
LOCAL HISTORIC DISTRICT: Fourth Ward
ADDRESS OF PROPERTY: 420 W. 5th Street
SUMMARY OF REQUEST: Fire Station Renovation
OWNER: Center City Church
APPLICANT: David Docusen

Details of Proposed Request

Existing Conditions

Charlotte Fire Station Number 4 is a flat-roofed, three-bay, two-story brick building on West Fifth Street in Fourth Ward and adjacent to a high rise and mid-rise multi-family buildings. The fire station is also a designated historic landmark that has retained a high degree of integrity and is in good condition. There is an alley between the Vue and fire station and parking lots on the other sides. Across the street is an apartment development.

Proposal

The applicant is proposing an adaptive re-use project and contemporary addition for a coffee house and multi-use venue. An addition will be added to the right side and behind the building. A rooftop terrace will also be added. The elevations on Graham Street and West 5th Street will remain in its current condition. The glass exterior of the addition contrasts and frames the brick fire station. The red trim and panels mimic the trim color of the station. The entrance to the addition extends beyond the facade of the station. The project has been approved in concept by the Historic Landmarks Commission.

Policy & Design Guidelines for Additions

HDC Design Policy on Additions requires that additions be evaluated according to the following:

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 Historic Districts staff believes the project meets the Guidelines for additions.

Charlotte Historic District Commission - Case 2013-103

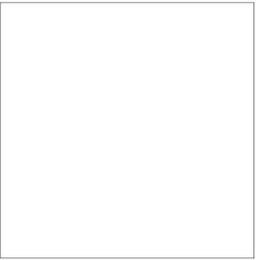
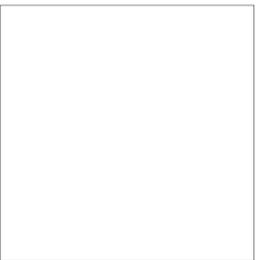
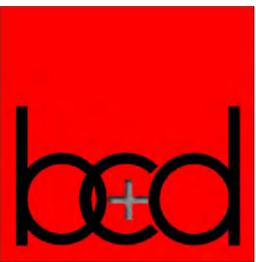


-  420 W. 5th Street
-  Fourth Ward Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:
June 23, 2013

C.F.D. No 4





EBENEZERS
420 West 5th Street
Charlotte NC

Seals:

Commission Number:

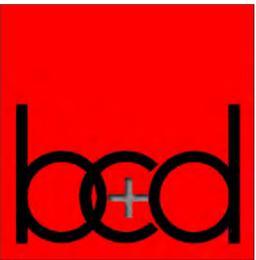
Issuance:
Date: 13 May 2013
Issue: Historic Landmarks Commission
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Sheet Title:
Perspective

