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**LOCAL HISTORIC DISTRICT:** Fourth Ward

**ADDRESS OF PROPERTY:** 420 W. 5<sup>th</sup> Street

**SUMMARY OF REQUEST:** Fire Station Renovation

**OWNER:** Center City Church

**APPLICANT:** David Docusen

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### **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 5<sup>th</sup> 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.

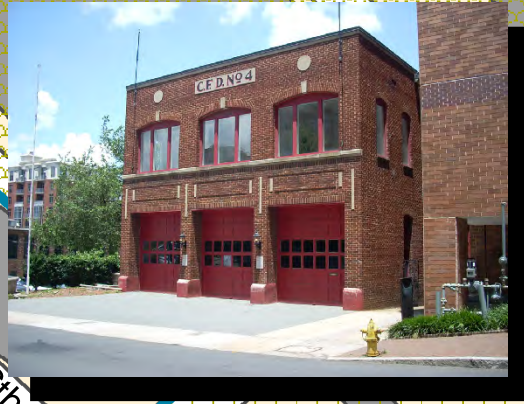
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other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

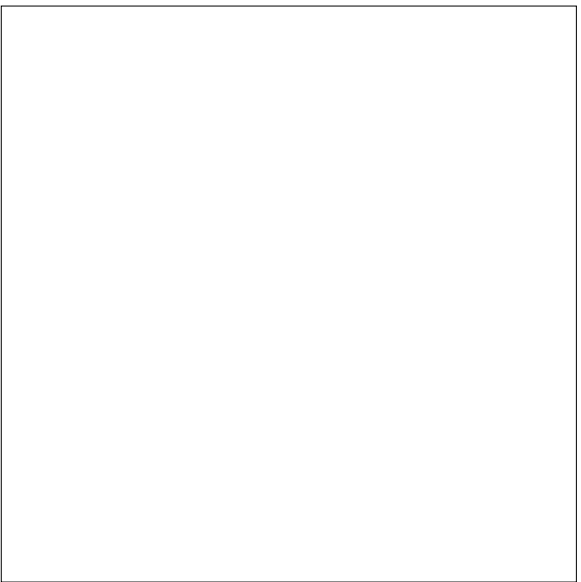
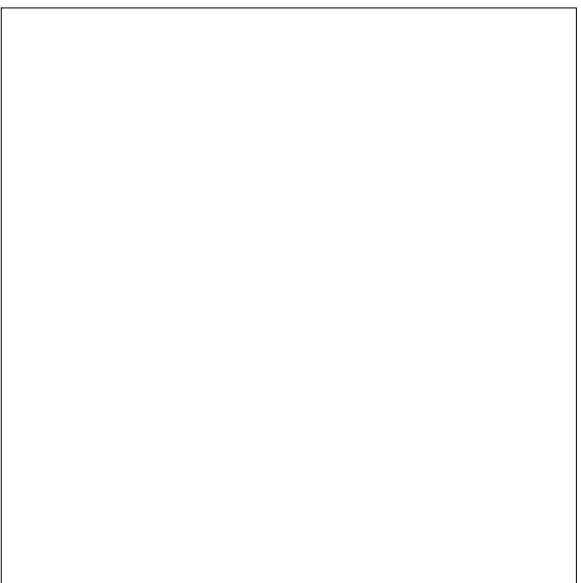
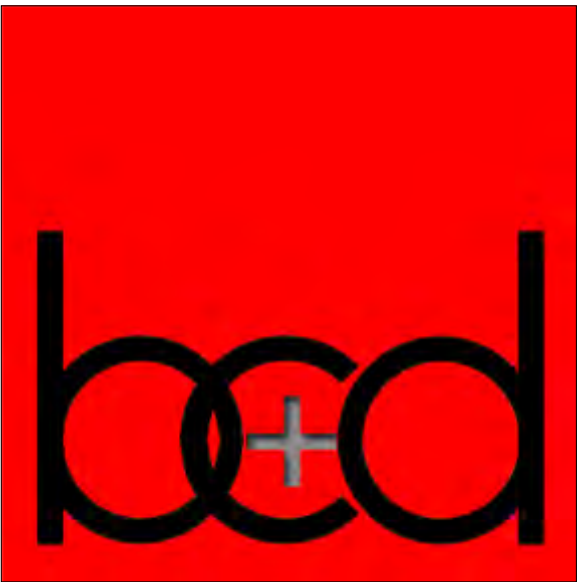






C.F.D. No 4





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420 West 5th Street  
Charlotte NC

Seals:

Commission Number:

Issuance:

Date:	Issue:
13 May 2013	Historic Landmarks Commission

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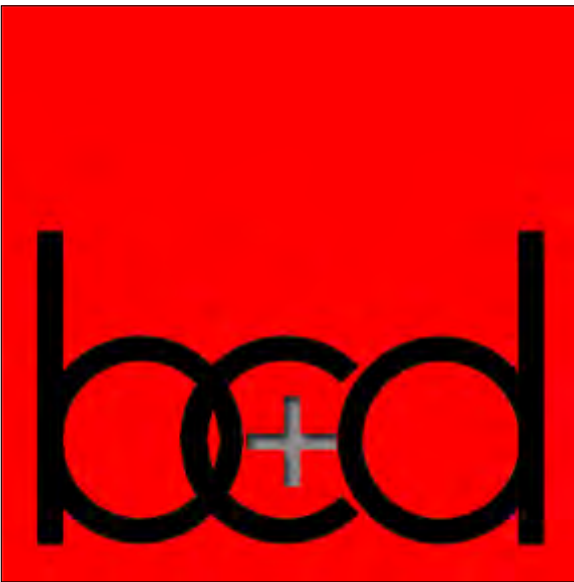
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**Perspective**

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- 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



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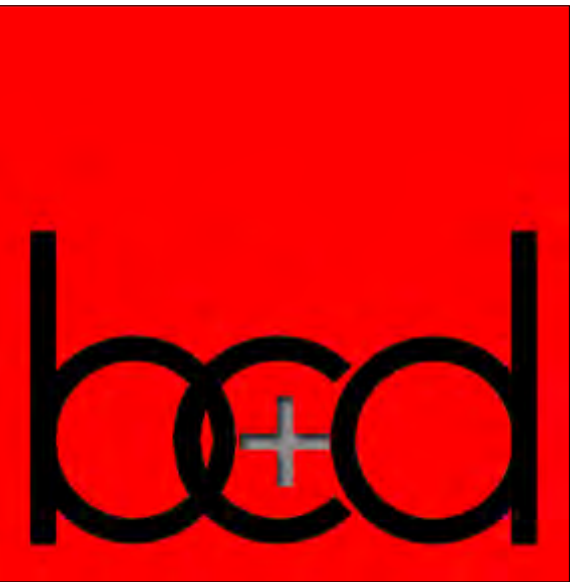
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1.11





