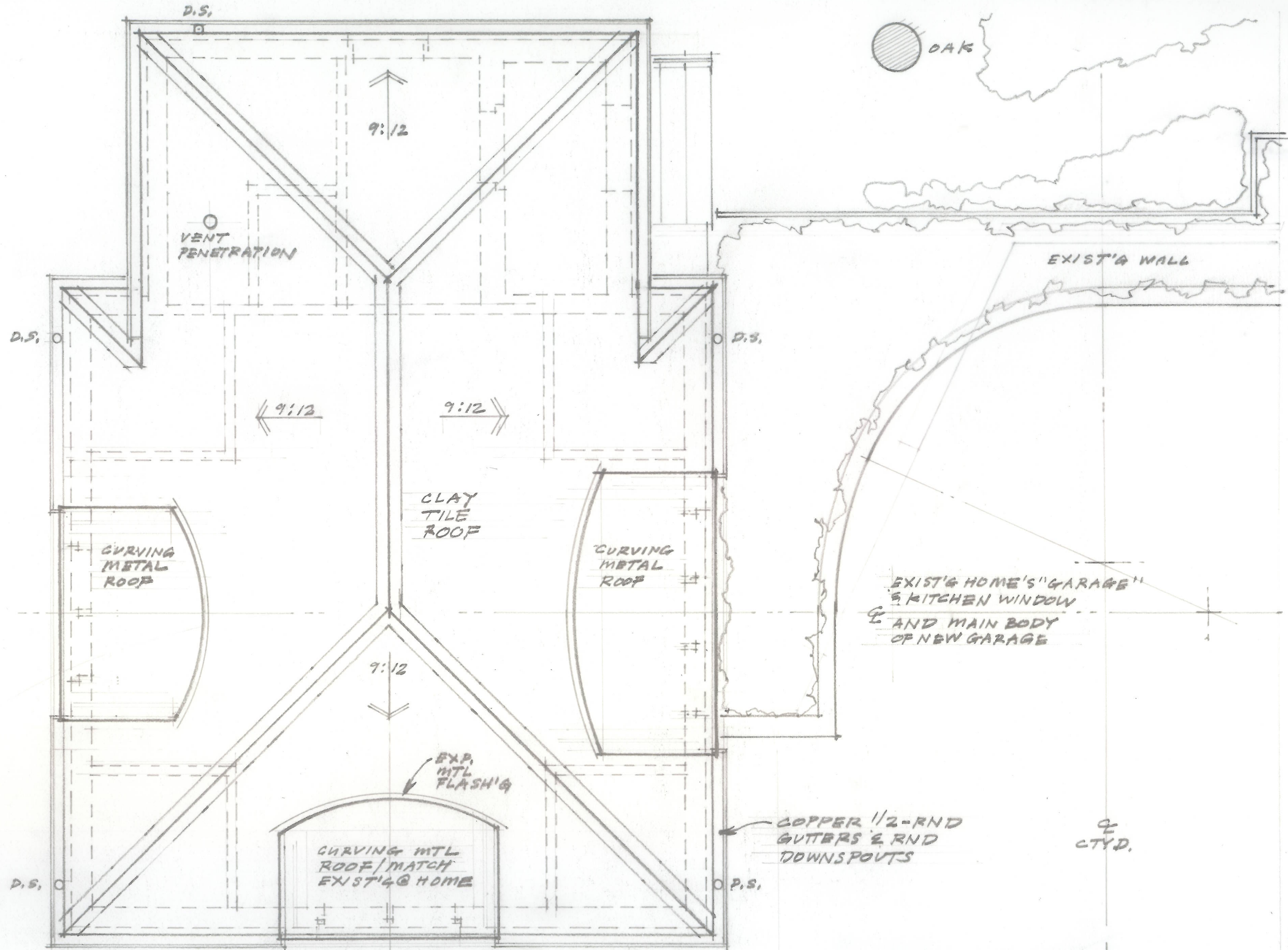


A 2

ROOF PLAN

1/4" = 1'-0"

