
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1134 Linganore Place

SUMMARY OF REQUEST: Addition/Renovation

OWNER: Robert Dowd

APPLICANT: ALB Architecture/Allen Brooks

Details of Proposed Request

Existing Conditions

The existing structure is a 2.5 story Colonial Revival home constructed in 1930 and listed as a contributing structure in the Dilworth National Register. The home was recently damaged by fallen trees and will undergo renovation.

Proposal

The following is a summary of exterior improvements:

1. Reconstruction of front porch deck
2. Addition of brick roll lock between the first and second floor and along the foundation
3. Addition of detailed cornices
4. New wood eave brackets
5. Brick siding to replace wood siding on right side extension
6. New windows in third floor side gables
7. Rear fenestration changes and third floor dormer addition

Policy & Design Guidelines - Additions

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. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

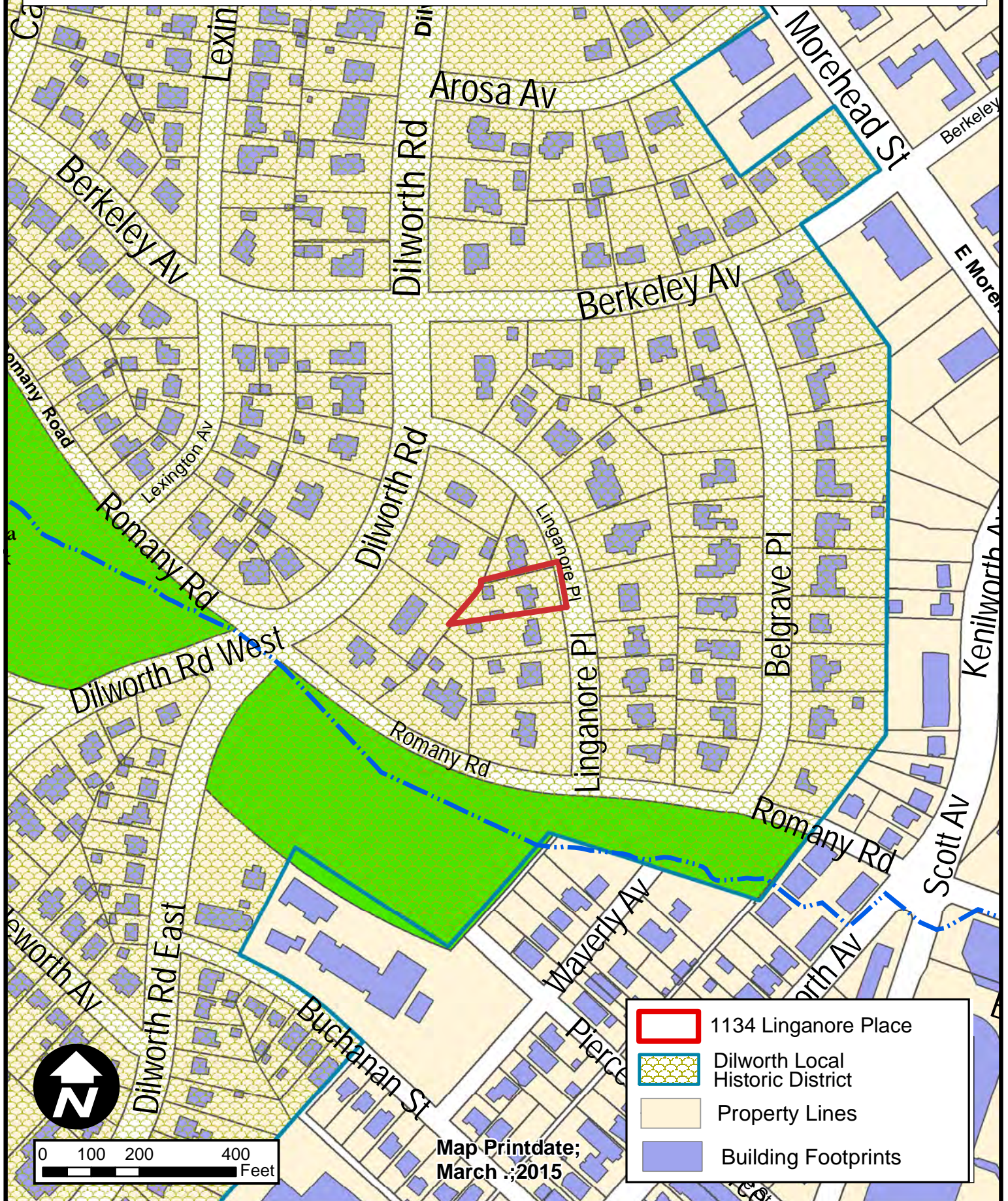
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2015-047

Historic District; Dilworth





VICINITY MAP

INDEX OF DRAWINGS

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- A-4 Existing Elevations
- A-5 Existing Elevations
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- A-7 Proposed Plans
- A-8 Proposed Plans
- A-9 Proposed Elevations
- A-10 Proposed Elevations



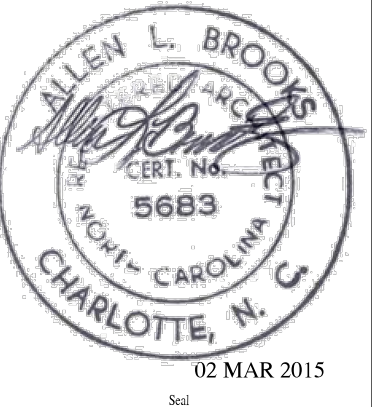
SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing Basement:	0 S.F.	455 S.F.
Existing First Floor:	1,575 S.F.	118 S.F.
Existing Second Floor:	1,438 S.F.	59 S.F.
	+	+
Proposed First Floor:	0 S.F.	0 S.F.
Proposed Second Floor:	0 S.F.	0 S.F.
Proposed Second Floor:	755 S.F.	
Total:	3,768 S.F.	632 S.F.
Total Under Roof:	4,400 S.F.	

NOTE:
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9200 Bob Beatty Road
Charlotte, NC 28269
704 494 4000
FAX 704 494 4030
albarchitecture@aol.com
www.albarchitecture.com



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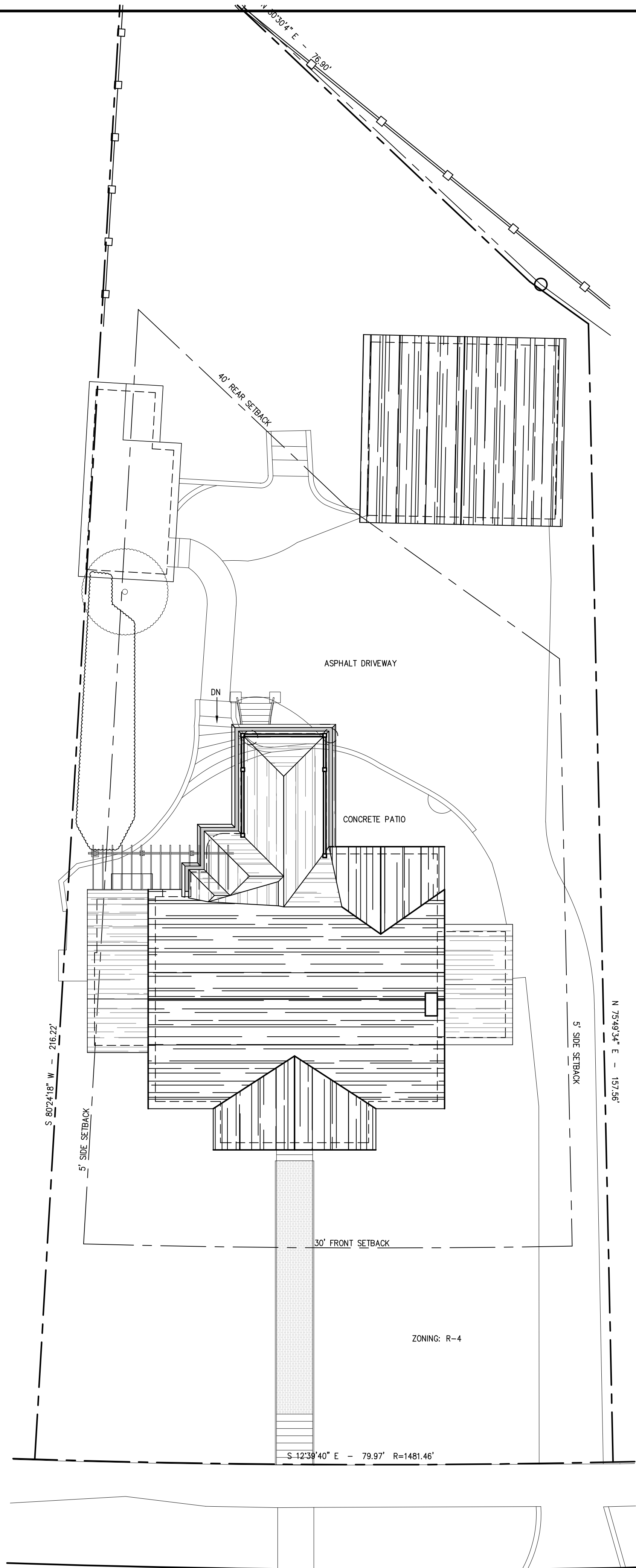
Historic Dilworth Renovation & Addition for the:
DOWD RESIDENCE
1134 Liganore Place, Charlotte, NC 28203