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

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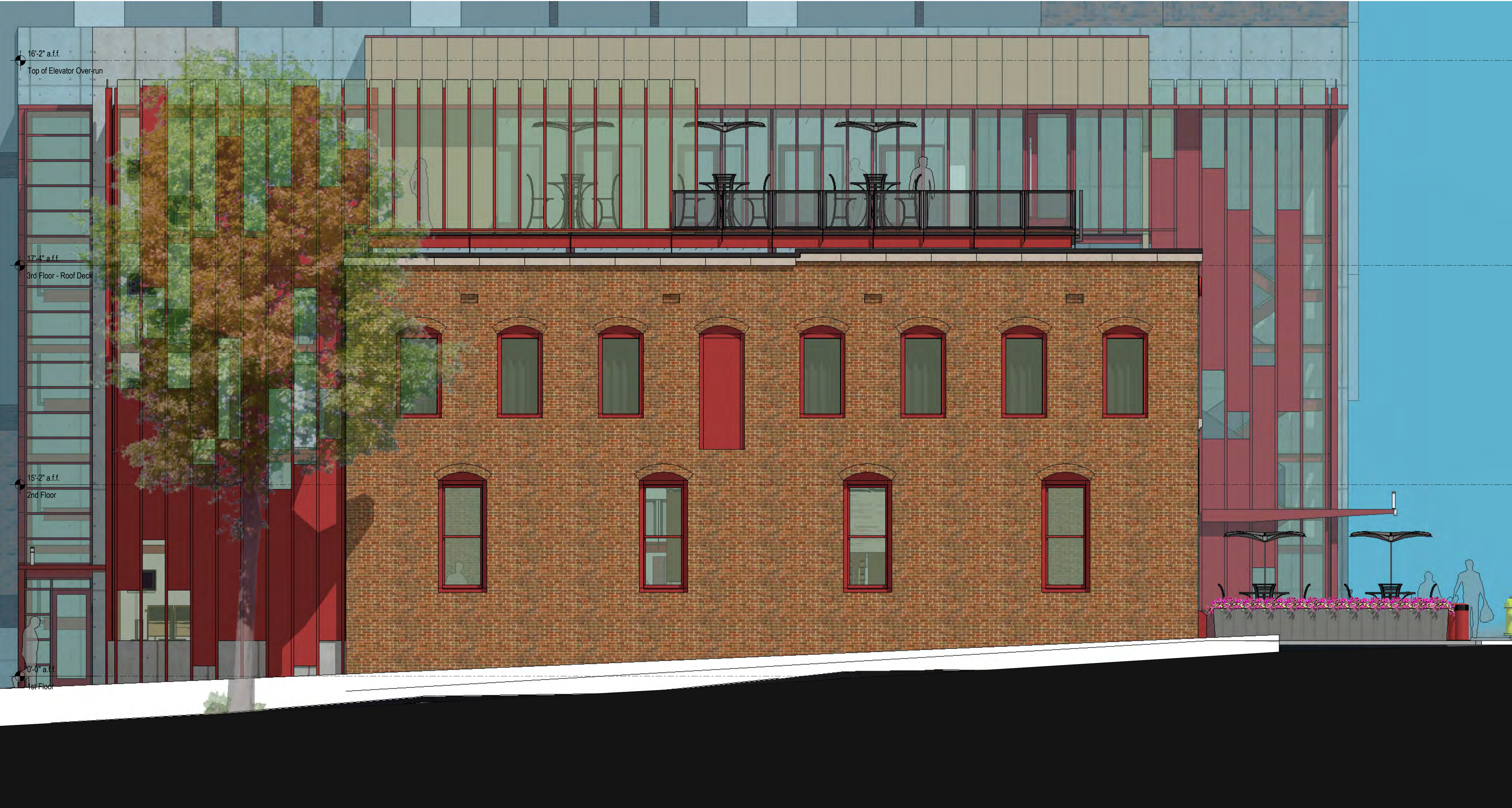
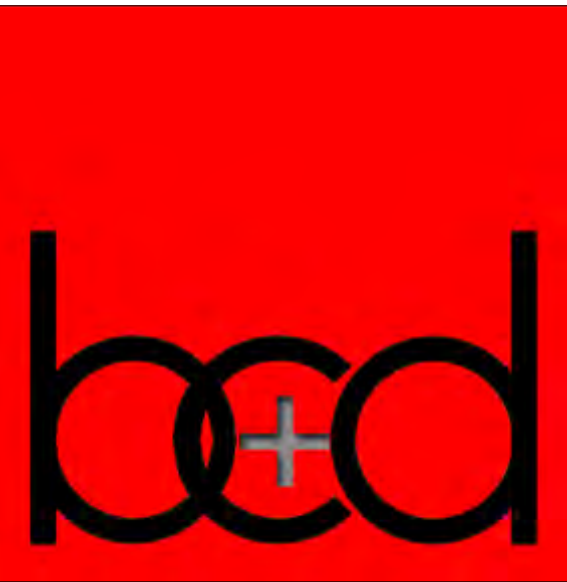
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West Elevation - Parking lot/Graham Street  
A 001 scale: 1/4" = 1'0"

