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**LOCAL HISTORIC DISTRICT:** Fourth Ward

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

**SUMMARY OF REQUEST:** Addition

**APPLICANT:** Neal Kanipe

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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.

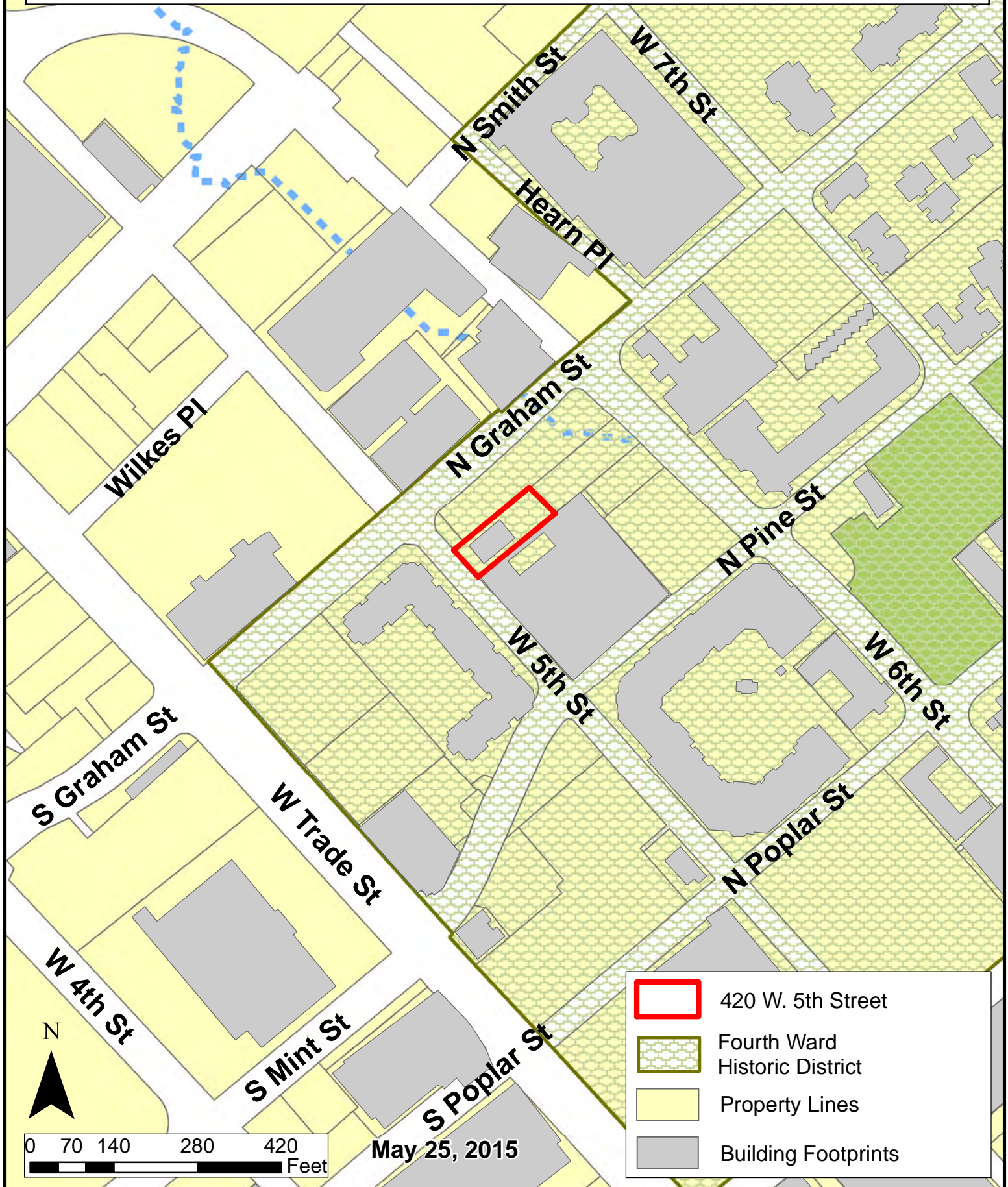
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</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 size, scale, massing, fenestration, rhythm, materials and context.

*Charlotte Historic District Commission - Case 2016-103*  
**HISTORIC DISTRICT: FOURTH WARD**





Charlotte Historic Commission Submittal

C.F.D.  
**4<sup>th</sup> Ward  
Fire House**



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# 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**



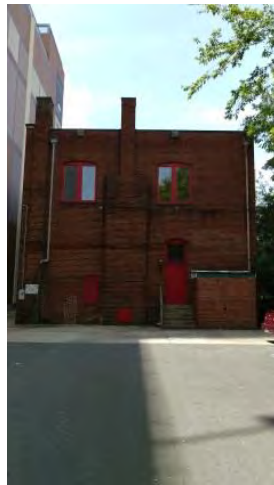
1920's era photo



2016 – Front Elevation



2016 – Right Side Elevation



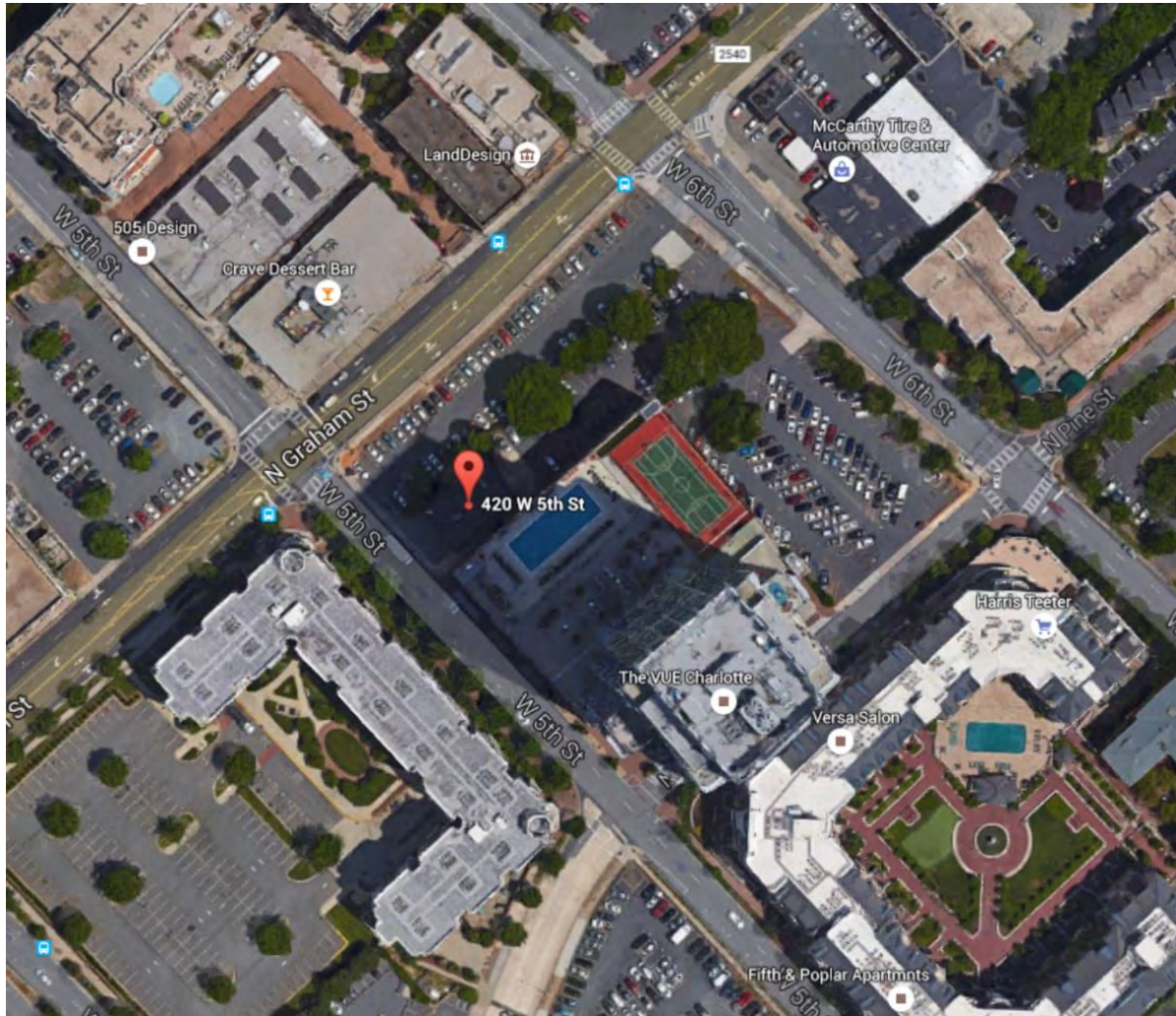
2016 – Rear Elevation



2016 – Left Side Elevation



## Context / Adjacent **CONDITIONS**



Areal View

## Context / Adjacent **CONDITIONS**



View Southeast at Graham Street & West 5<sup>th</sup> Street



## Context / Adjacent **CONDITIONS**



View Southeast at Graham Street & West 5<sup>th</sup> Street

## Context / Adjacent **CONDITIONS**



View Northeast at Graham Street



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## Context / Adjacent **CONDITIONS**