PROJ. NO. 12049
ISSUED 2ND MAR 2015
REVISIONS

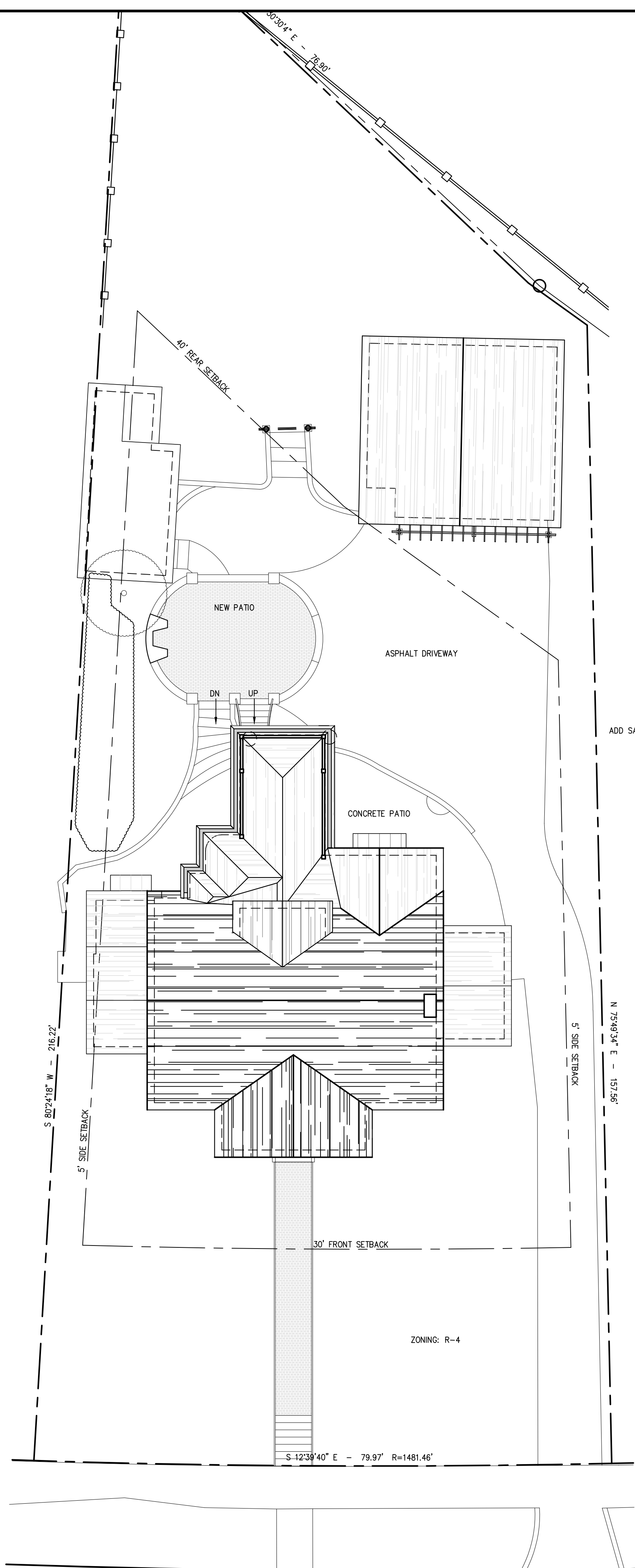
COVER SHEET

A-0

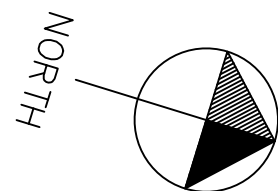
OF: ELEVEN



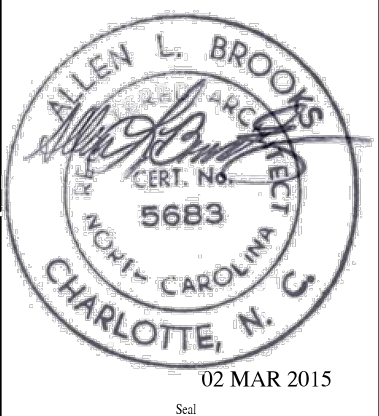
LIGANORE PLACE
② EXISTING SITE PLAN
N.T.S.



LIGANORE PLACE
① PROPOSED SITE PLAN
1" = 10'-0"



9200 Bob Beatty Road
Charlotte, NC 28269
704 • 494 • 400
FAX • 494 • 030
alarchitecture@aol.com
www.alarchitecture.com



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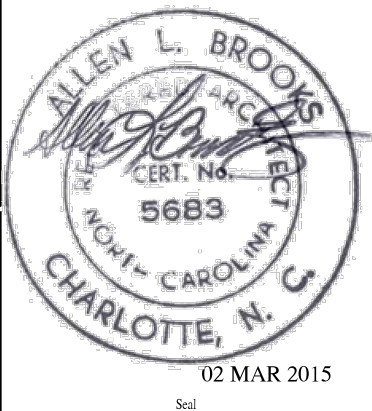
SITE PLAN

A-1

OF: ELEVEN



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704 •494 •400
FAX •494 •030
albarchitecture@aol.com
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LEFT OF SUBJECT HOUSE



SUBJECT HOUSE



RIGHT OF SUBJECT HOUSE

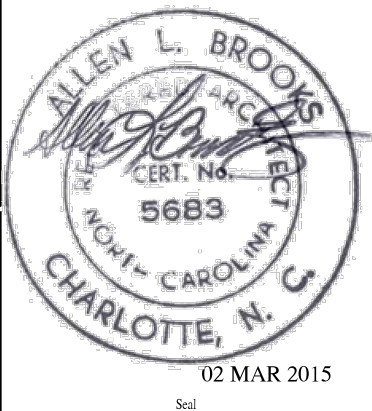
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SITE CONTEXT
SC-1
OF: ELEVEN



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704 •494 •400
FAX •494 •030
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1127 BERKELEY



1145 BERKELEY



1128 BERKELEY



1401 DILWORTH

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SITE CONTEXT
SC-2
OF: ELEVEN