Sheet Number:
A 4.05

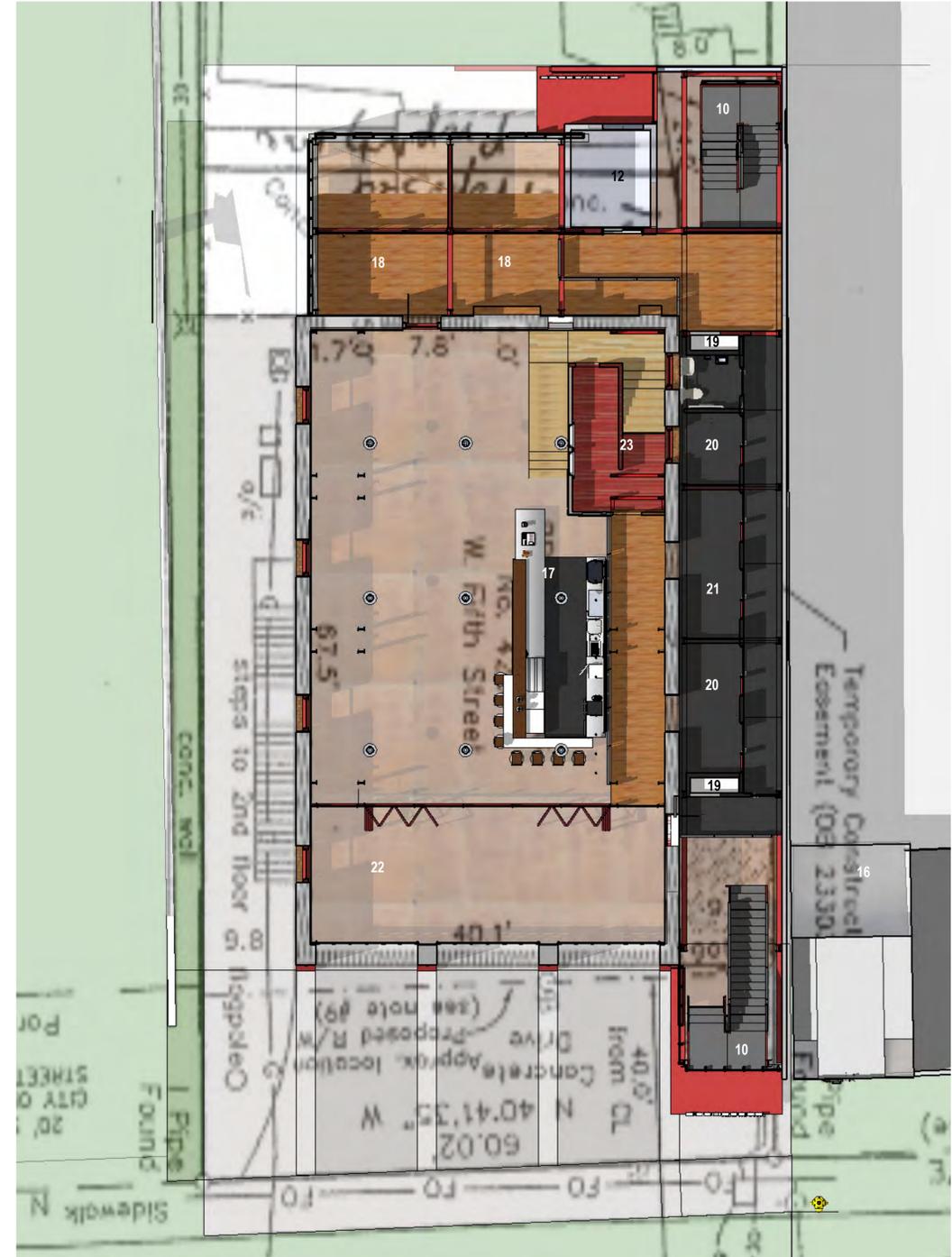
Perspective Aerial from Northwest

AX 001

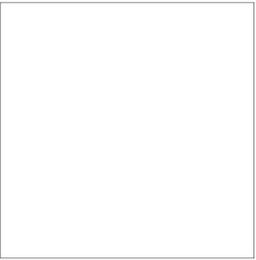
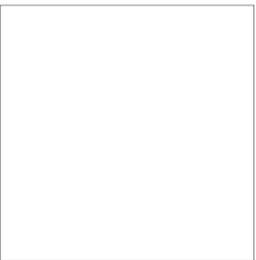


- KEY**
1. COFFEE BAR
 2. SEATING AREA
 3. KITCHEN
 4. STORAGE
 5. TOILET
 6. MEETING ROOM
 7. LARGE MEETING ROOM
 8. OUTDOOR SEATING
 9. ELEVATOR LOBBY
 10. FIRESTAIR
 11. ENTRY
 12. ELEVATOR
 13. TRANSFORMER VAULT
 14. RELOCATED DRIVEWAY
 15. EXISTING RETAINING WALL
 16. THE VUE RESIDENTIAL TOWER
 17. OPEN TO COFFEE BAR BELOW
 18. OPEN TO LOBBY BELOW
 19. MECHANICAL SHAFT
 20. MECHANICAL
 21. BACKFLOW PREVENTOR
 22. OPEN TO LARGE MEETING BELOW
 23. MEZZANINE STORAGE

1st Floor
A | 001 scale: 1/8" = 1'0"



1st Floor Mezzanine
B | 001 scale: 1/8" = 1'0"



EBENEZERS
420 West 5th Street
Charlotte NC

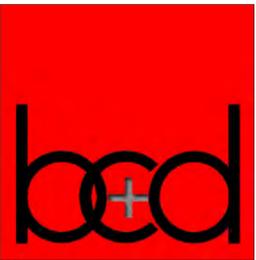
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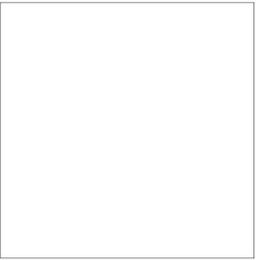
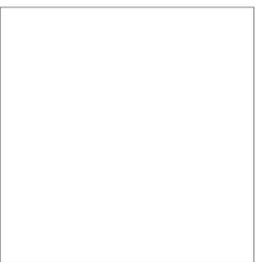
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Plans

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South Elevation - Fifth Street
A 001 scale: 1/4" = 1'0"



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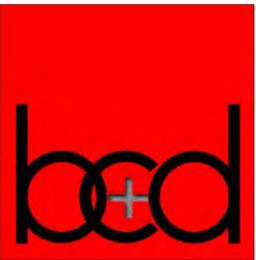
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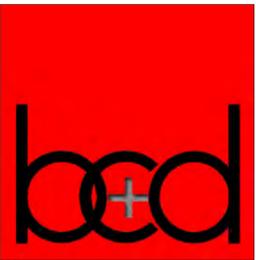
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West Elevation - Parking lot/Graham Street
A 001 scale: 1/4" = 1'0"