View Southwest at Graham Street & West 6<sup>th</sup> Street

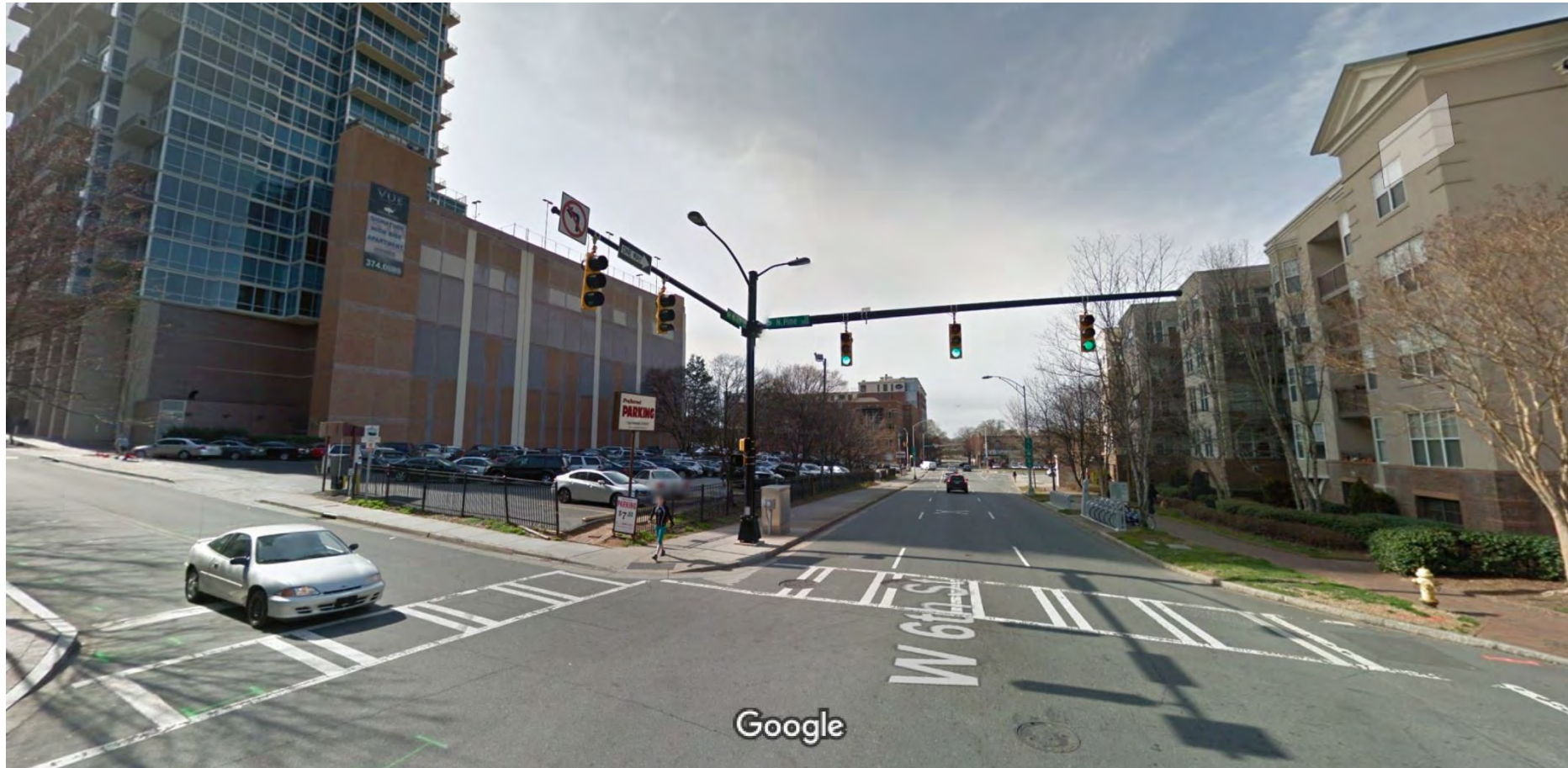


## Context / Adjacent **CONDITIONS**



View Southeast at Graham Street & West 6<sup>th</sup> Street

## Context / Adjacent **CONDITIONS**



View Northwest at Graham Street & North Pine Street



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## Context / Adjacent **CONDITIONS**



View Northwest at West 5<sup>th</sup> Street & North Pine Street



## Context / Adjacent **CONDITIONS**



View Northwest at mid block on West 5<sup>th</sup> Street

# Context / Adjacent **CONDITIONS**



City Vue Towers on West 5<sup>th</sup> Street



Adjacent surface parking lot



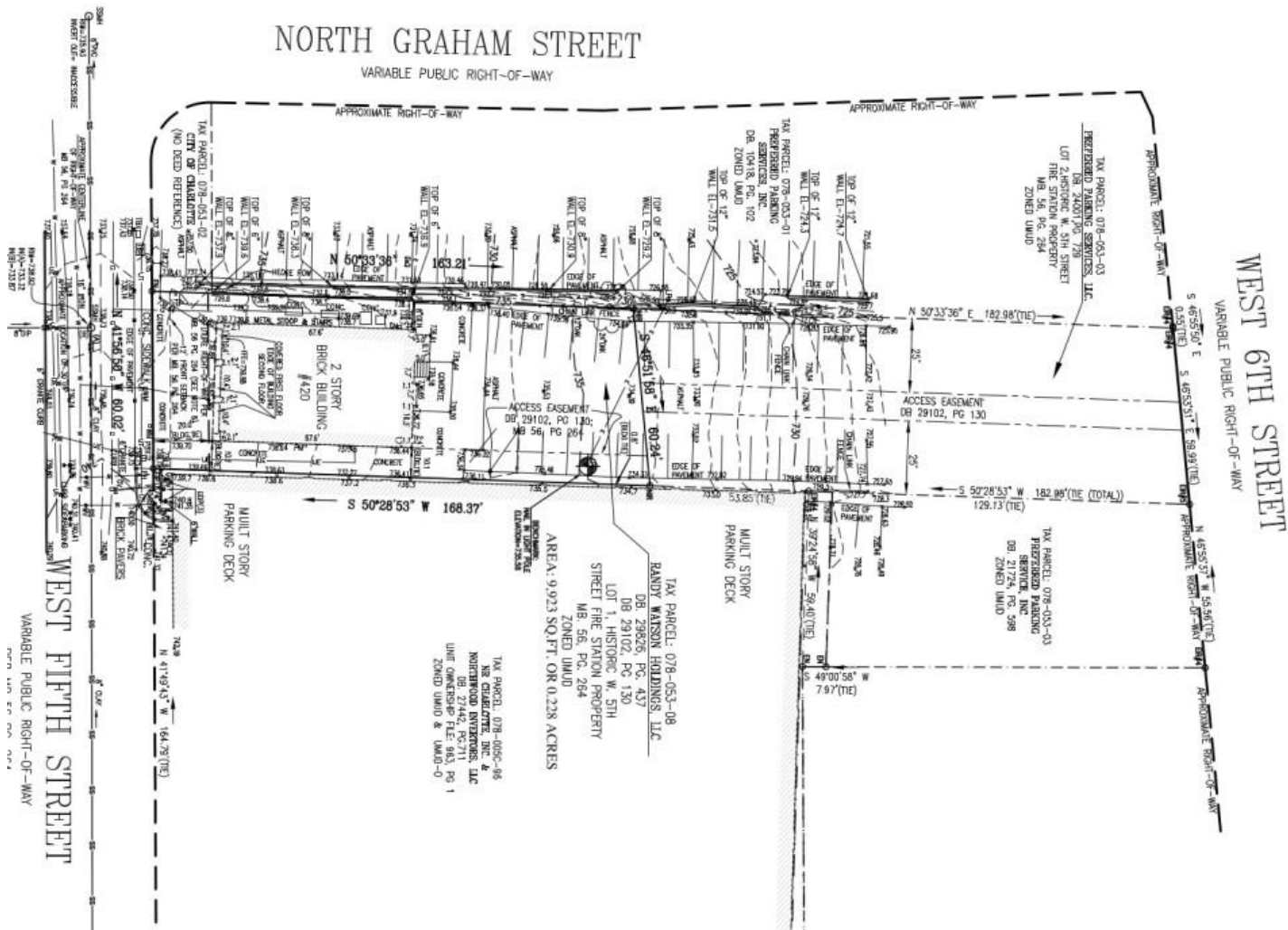
View Southeast on W. 5<sup>th</sup> Street