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A NEW DETACHED GARAGE

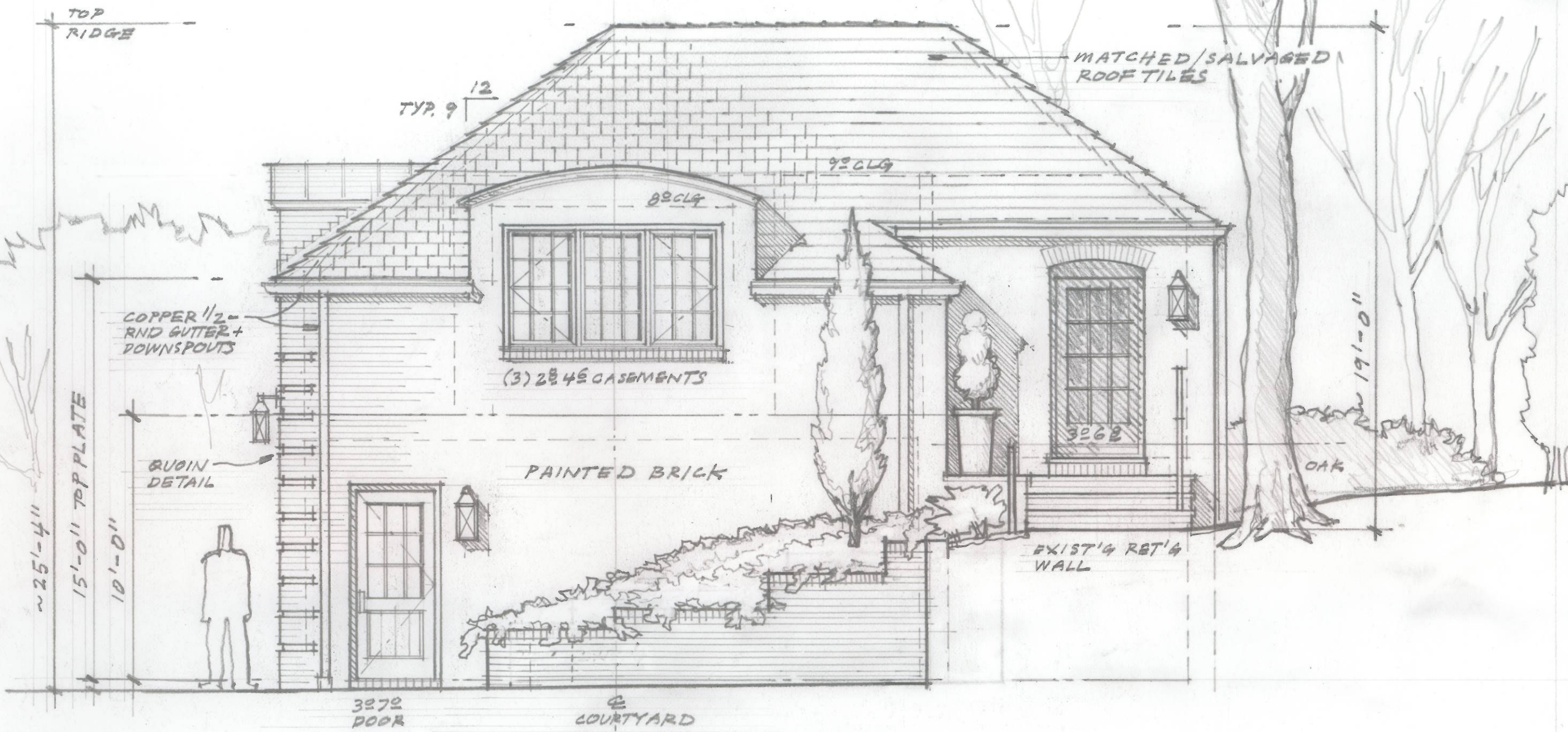
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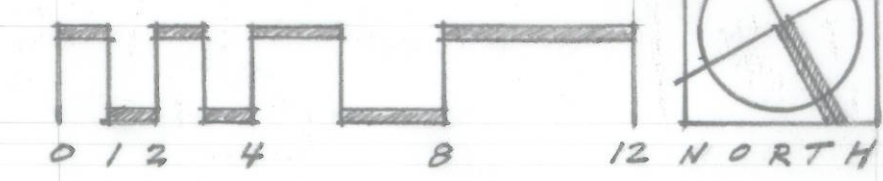
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A3

