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.
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.
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. ENTRANCE
12. RESTROOMS
13. TRANSFORMER VAULT
14. RELOCATED SUBWAY
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 CONDUIT
21. MECHANICAL MOTOR
22. OPEN TO LARGE MEETING BELOW
23. MEZZANINE STORAGE

5TH STREET

1st Floor Plan

1st Floor Mezzanine