View of Firehouse and adjacent 5 story parking garage



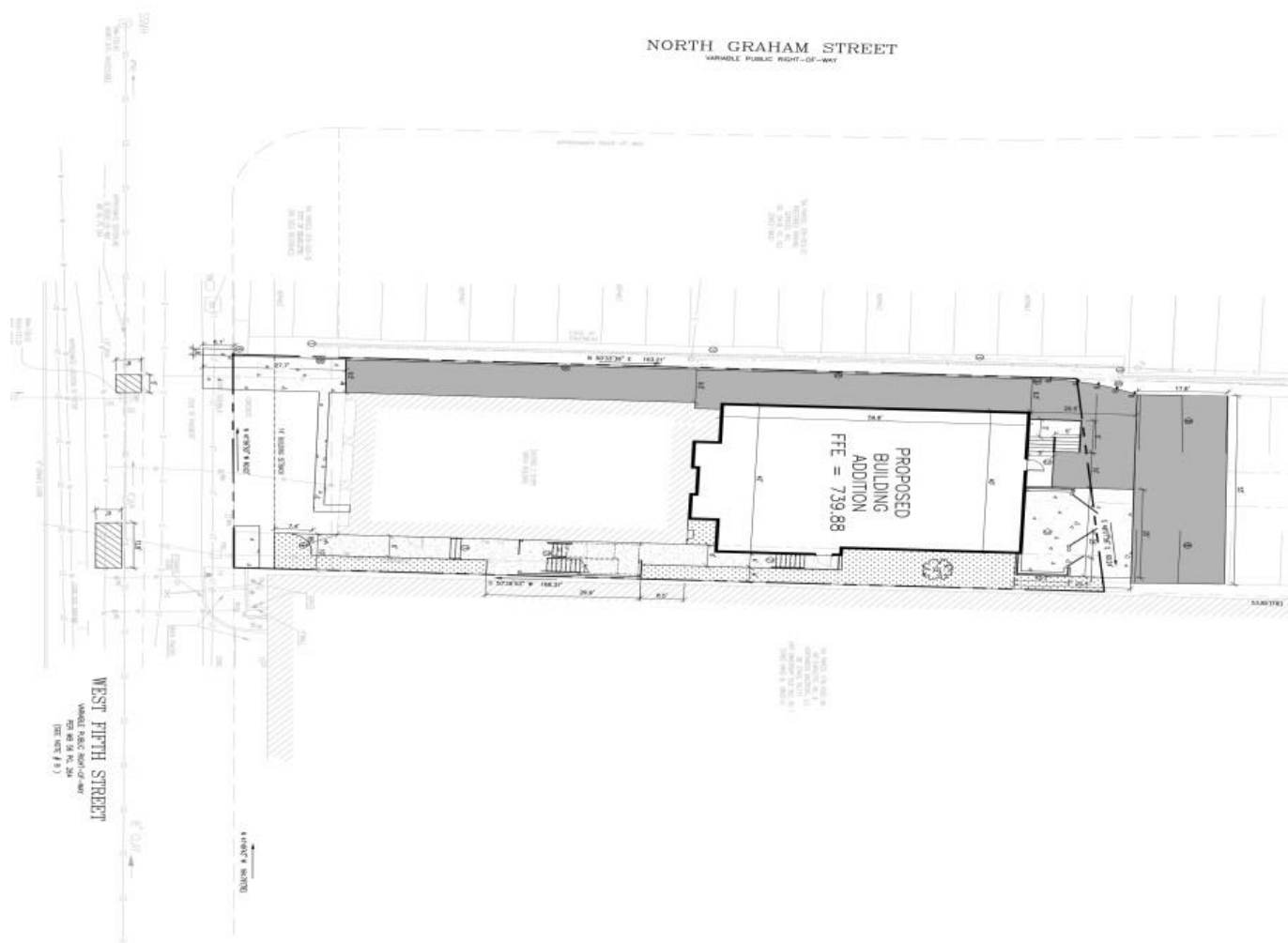
# Survey **SITE PLAN**





# Survey **SITE PLAN**

JUNE 2016



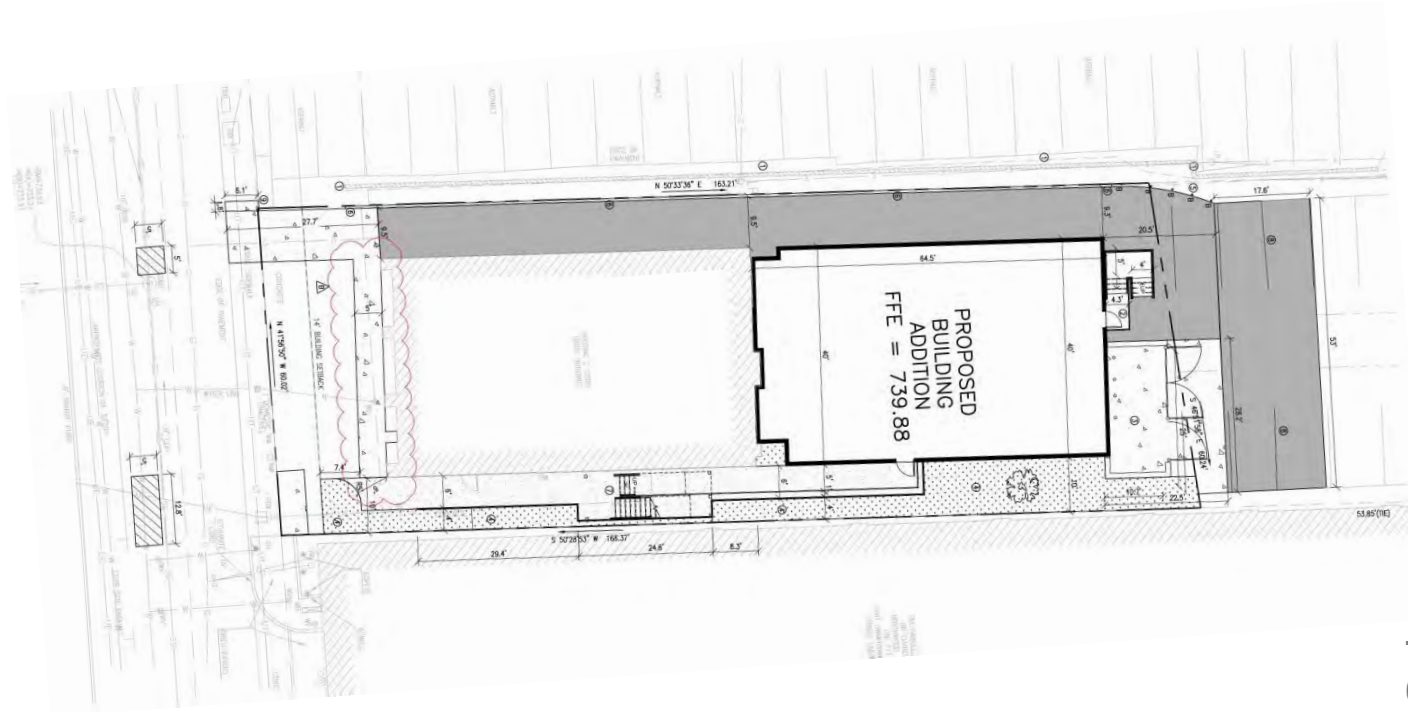
**Total Site:**  
0.228 acres (9932 sf)

**Impervious:**  
0.210 acres (9131 sf)

**Pervious:**  
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**Front setback is 14' from  
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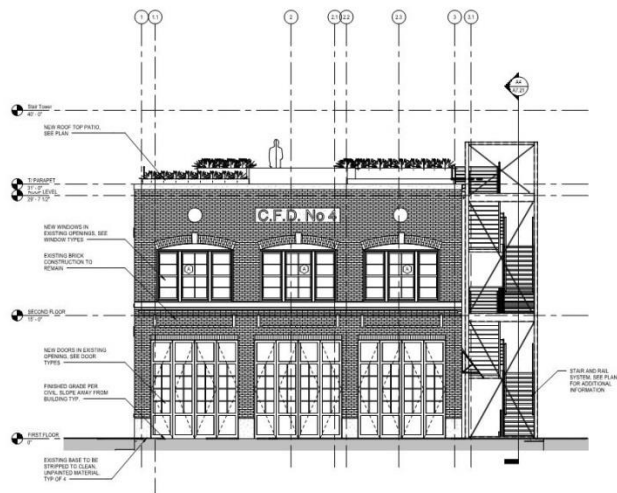
## Building Elevations **FRONT**