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



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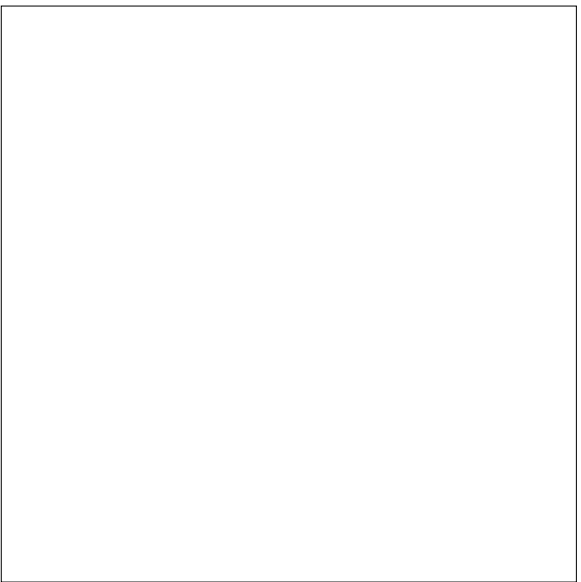
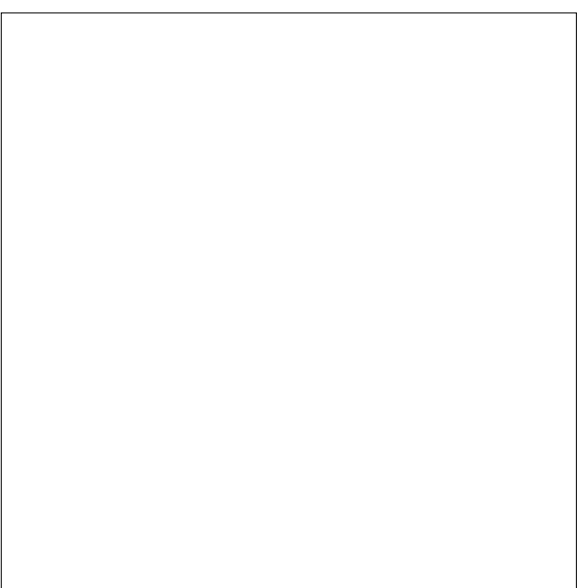
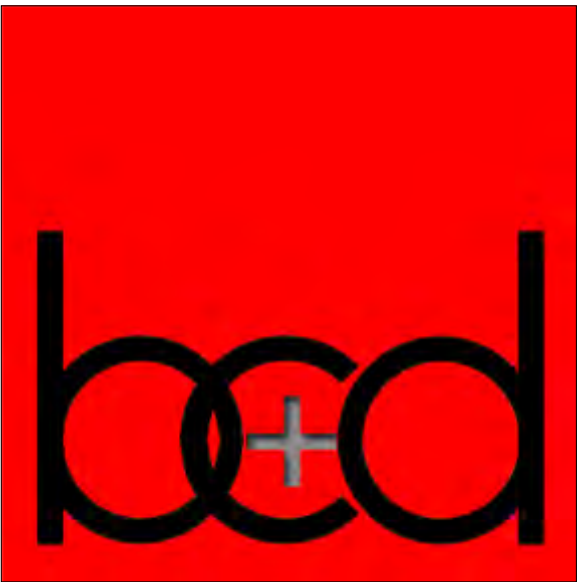