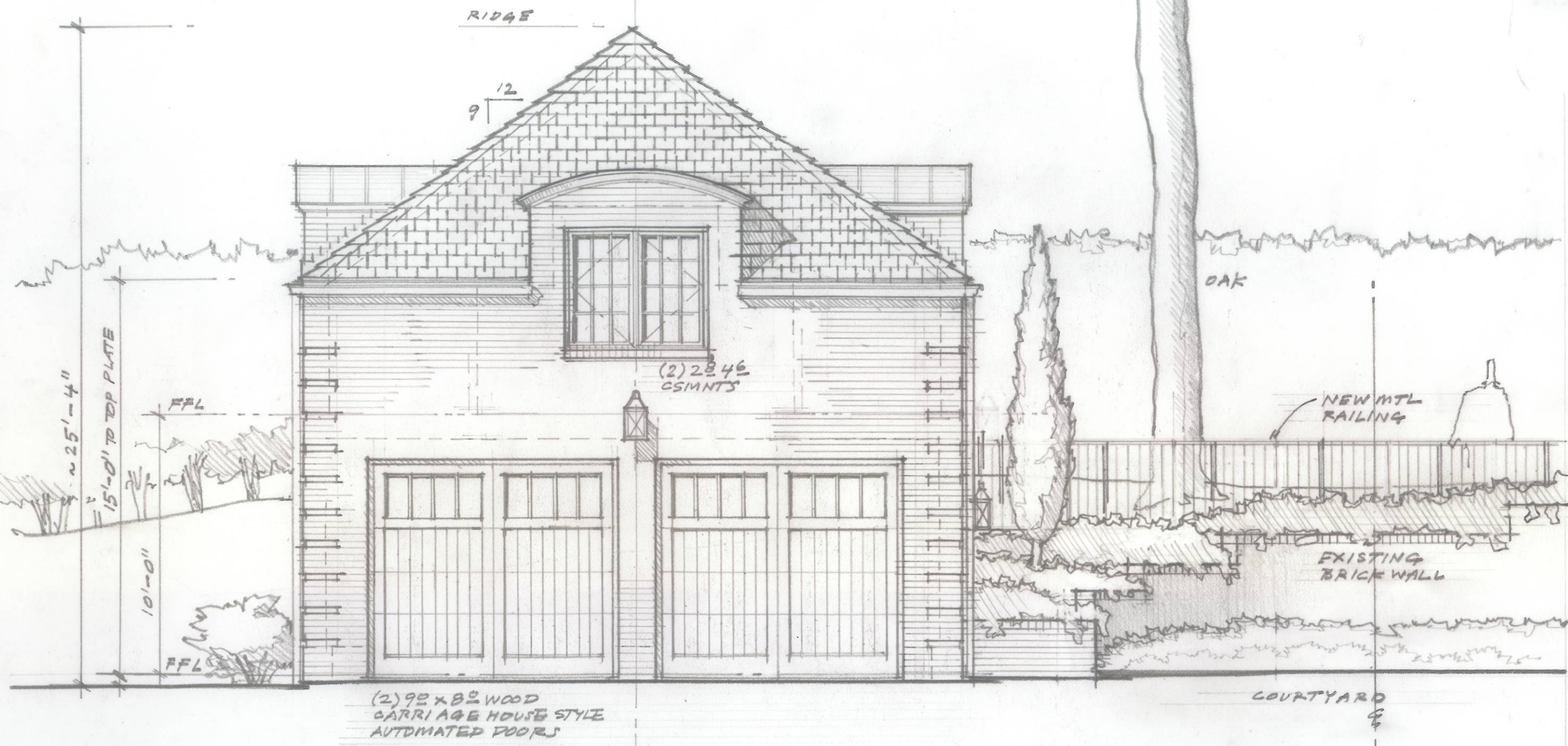
RIGHT (NORTHWEST) ELEVATION  
1/4" = 1'-0"  
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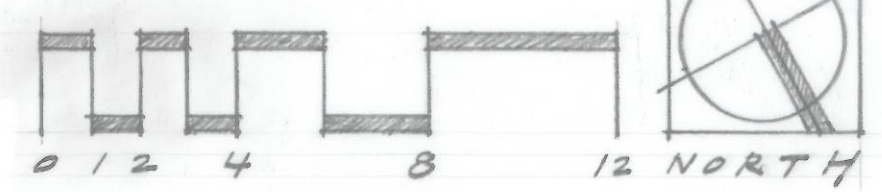