1920's era photo



2016 – Front Elevation



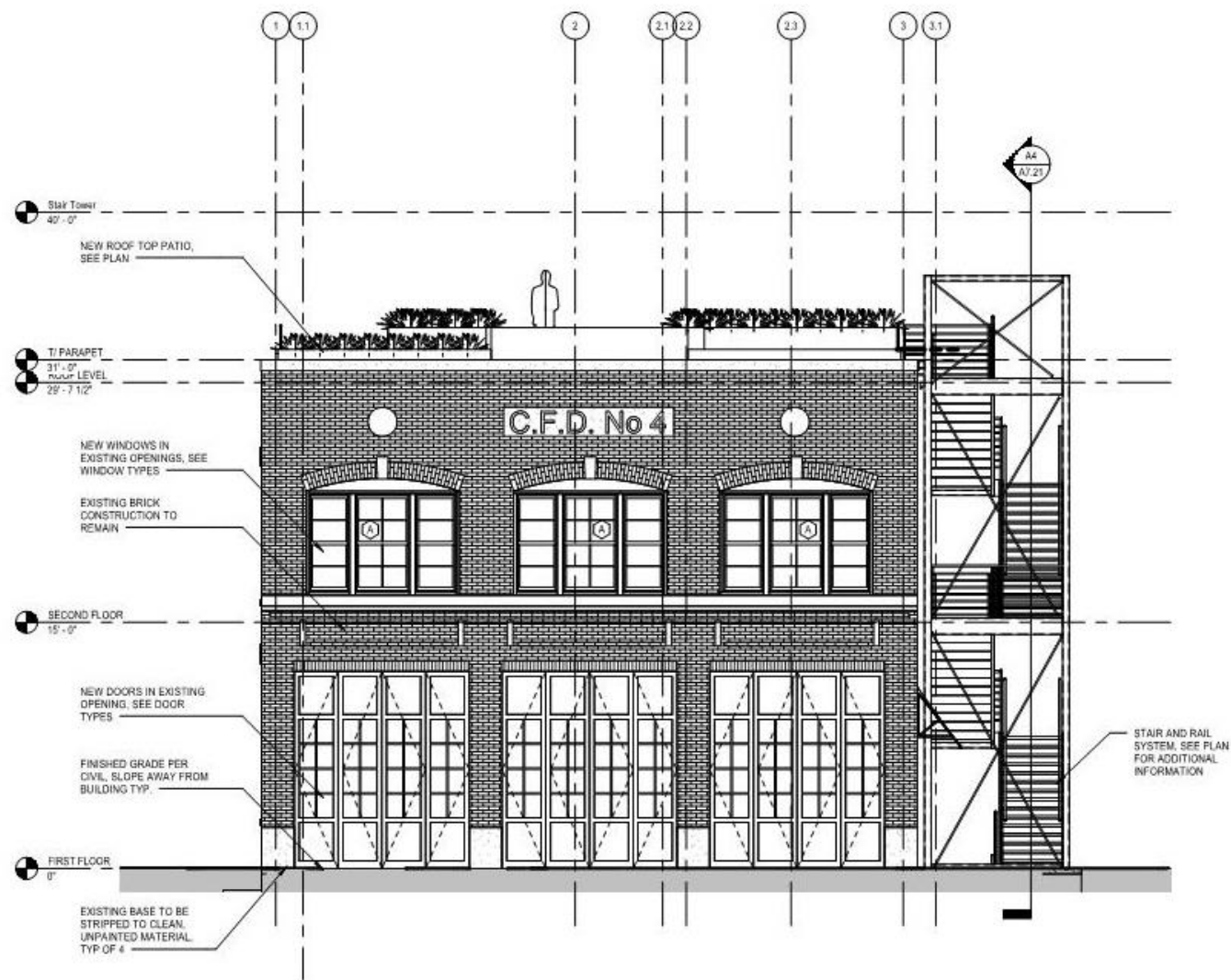
## Front Elevation - Renovation



### Rendering of proposed renovation & addition



Building Elevations **FRONT**



# Building Elevations **LEFT SIDE** JUNE 2016



2016 – Left Side Elevation



Rendering of proposed renovation & addition



Left Side Elevation – Renovation & Addition



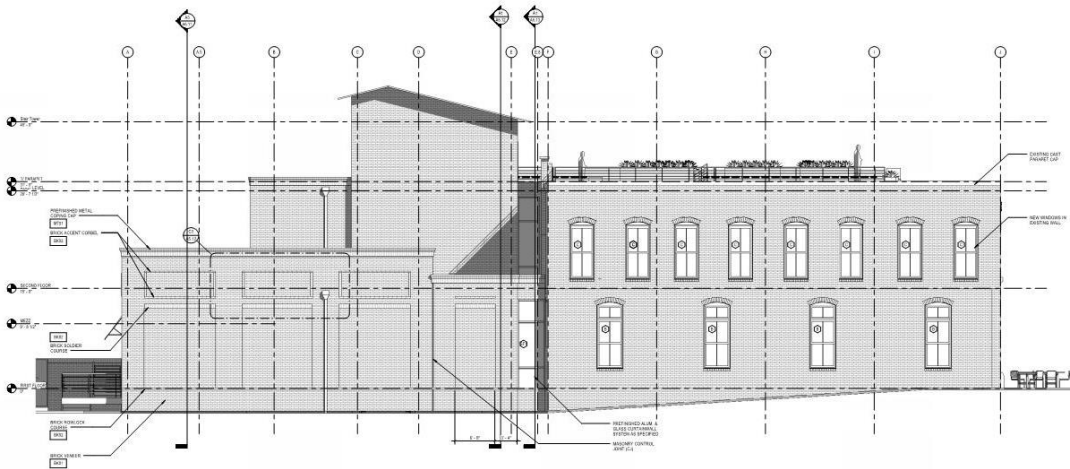