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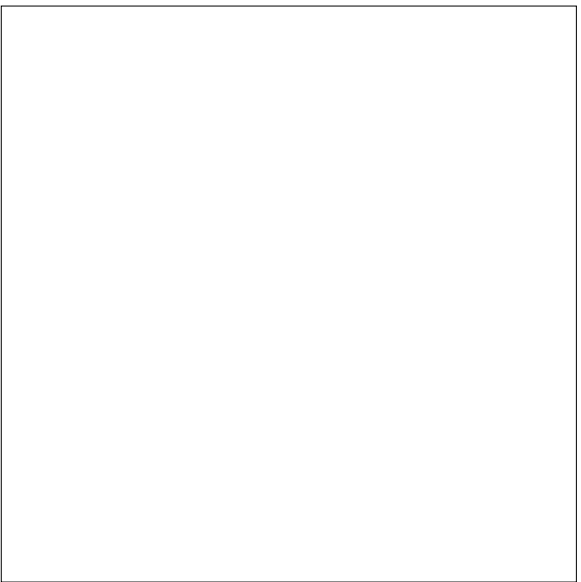
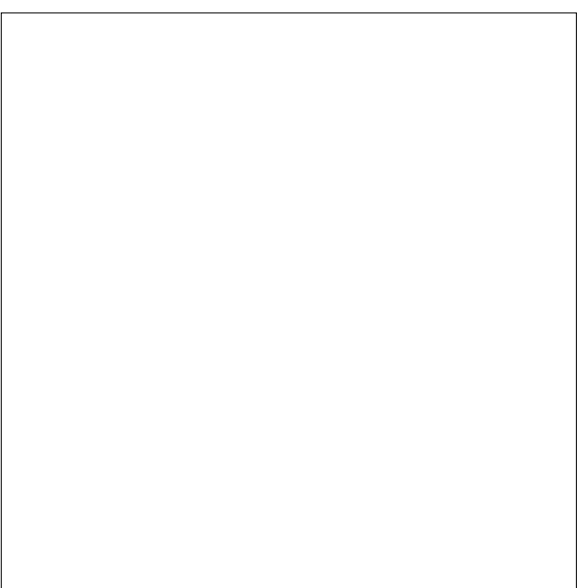
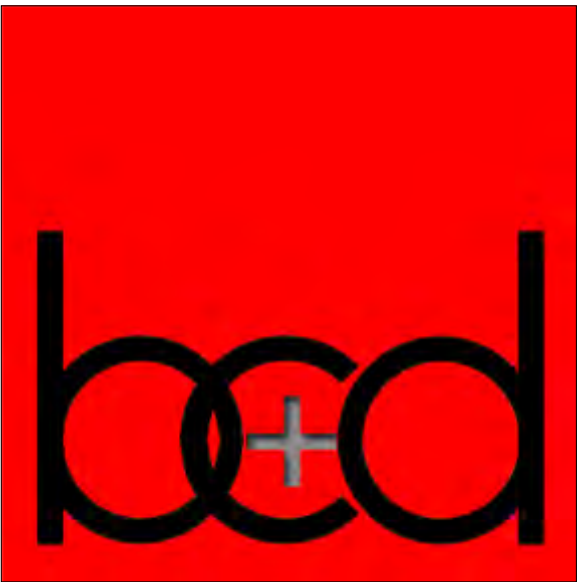
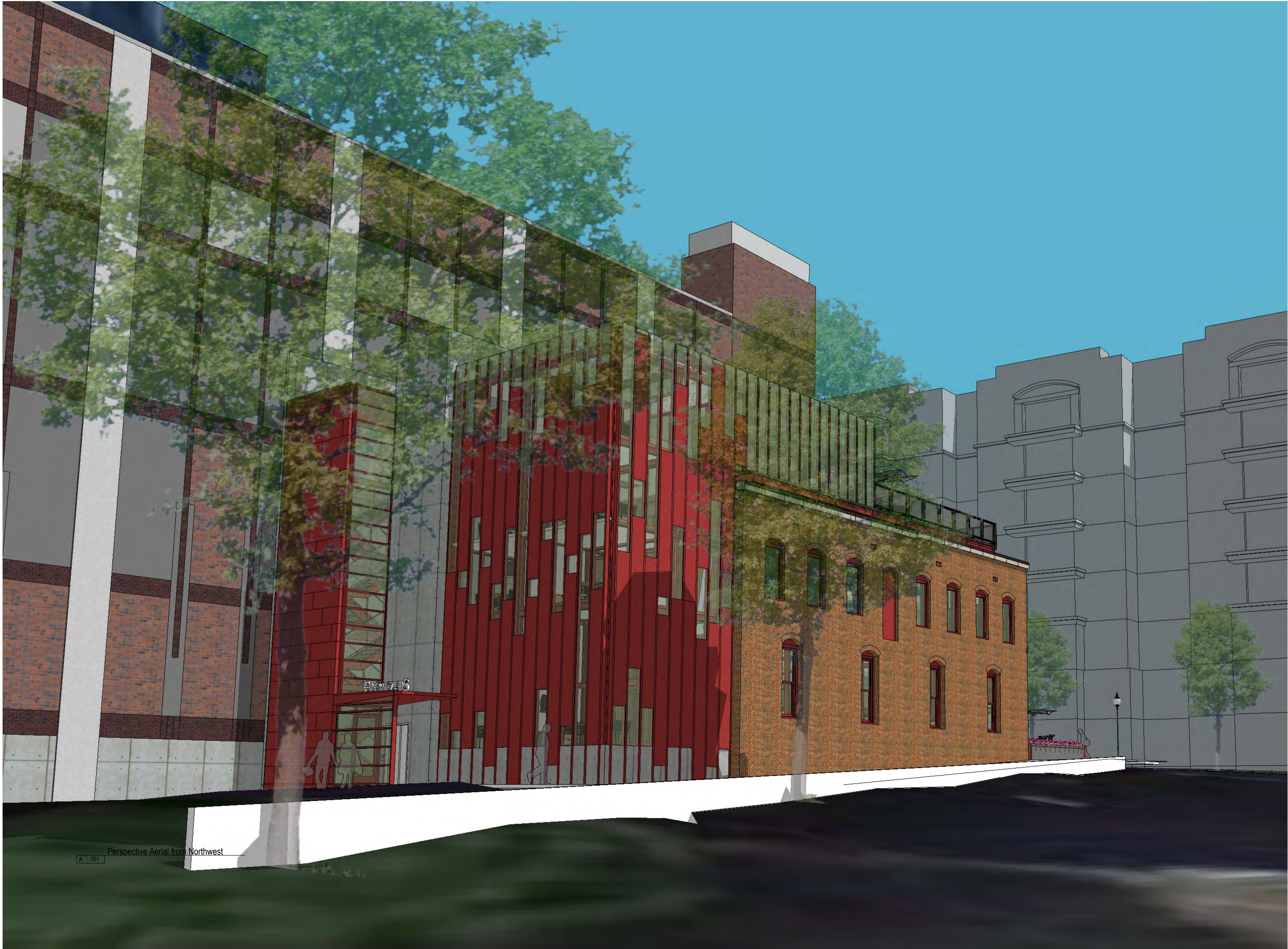
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