A4

FRONT (NORTHEAST) ELEVATION

1/4" = 1'-0"

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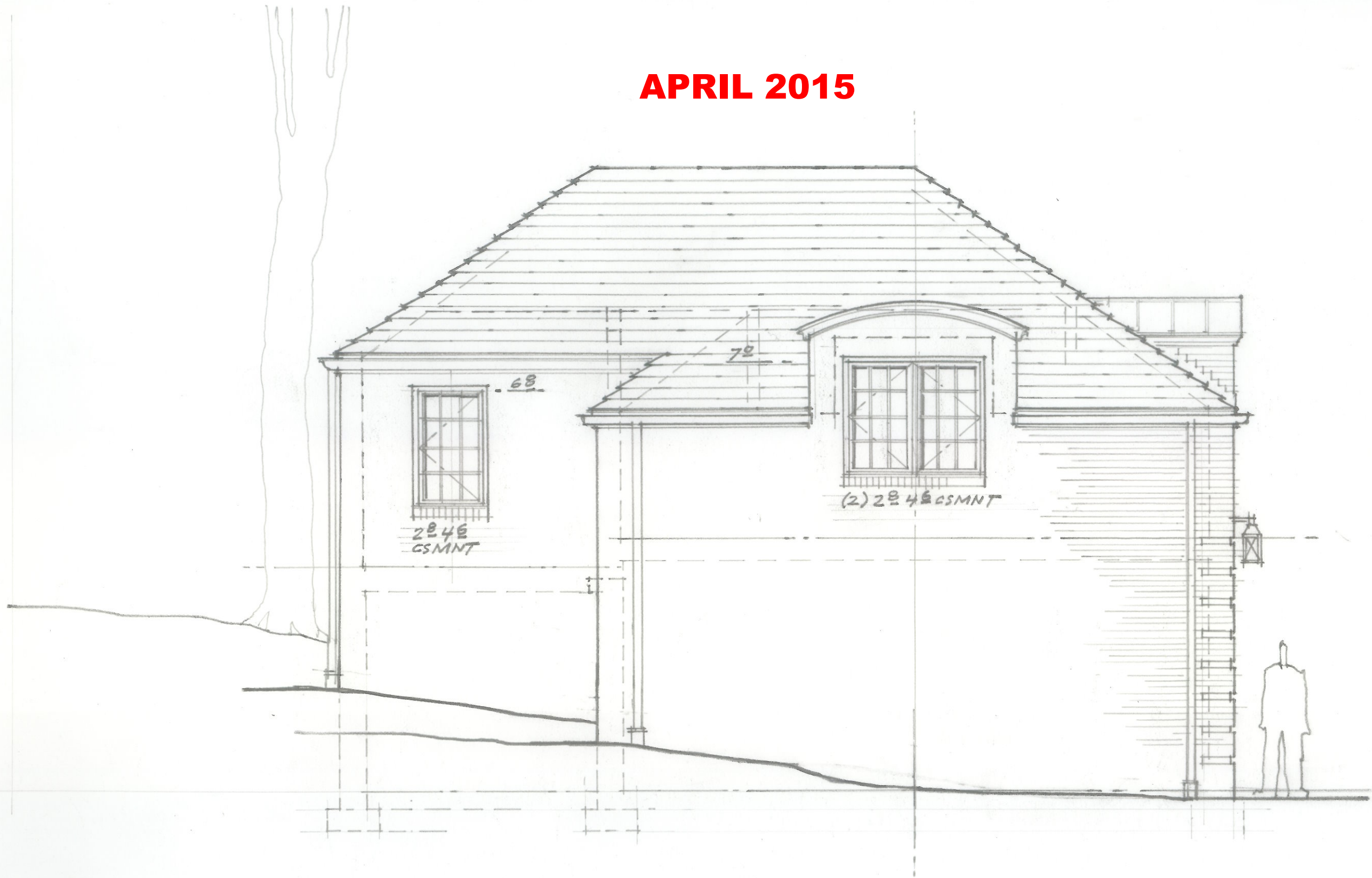