## Building Elevations **LEFT SIDE**



## 2016 – Left Side Elevation



## Rendering of proposed renovation & addition



### Left Side Elevation – Renovation & Addition

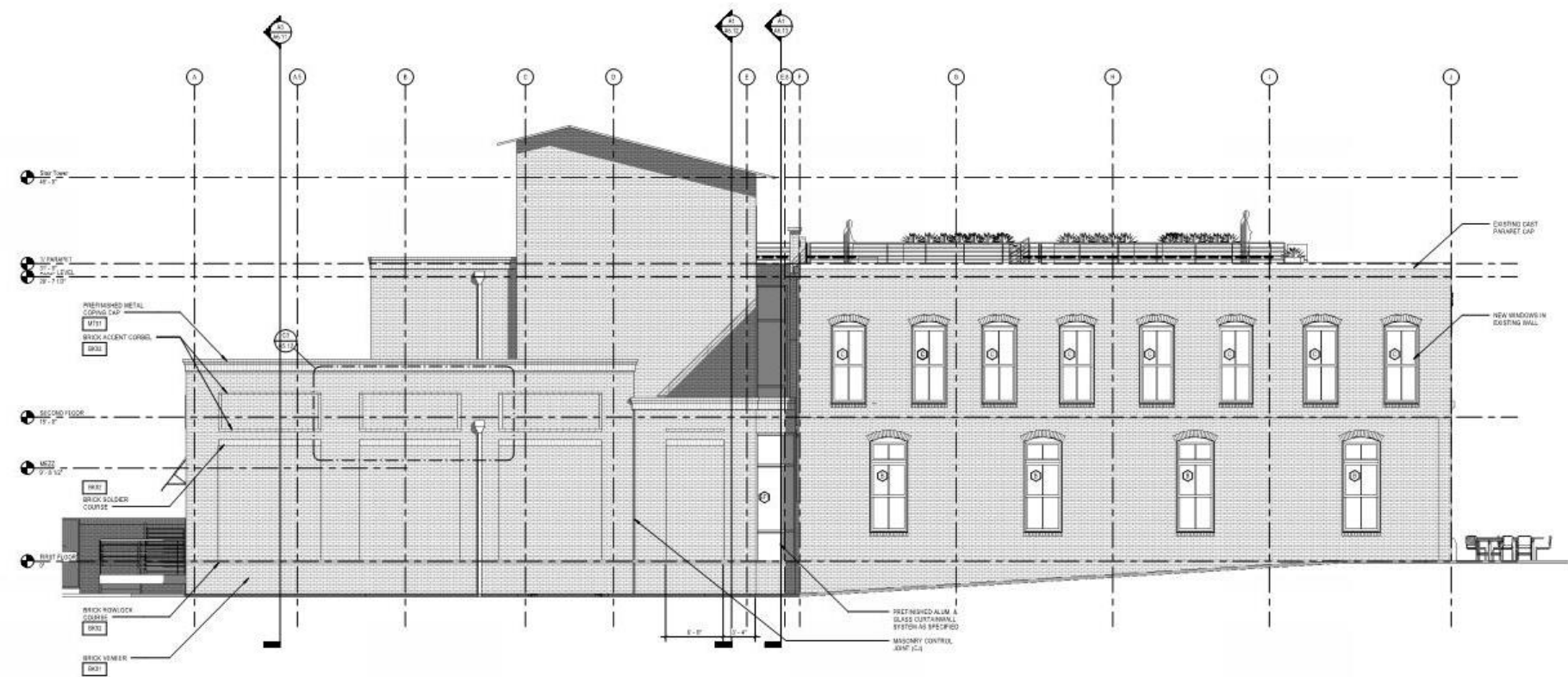
## Building Elevations **LEFT SIDE**

JUNE 2016



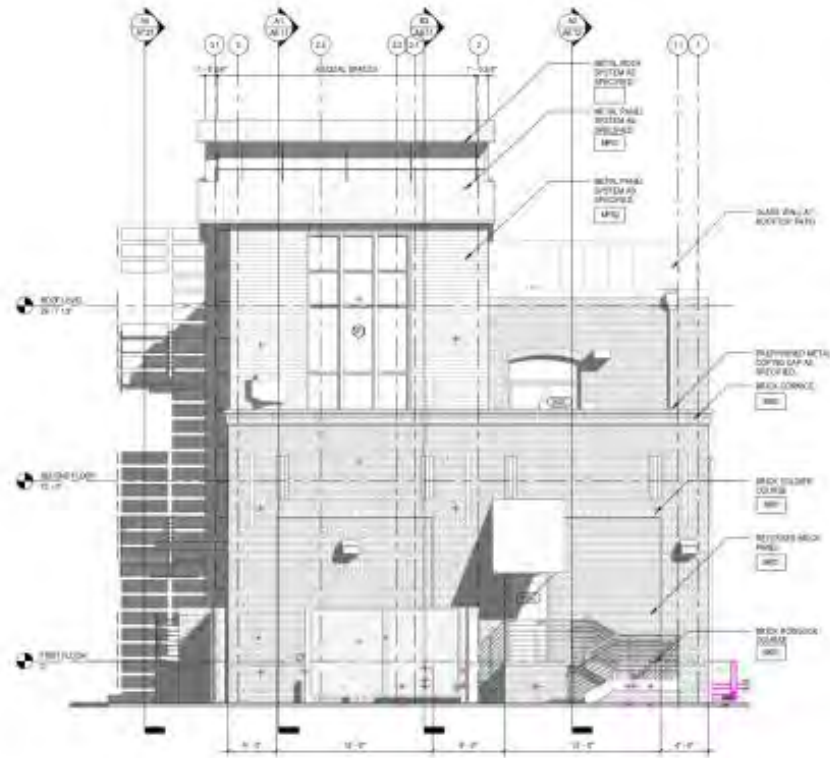


Building Elevations **LEFT SIDE**



Building Elevations **REAR** JUNE 2016

# JUNE 2016



## Rear Elevation – Renovation & Addition



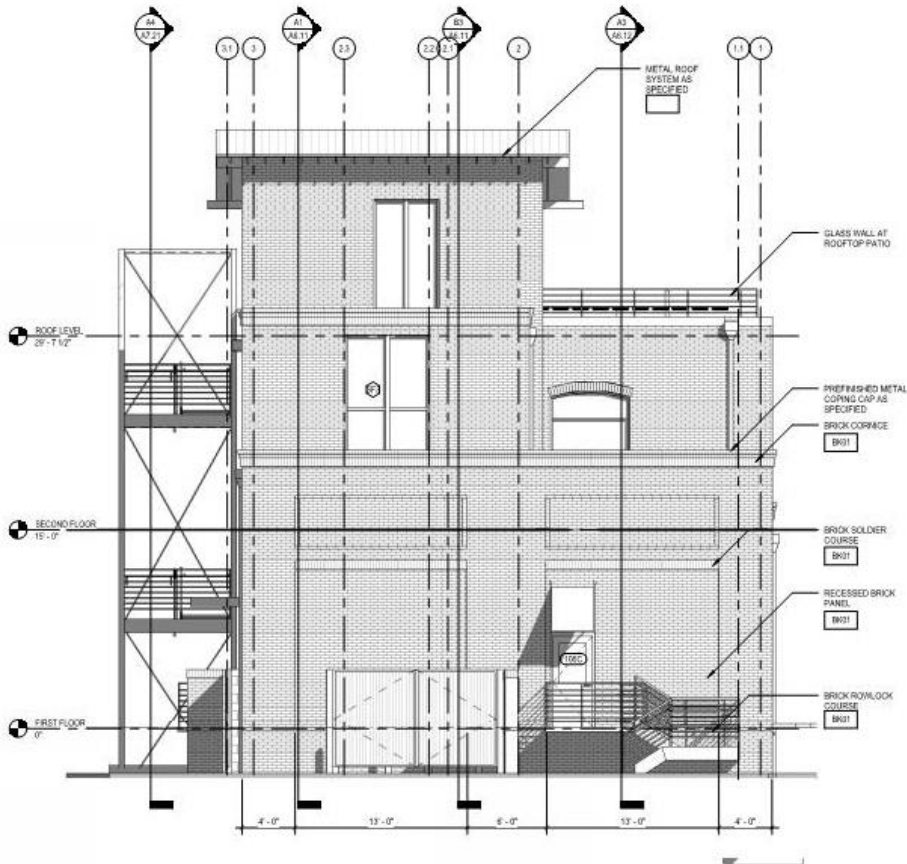
2016 - Rear Elevation