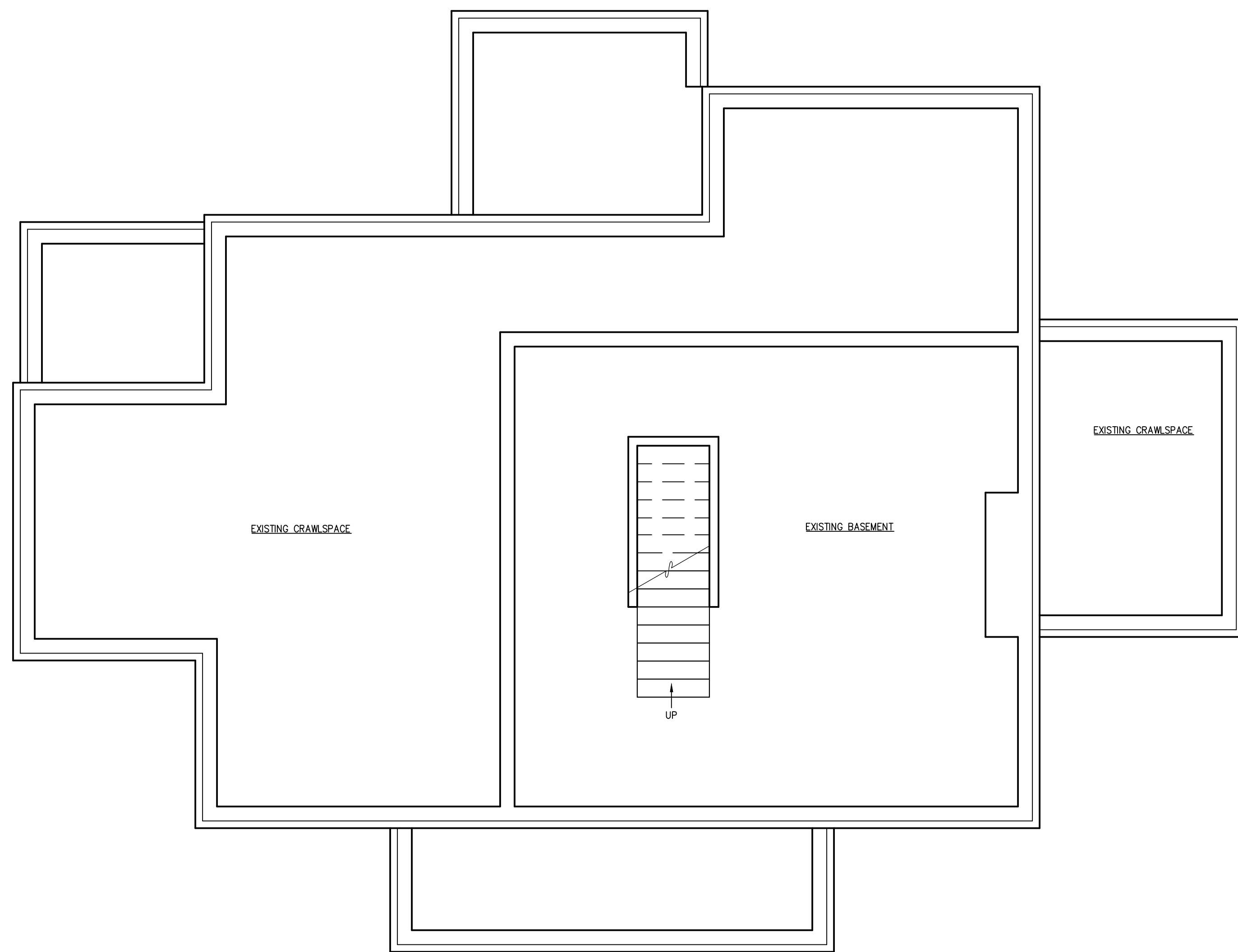
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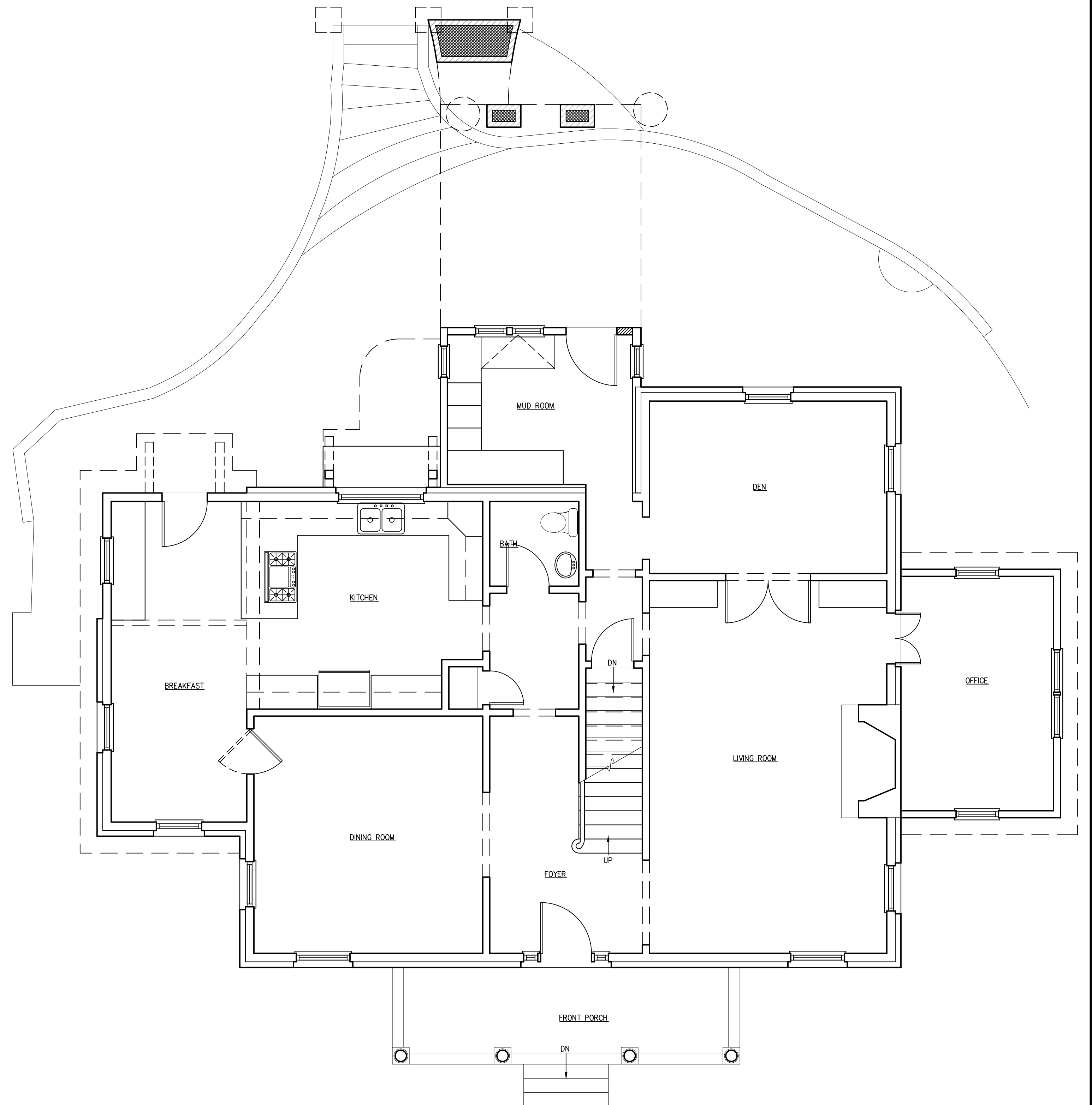
EXISTING PLANS

A-2

OF: ELEVEN



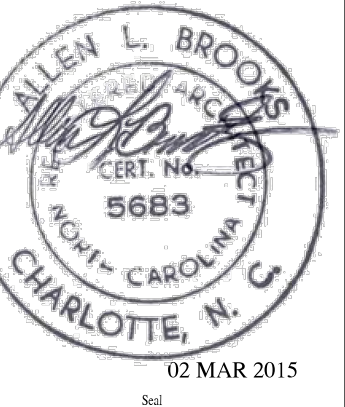
② EXISTING BASEMENT/FOUNDATION
 1/4" = 1'-0"



① EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"