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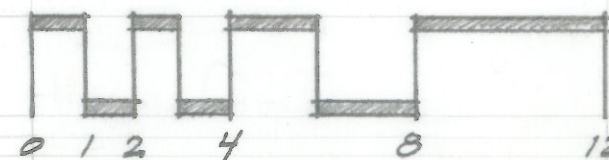


A5

LEFT (SOUTHEAST) ELEVATION

1/4" = 1'-0"

30 MARCH 2015



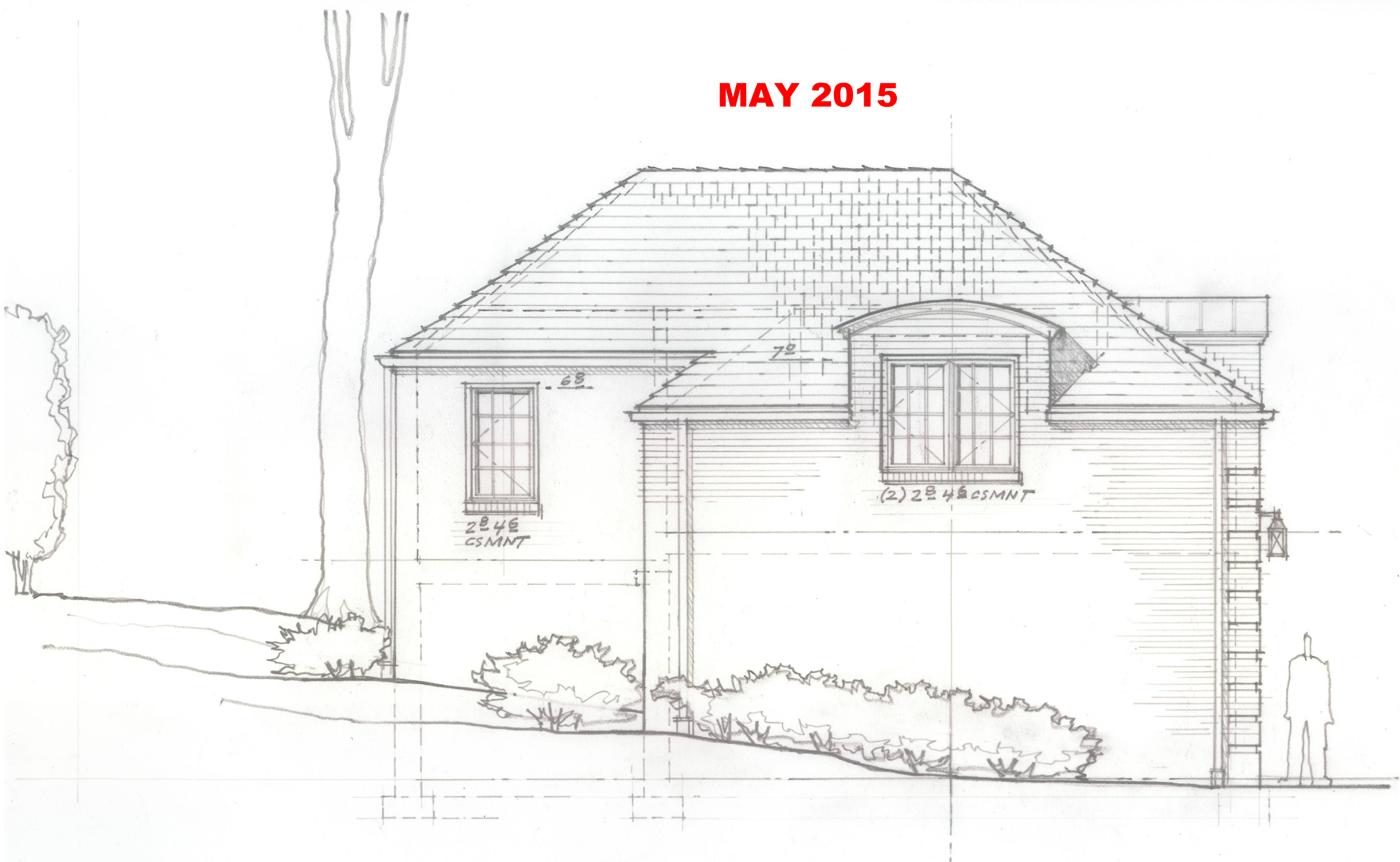
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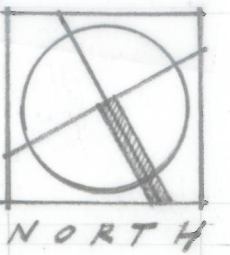
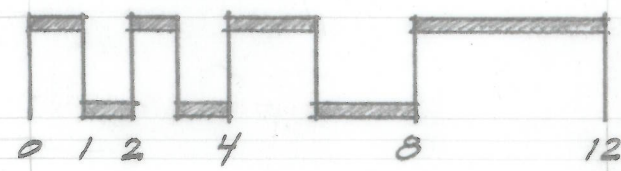


1-15

LEFT (SOUTHEAST) ELEVATION

1/4" = 1'-0"

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MORAN GARAGE

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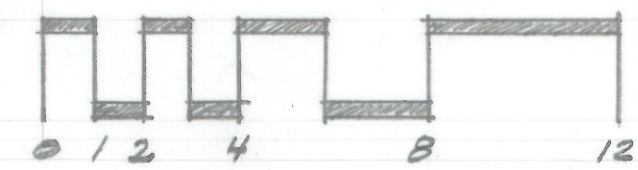


A6

"REAR" (SOUTHWEST) ELEVATION

1/4" = 1'-0"

30 MARCH 2015



**MORAN GARAGE**

**A NEW DETACHED GARAGE**

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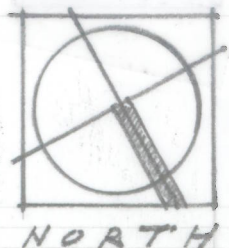
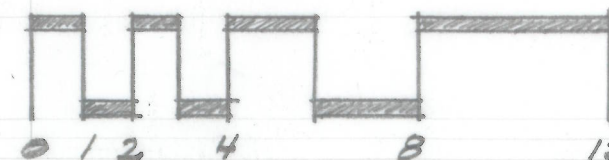


A6

"REAR" (SOUTHWEST) ELEVATION

1/4" = 1'-0"

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