### Rendering of proposed renovation & addition



# Building Elevations **REAR**



2016 - Rear Elevation

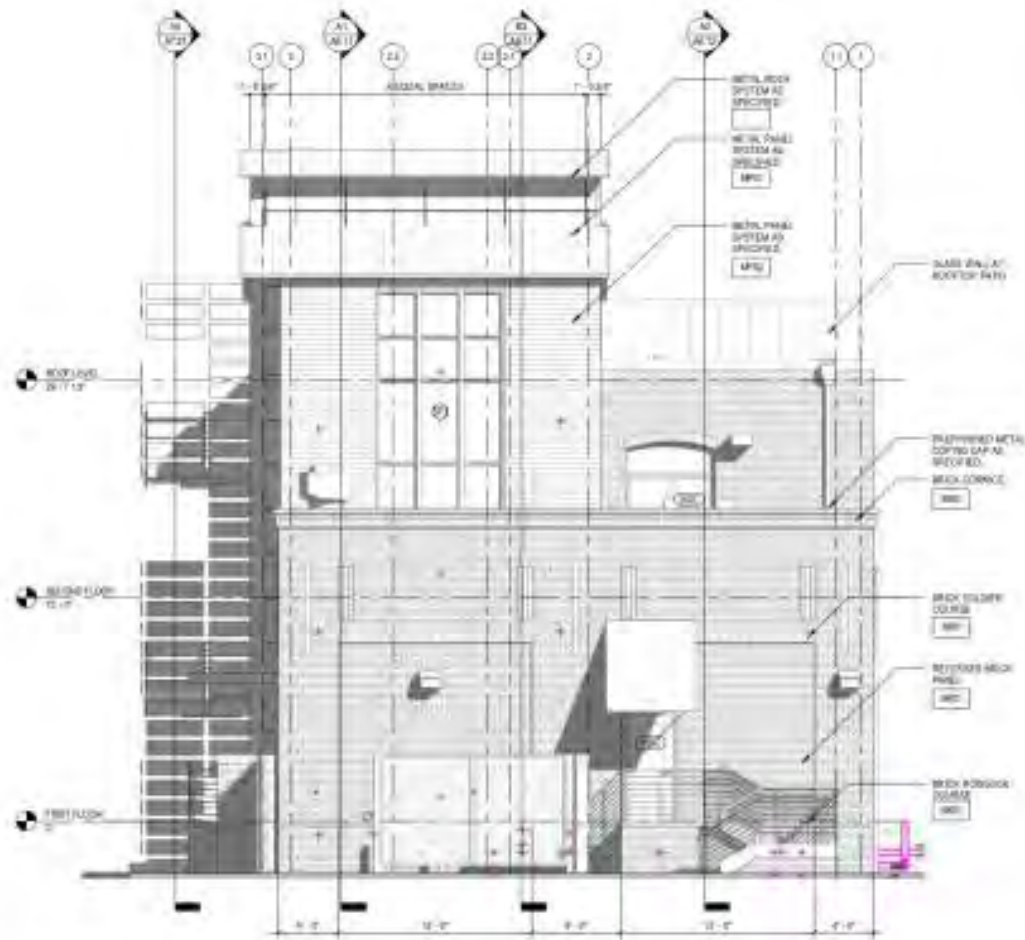


### Rendering of proposed renovation & addition

## Rear Elevation – Renovation & Addition

# Building Elevations **REAR**

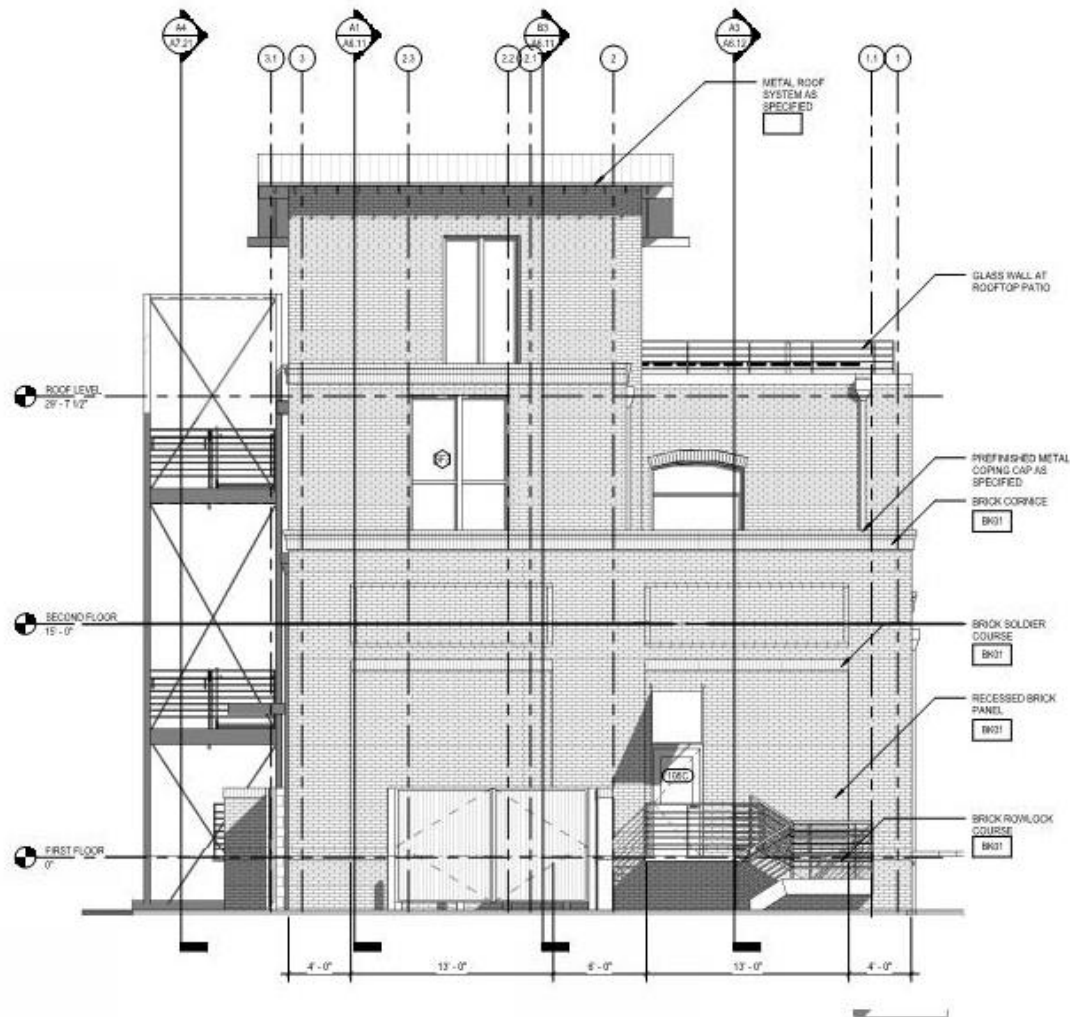
**JUNE 2016**



**REAR ELEVATION**  
SHEET 1/10



# Building Elevations **REAR**



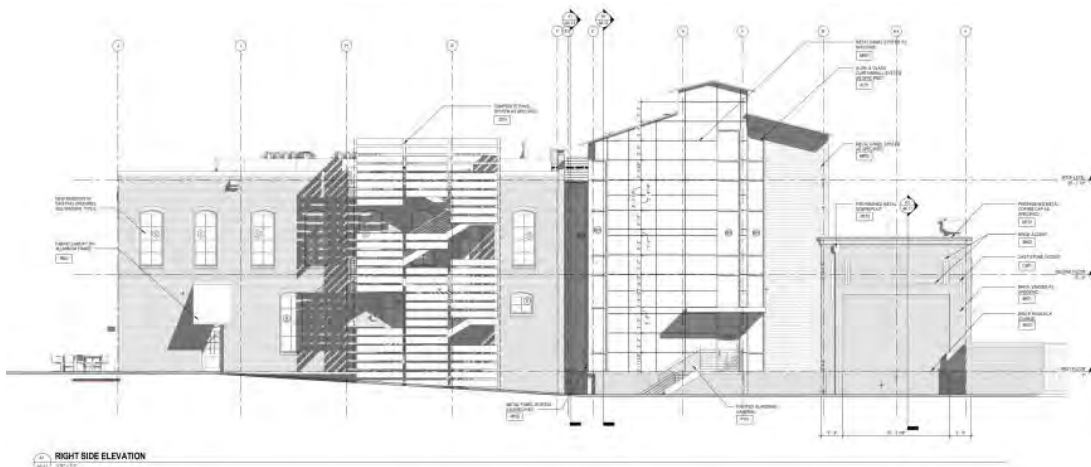
# Building Elevations **RIGHT SIDE** JUNE 2016