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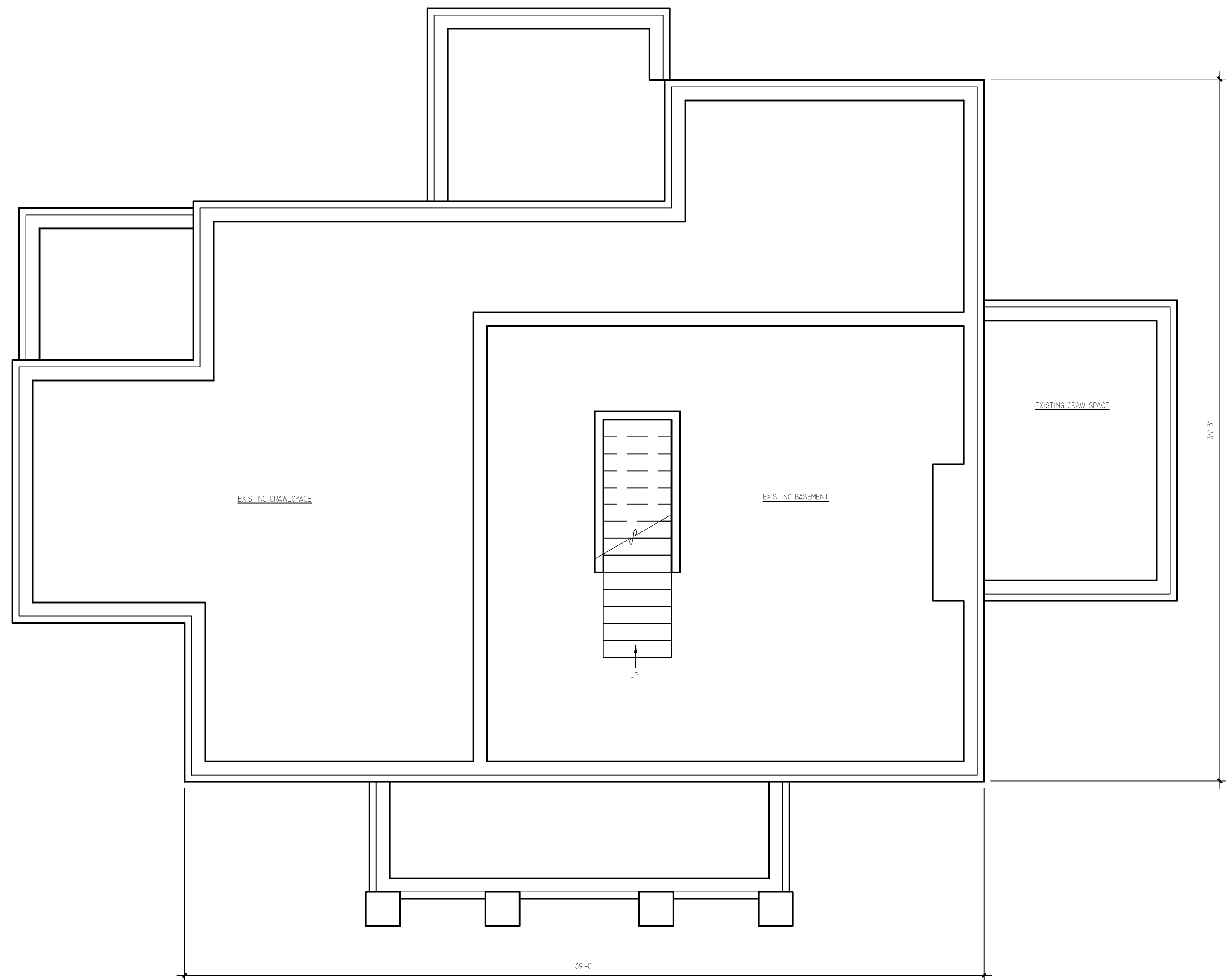
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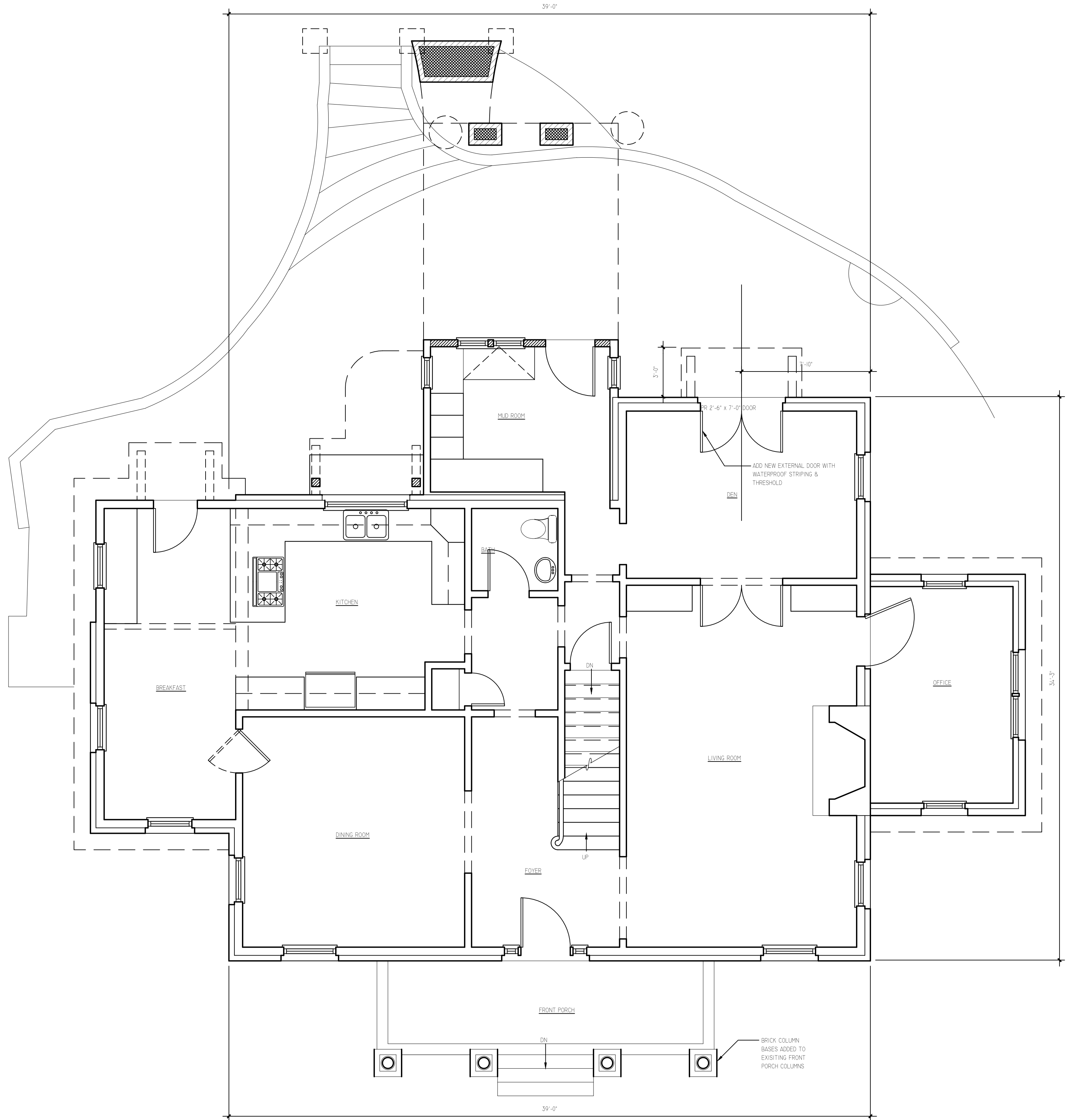
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PROPOSED PLANS