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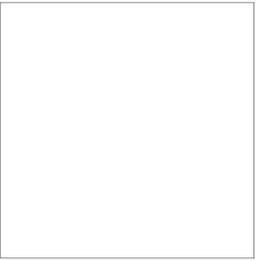
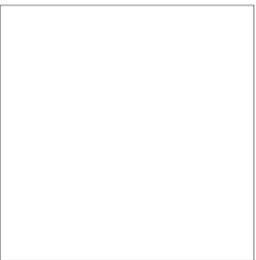
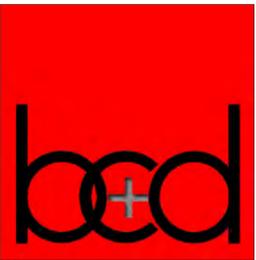
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North Elevation - Parking Lot
A 001 scale: 1/4" = 1'0"



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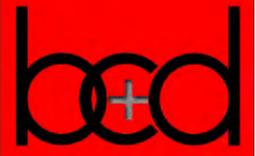
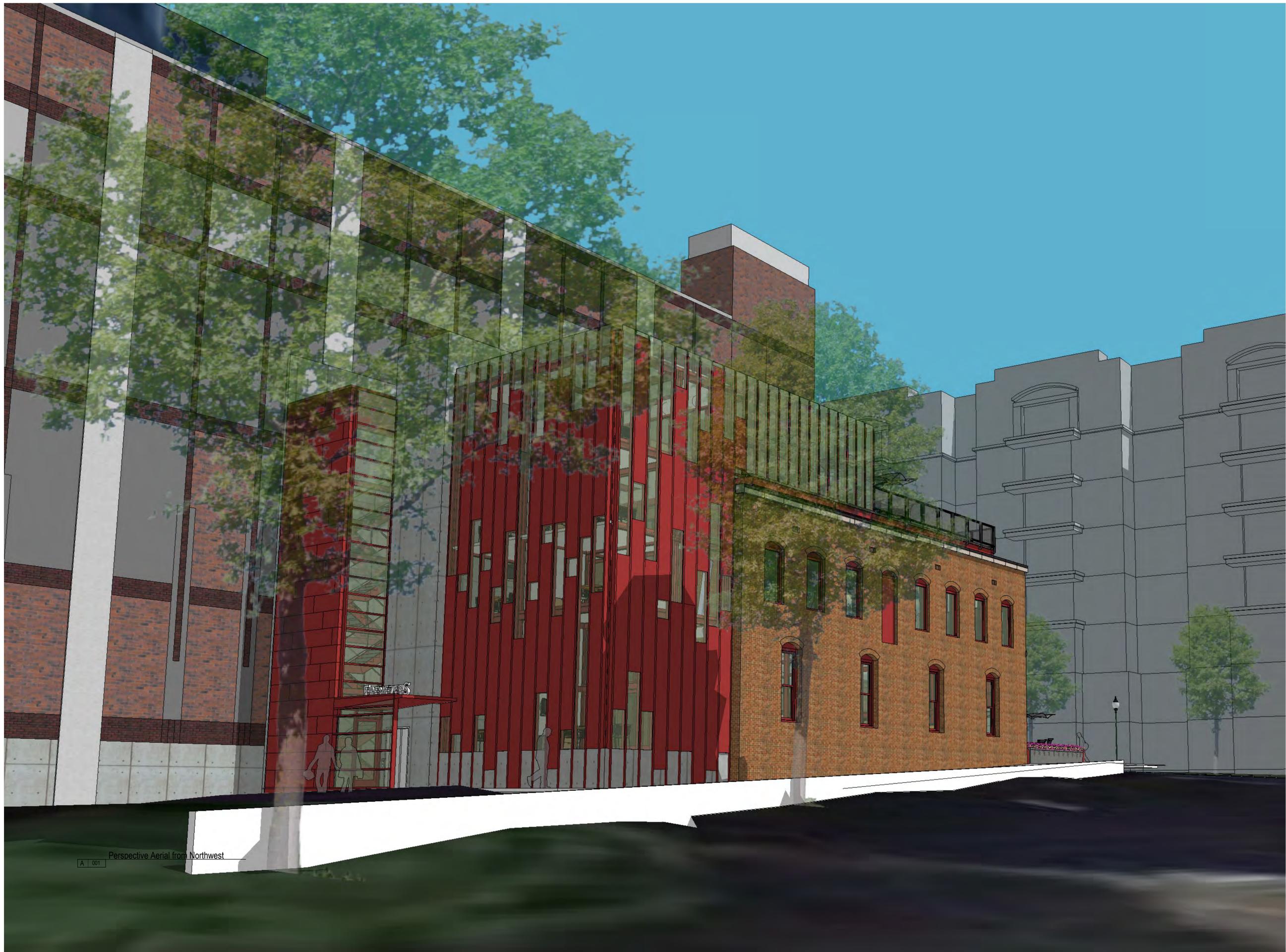
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Perspective Aerial from Southwest corner
A | 001



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Perspective Aerial from Northwest

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