2016 – Right Side Elevation



Rendering of proposed renovation & addition



Right Side Elevation - Renovation & Addition



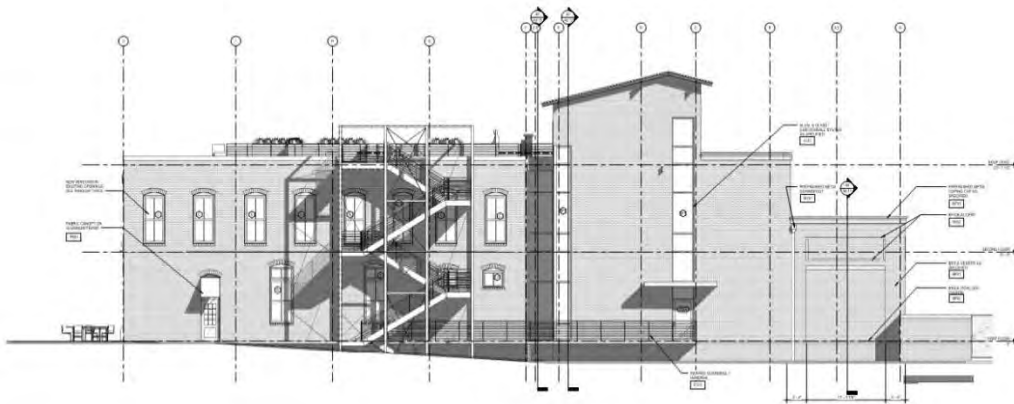
# Building Elevations **RIGHT SIDE**



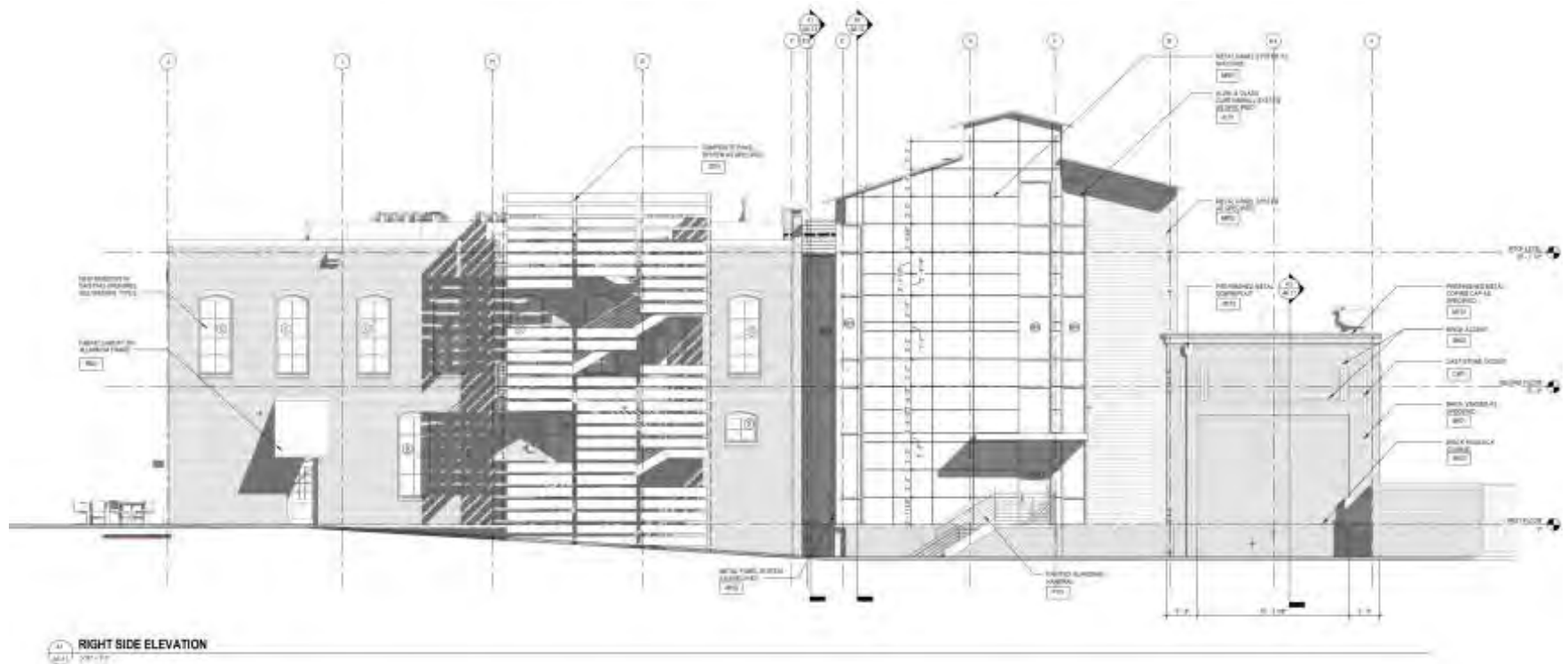
2016 – Right Side Elevation



Rendering of proposed renovation & addition

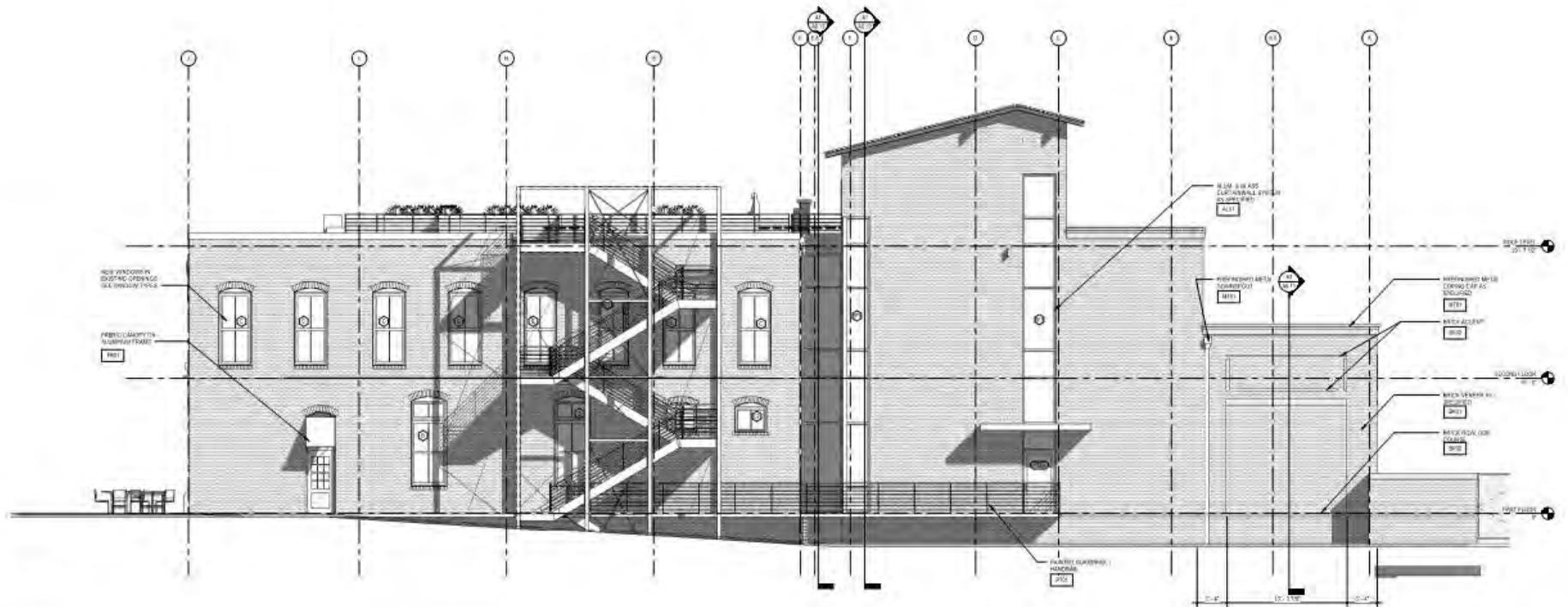


Right Side Elevation - Renovation & Addition

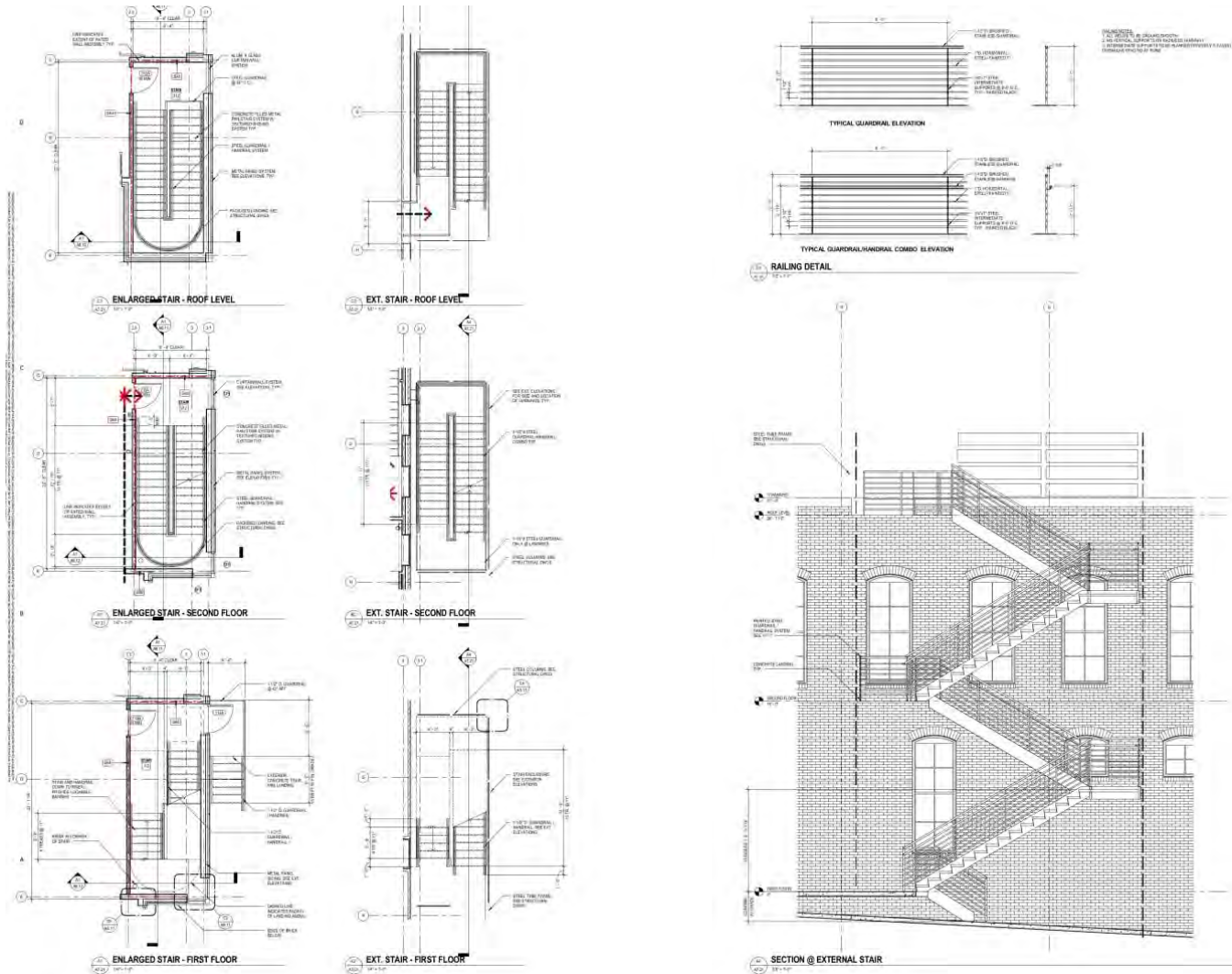




# Building Elevations **RIGHT SIDE**



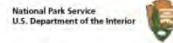
# Exterior Stair DETAILS





# Entry Awning DETAILS

## Technical Preservation Services



[Home](#) > [How to Preserve](#) > [Preservation Briefs](#) > 44 Awnings

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](#)<sup>®</sup>.

### PRESERVATION 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](#)

#### [Awning and Canopy Regulation](#)

#### [Summary and References](#)

#### [Reading List](#)

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Anchor Industries, Inc.



### 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.



Storefront awnings over sidewalks and entrances were typical features of American streetscapes for much of the 19th and 20th centuries. Photo of Larimer Street, Denver, Colorado. © 1870, Denver Public Library, Western History Collection, x-22058.

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 window 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.