A-6
OF: ELEVEN

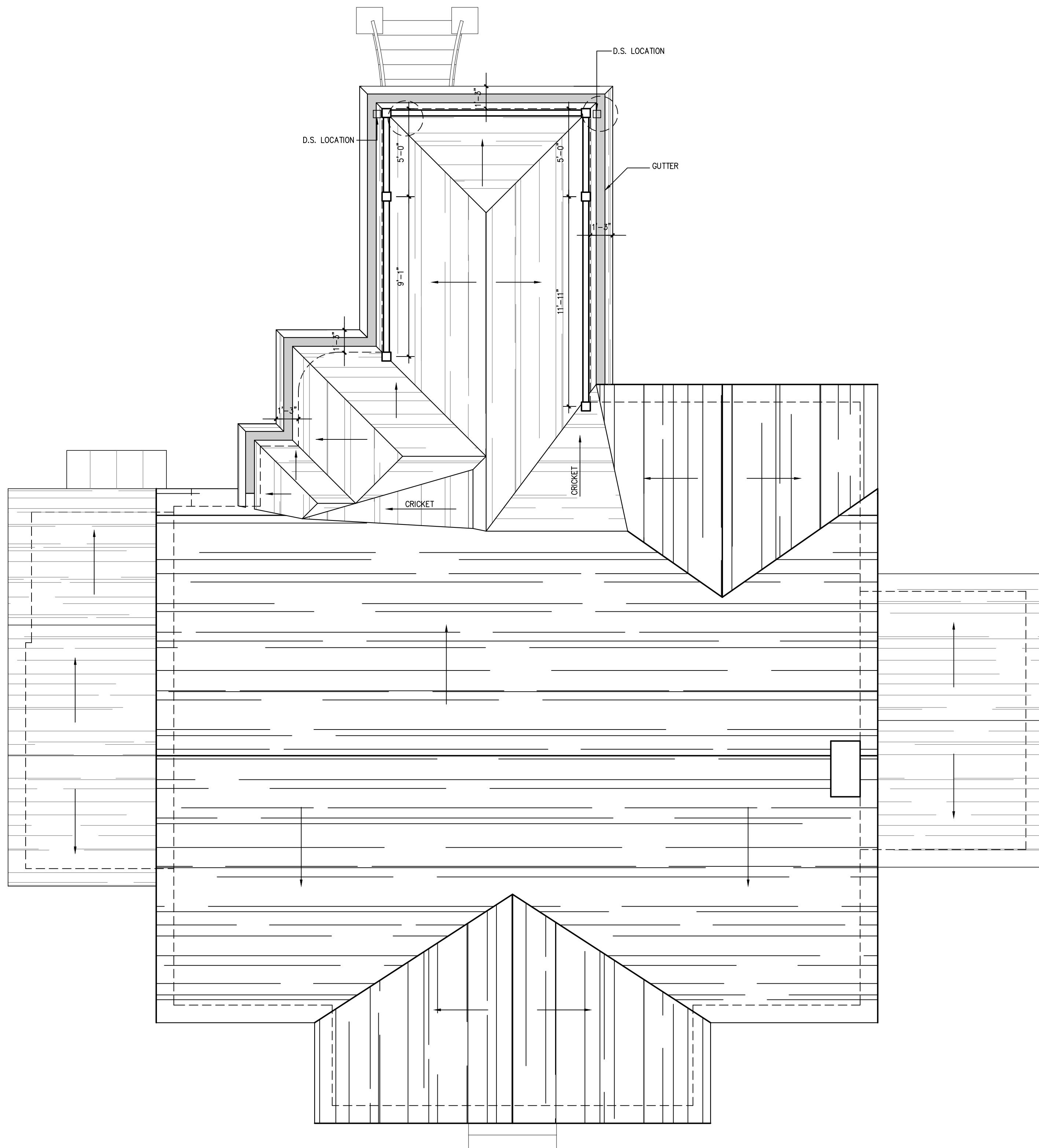


② **PROPOSED BASEMENT/FOUNDATION**
1/4" = 1'-0"

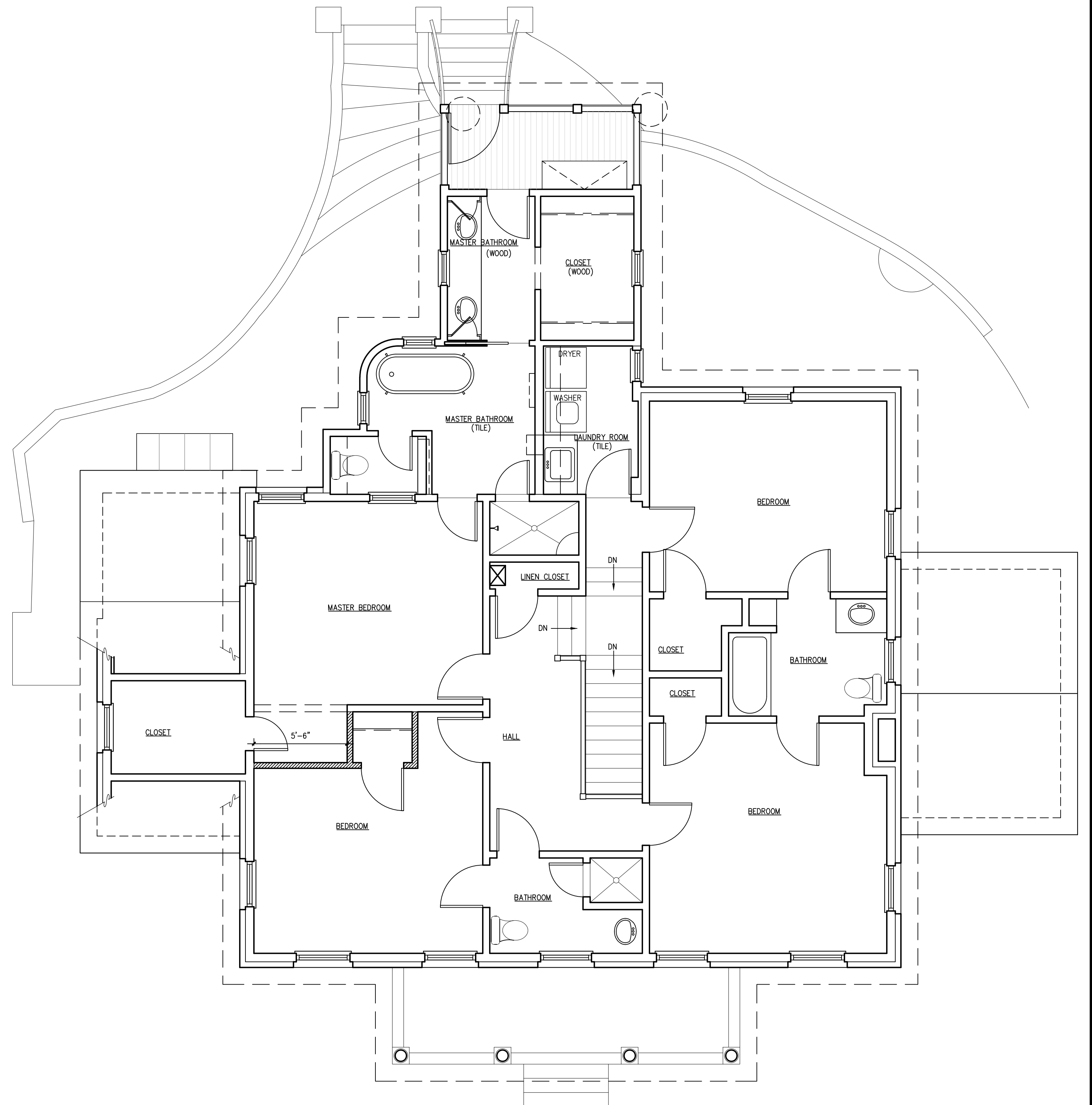


① **PROPOSED FIRST FLOOR PLAN**
1/4" = 1'-0"

