LOCAL HISTORIC DISTRICT: Fourth Ward

ADDRESS OF PROPERTY: 420 West 5th Street

SUMMARY OF REQUEST: Addition

APPLICANT: Neal Kanipe

The application was continued for additional information on windows and doors. Further details on the fenestration and materials - The three large bi-fold doors on the front elevation, the main entry door on the right side rear elevation, samples of the new materials they are introducing on the new construction, and the windows on the front façade.

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 proposed addition has been approved by the Mecklenburg County Historic Landmarks Commission, a COA was issued May 20, 2016. A previous proposal for an addition was approved in concept July 2013 by the HDC.

Proposal
The proposal is an adaptive re-use project with an addition to rear and right side. A rooftop terrace will also be added. The façade materials will be brick and metal. The exterior stairs will be enclosed with metal panels.

Revised Proposal – July 13, 2016
- The metal panels covering the exterior stairs have been removed.
- The roof of the rear addition has been modified.
- The material of the addition is brick.

Policy & Design Guidelines for Additions, page 36
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 size, scale, massing, fenestration, rhythm, materials and context.
Project OVERVIEW

► Original construction 1926
► Original architect C.C. Hook
► Served as a Firehouse until 1972
► Renovation/Restoration/Addition
► Adaptive reuse as a restaurant
► Unanimous approval from Historic Landmarks Commission May 10, 2016
► Seeking National Register status from the National Park Service

T. Neal Kanipe, AIA NCARB
Senior Architect
McMillan Pazdan Smith
Architecture
Greenville, SC & Charlotte, NC
Existing **CONDITIONS**

- 1920's era photo
- 2016 – Front Elevation
- 2016 – Right Side Elevation
- 2016 – Rear Elevation
- 2016 – Left Side Elevation
Context / Adjacent **CONDITIONS**

View Southeast at Graham Street & West 5th Street
View Southeast at Graham Street & West 5th Street
Context / Adjacent CONDITIONS

View Northeast at Graham Street
Context / Adjacent CONDITIONS

View Southwest at Graham Street & West 6th Street
Context / Adjacent CONDITIONS

View Southeast at Graham Street & West 6th Street
View Northwest at Graham Street & North Pine Street
Context / Adjacent CONDITIONS

View Northwest at West 5th Street & North Pine Street
Context / Adjacent CONDITIONS

View Northwest at mid block on West 5th Street
Context / Adjacent **CONDITIONS**

City Vue Towers on West 5\textsuperscript{th} Street

Adjacent surface parking lot

View Southeast on W. 5\textsuperscript{th} Street

View of Firehouse and adjacent 5 story parking garage
Total Site: 0.228 acres (9932 sf)

Impervious: 0.210 acres (9131 sf)

Pervious: 0.018 acres (801 sf)

Front setback is 14' from face of curb
Survey SITE PLAN

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Impervious: 0.210 acres (9131 sf)

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Front setback is 14’ from face of curb
Building Elevations **FRONT**

1920's era photo

2016 – Front Elevation

Front Elevation - Renovation

Rendering of proposed renovation & addition
Building Elevations LEFT SIDE

2016 – Left Side Elevation

Rendering of proposed renovation & addition

Left Side Elevation – Renovation & Addition
Building Elevations LEFT SIDE

2016 – Left Side Elevation

Rendering of proposed renovation & addition

Left Side Elevation – Renovation & Addition
Building Elevations **LEFT SIDE**

**JUNE 2016**
Building Elevations LEFT SIDE
Building Elevations REAR

JUNE 2016

2016 - Rear Elevation

Rear Elevation – Renovation & Addition

Rendering of proposed renovation & addition
Building Elevations REAR

Rear Elevation – Renovation & Addition

2016 - Rear Elevation

Rendering of proposed renovation & addition
Building Elevations REAR

JUNE 2016
Building Elevations REAR
Building Elevations **RIGHT SIDE**  **JUNE 2016**

2016 – Right Side Elevation

Rendering of proposed renovation & addition

Right Side Elevation - Renovation & Addition
Building Elevations **RIGHT SIDE**

2016 – Right Side Elevation

Rendering of proposed renovation & addition

Right Side Elevation - Renovation & Addition
Entry Awning DETAILS

Technical Preservation Services

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see Printed Publications.

PREVENTION BRIEFS

44
The Use of Awnings on Historic Buildings, Repair, Replacement and New Design
Chad Randl

Introduction
Historical Background
Preserving Existing Historic Awnings
Installing New Awnings
Awnings and Canopy Regulation
Summary and References
Reading List
Download the PDF

Introduction
A shopkeeper rolls out an awning at the beginning of the workday; a family gathers under a porch awning on a late summer afternoon. These are familiar and compelling images of earlier urban and residential life in America. For two centuries, awnings not only played an important functional role, they helped define the visual character of our streetscapes. Yet, compared to historic photographs of downtowns and neighborhoods with myriad awnings, today's streets often seem plain and colorless.

Throughout their history, awnings have had great appeal. Along with drapes, curtains, shutters, and blinds they provided natural climate control in an age before air-conditioning and tinted glass. By blocking out the sun's rays while admitting daylight and allowing air to circulate between interior and exterior, they were remarkably efficient and cost effective. Awnings permitted window-shopping on rainy days; they protected show windows displays from fading due to sunlight. On the primary facade and near eye level, they were central to a building's appearance. Manufacturers came up with attractive, attention-getting awnings featuring distinctive stripes, ornate valances, and painted lettering and logos. With a wide range of color and pattern choices, owners could select an awning that complemented the building and get both style and function in a relatively affordable package.

In recent years, building owners and others interested in historic buildings have rediscovered awnings. Local "main street" preservation programs encouraging and in some cases funding rehabilitation work have helped spur the awning's return.
Building FLOOR PLANS JUNE 2016
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