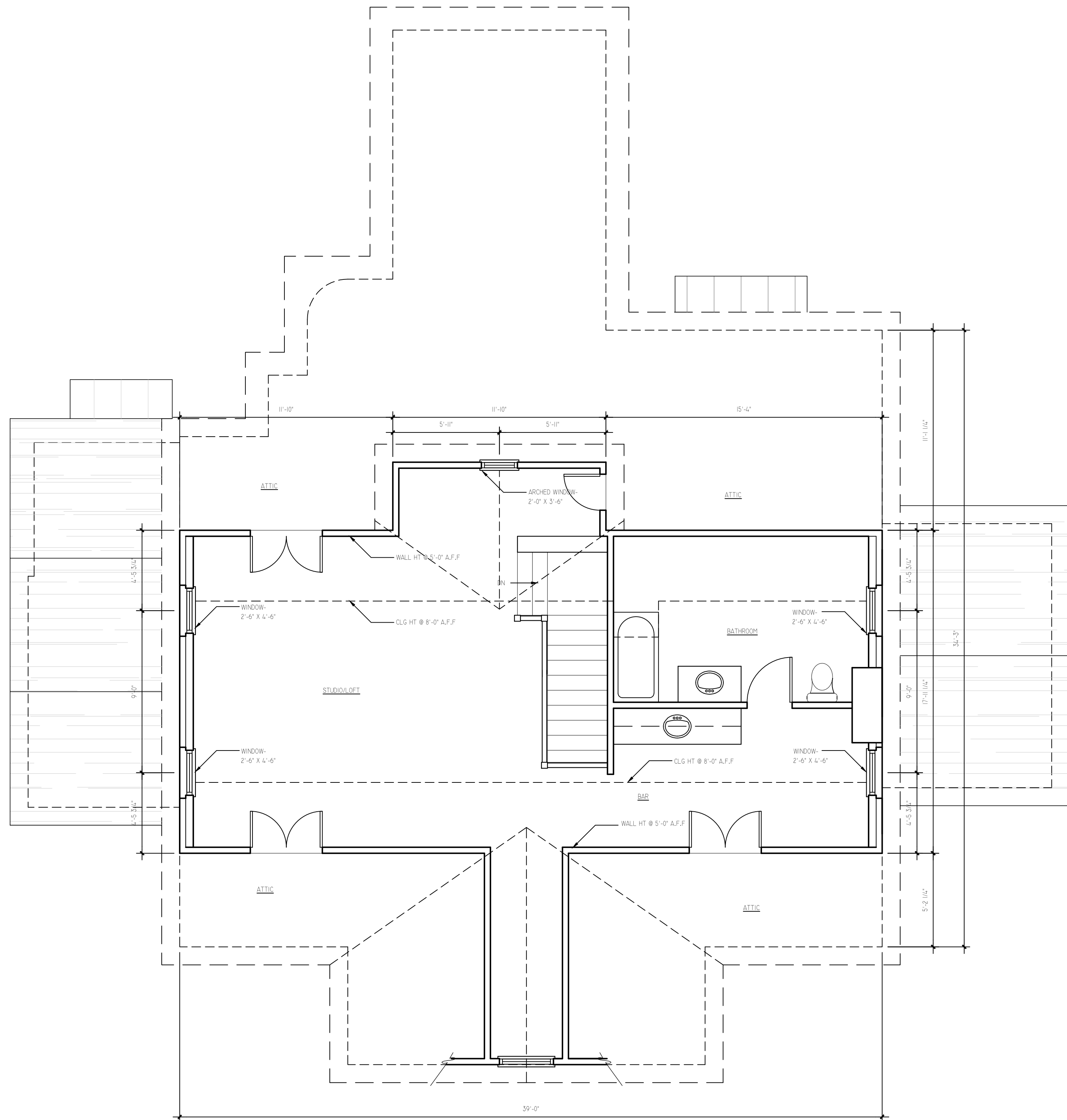
③ BUILT IN GUTTER DETAIL



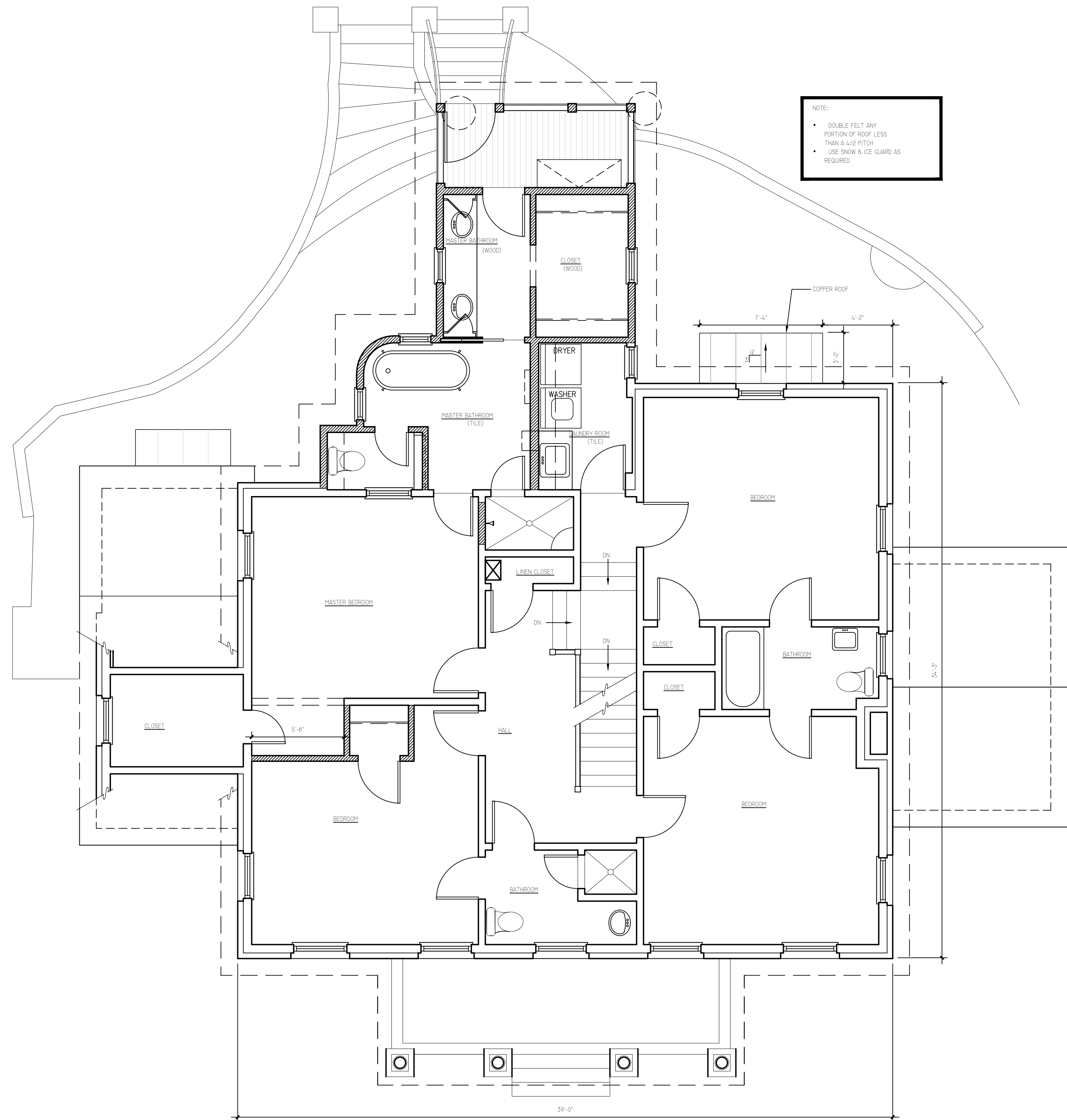
② EXISTING ROOF PLAN
1/4" = 1'-0"



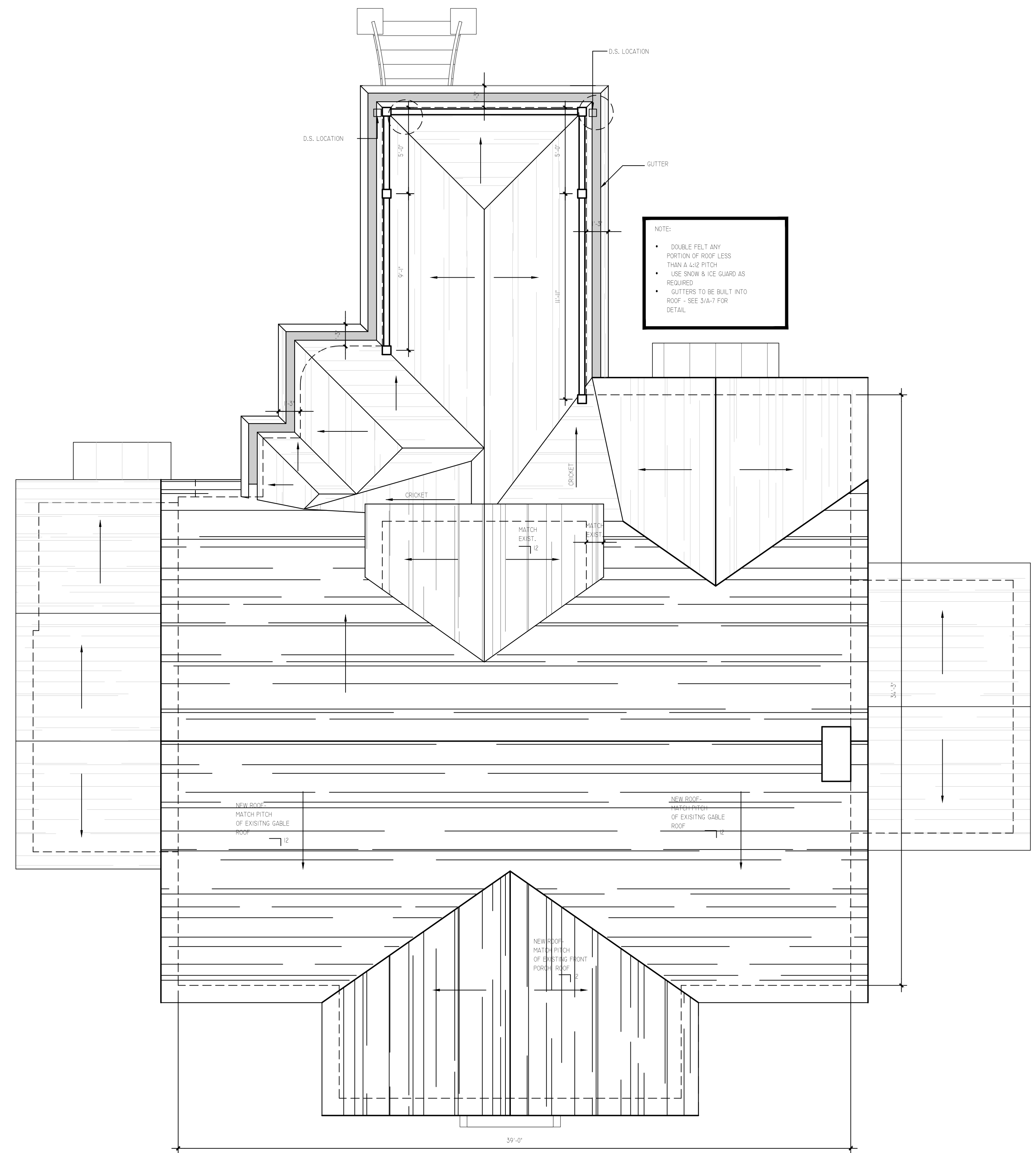
① EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



② PROPOSED THRID FLOOR PLAN
 1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



FRONT OF SUBJECT HOUSE



LEFT OF SUBJECT OUSE



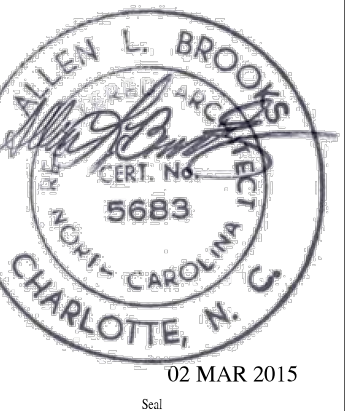
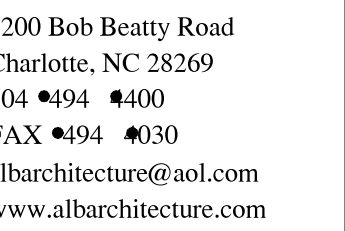
RIGHT OF SUBJECT HOUSE



REAR RIGHT OF SUBJECT HOUSE



REAR LEFT OF SUBJECT HOUSE



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ALBachlorine

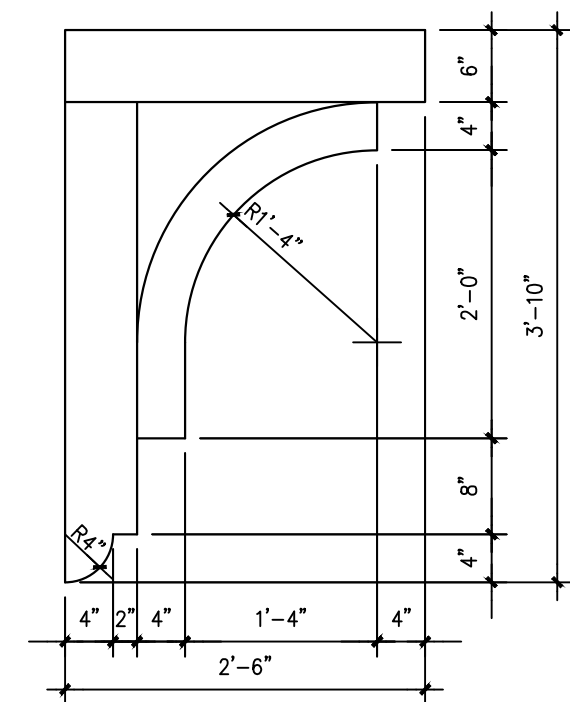
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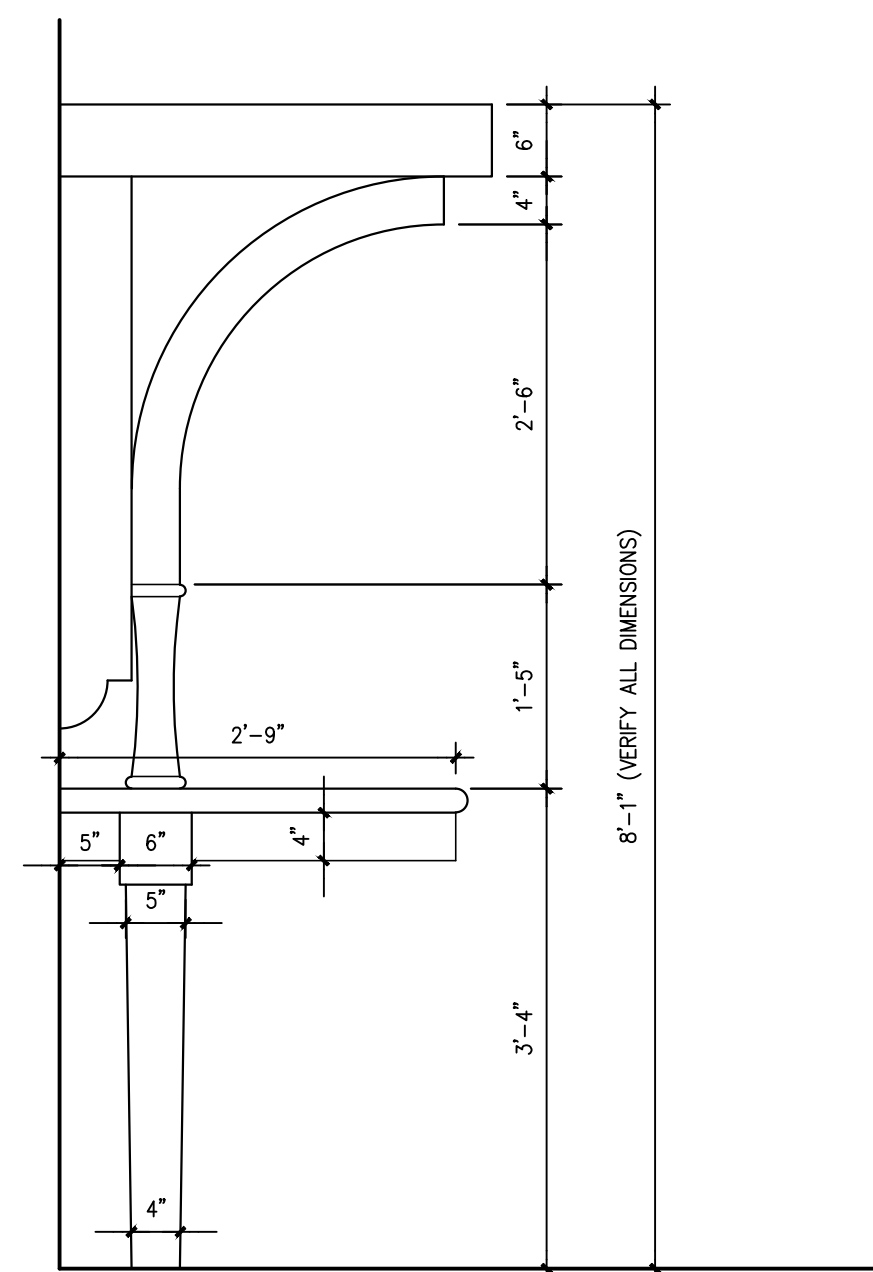
EXISTING ELEVATIONS

A-4

F: ELEVEN



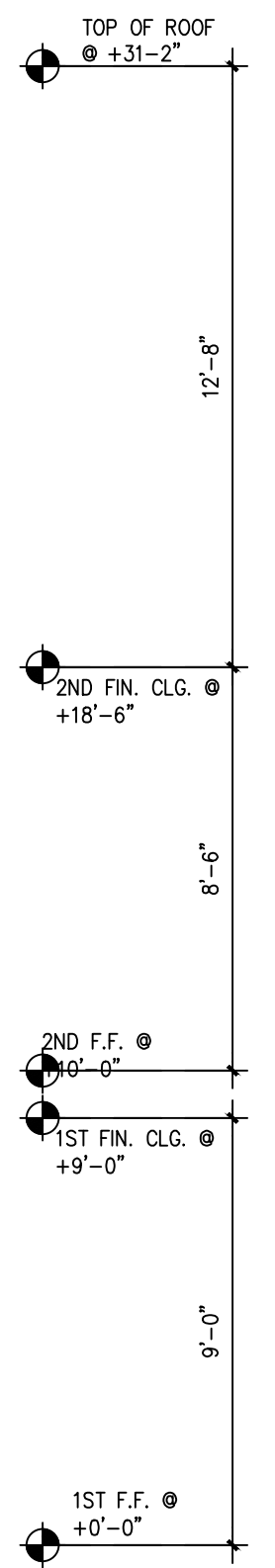
④ BRACKET DETAIL
3/4" = 1'-0"



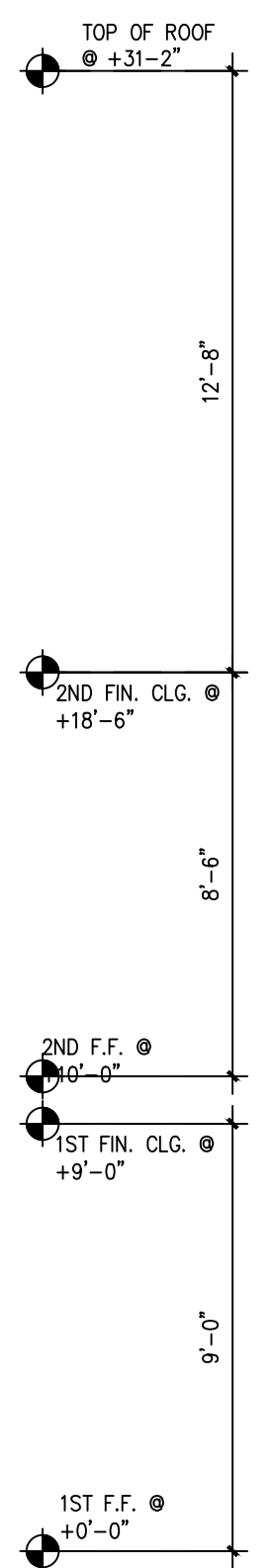
③ BRACKET DETAIL
3/4" = 1'-0"



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"

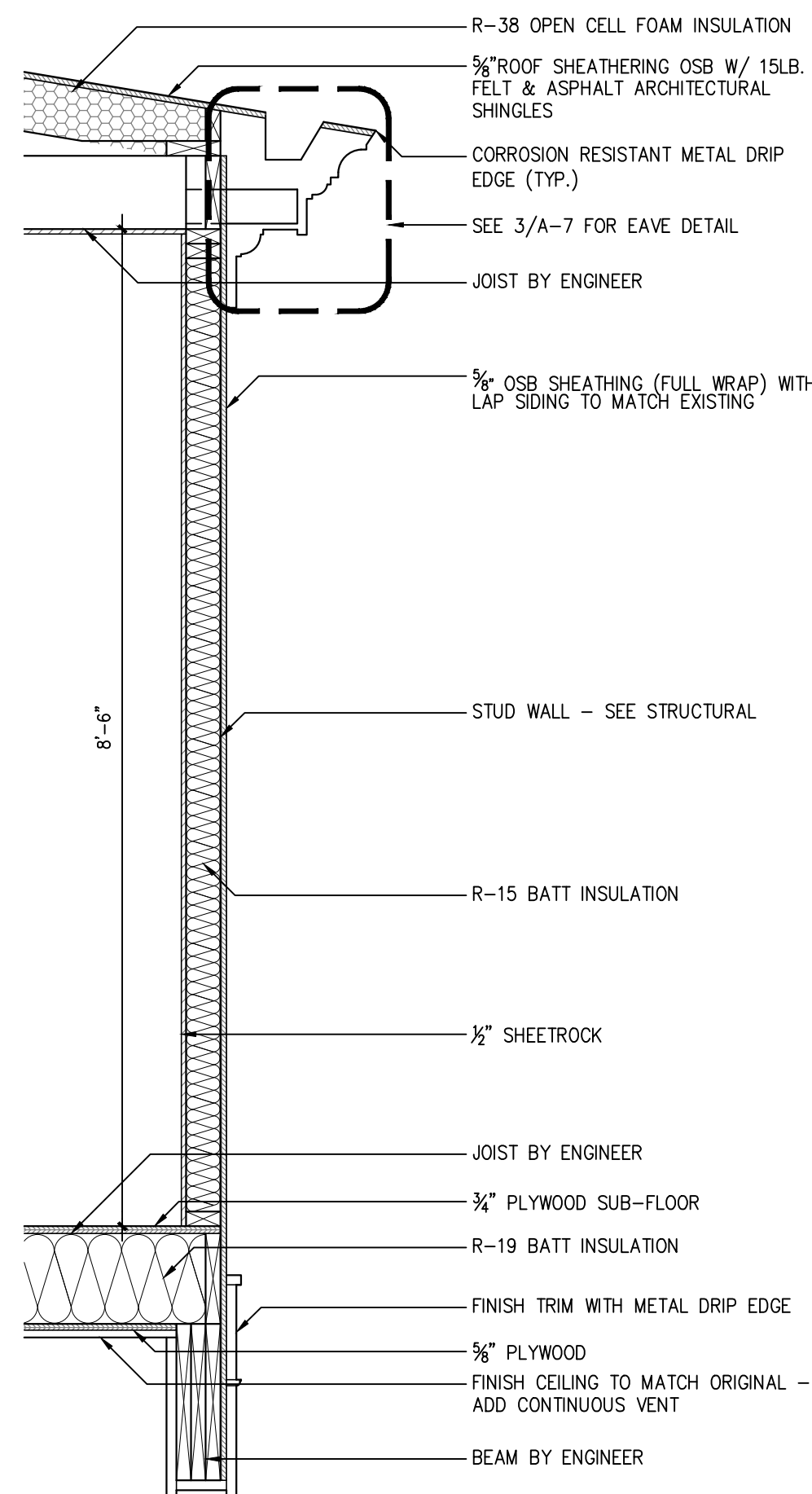




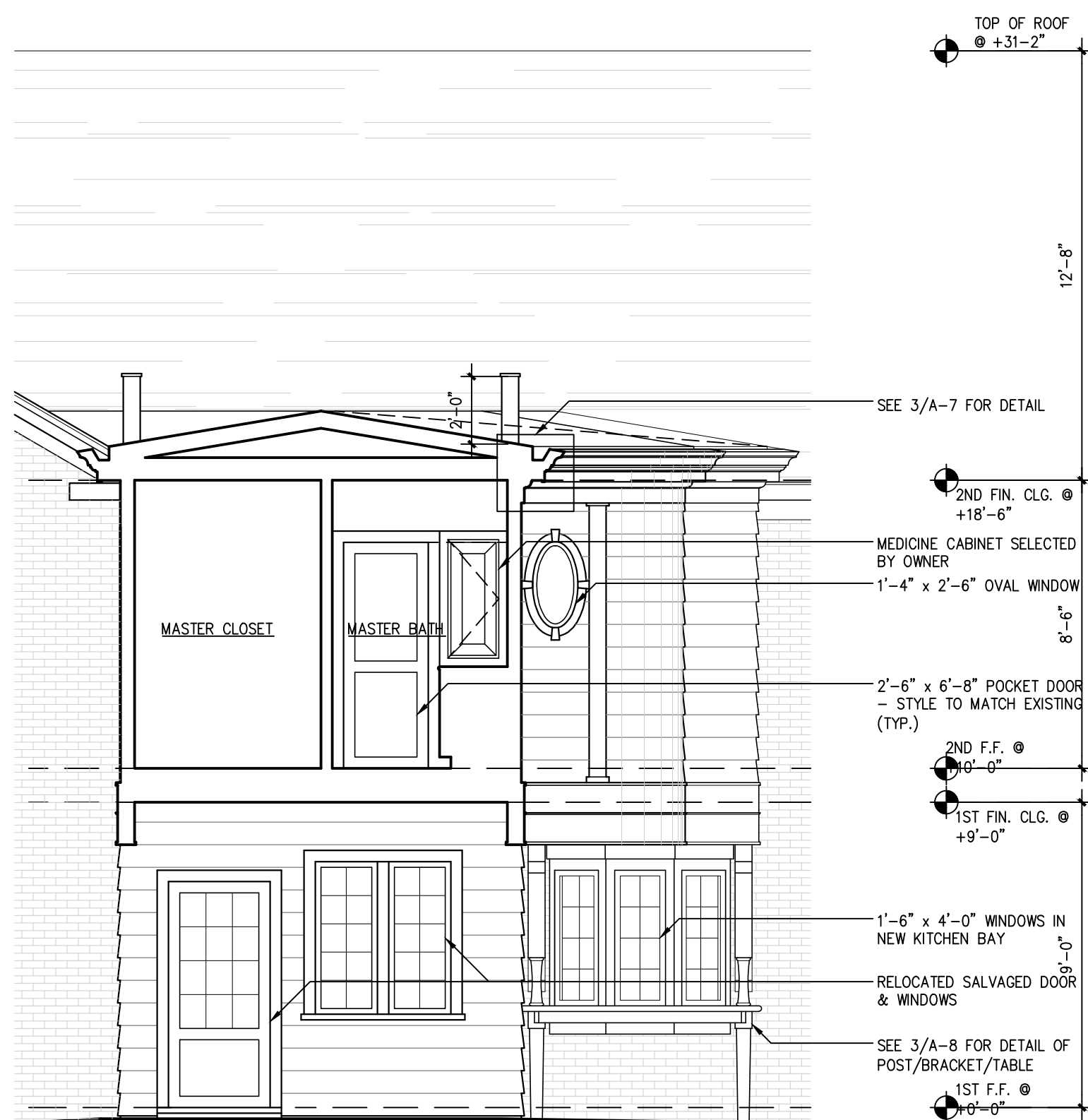
② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



④ TYPICAL WALL SECTION
3/4" = 1'-0"



③ BUILDING SECTION
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



① EXISTING REAR ELEVATION
1/4" = 1'-0"



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"