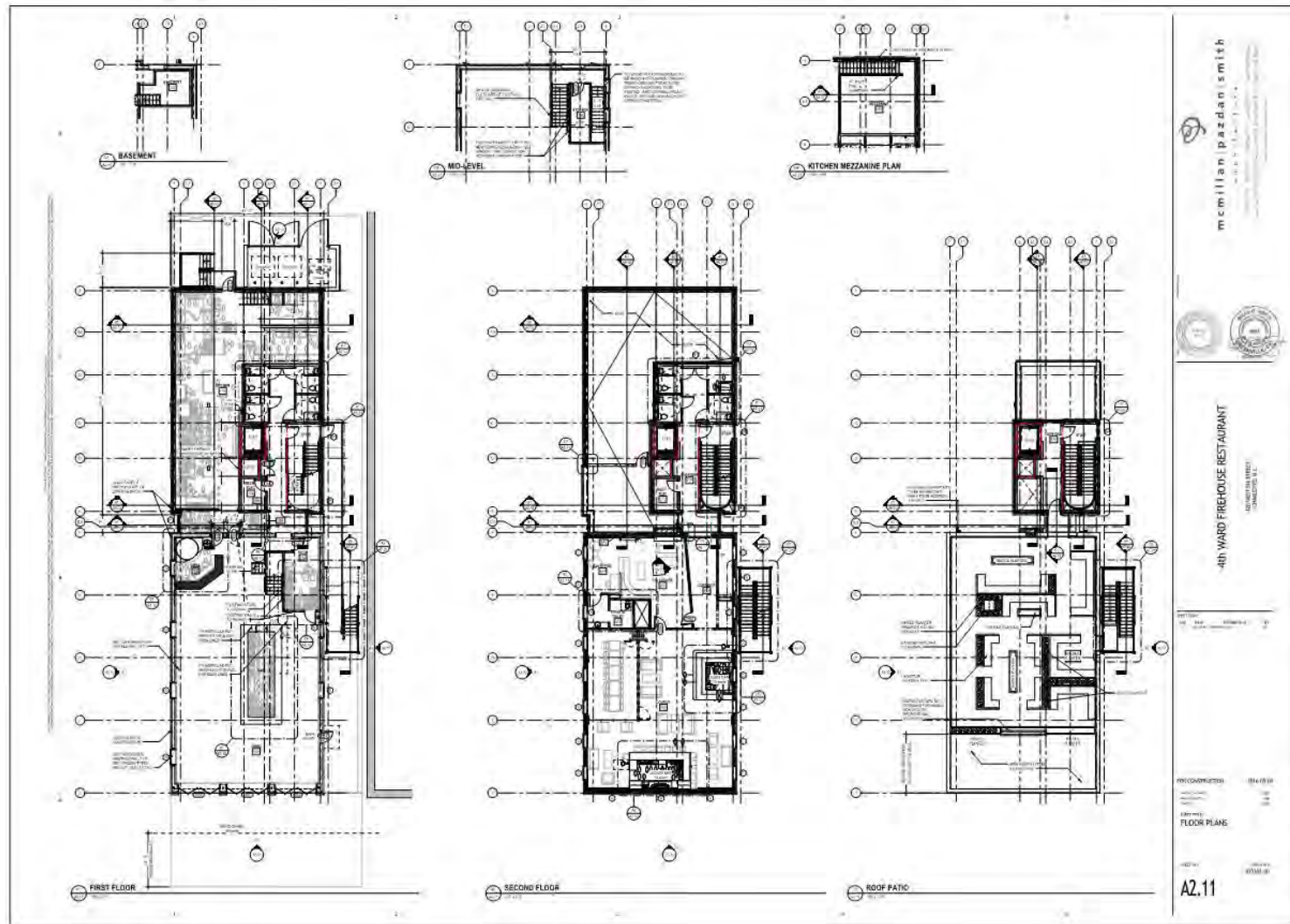


# Building FLOOR PLANS JUNE 2016



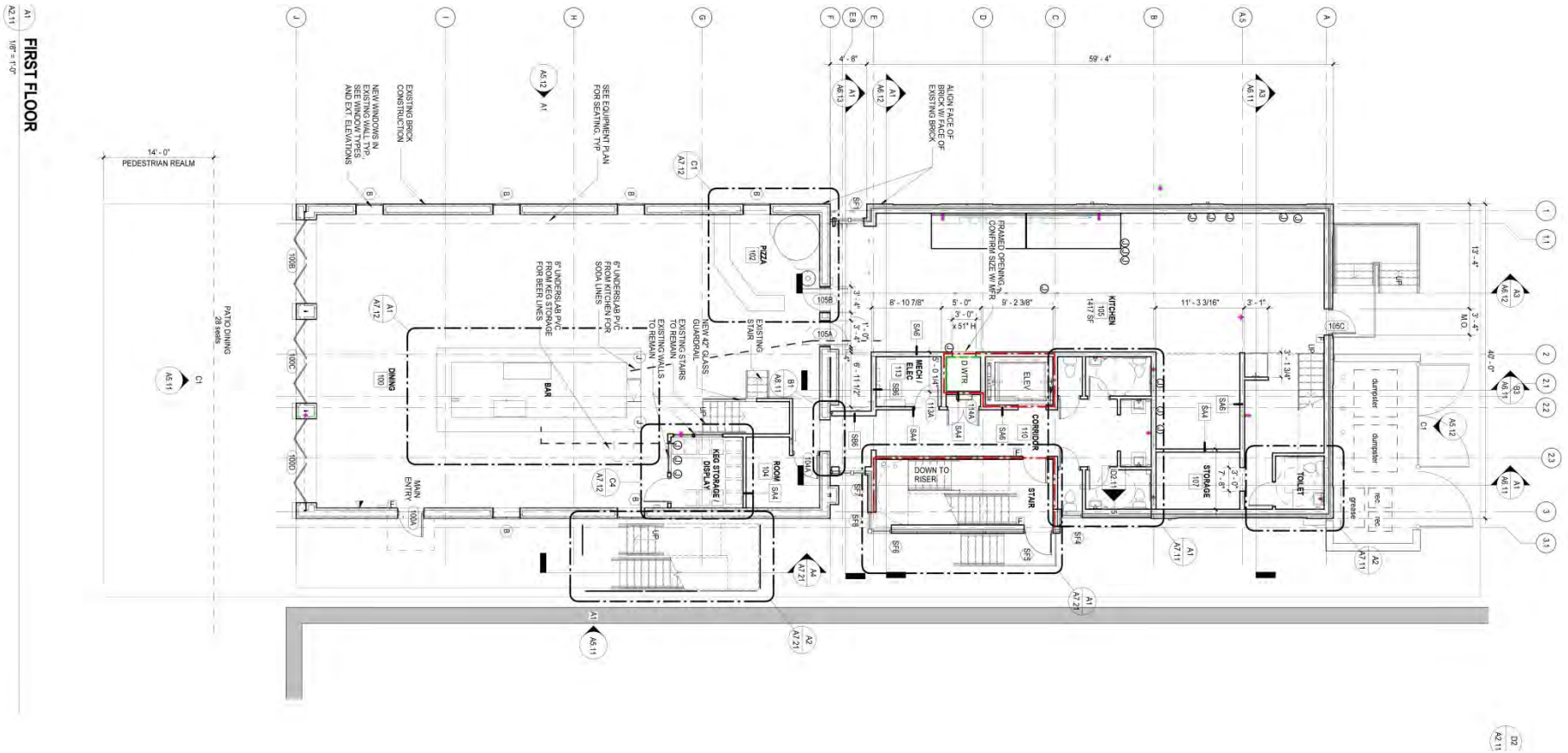


# Building FLOOR PLANS

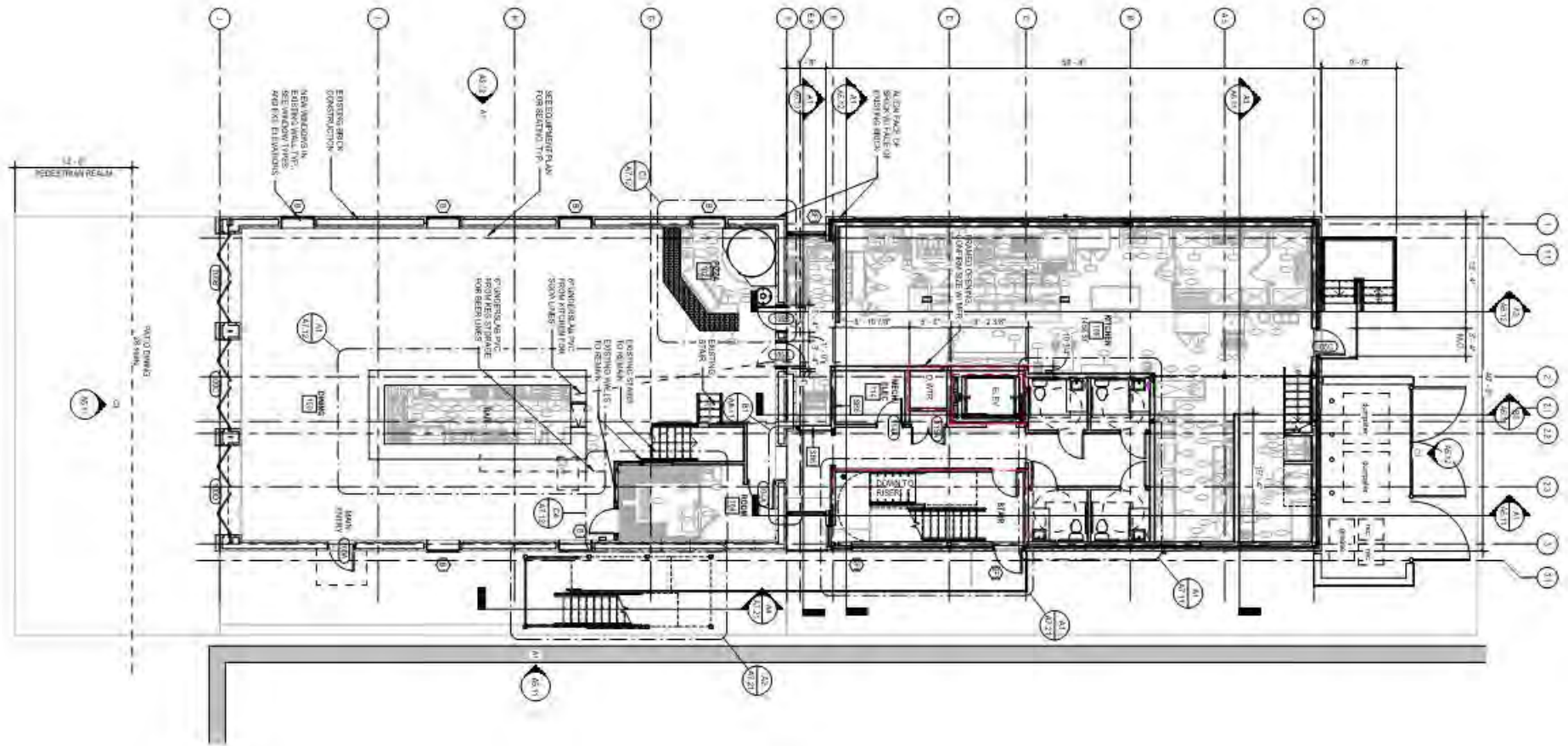


# Building FLOOR PLANS

# JUNE 2016



# Building FLOOR PLANS

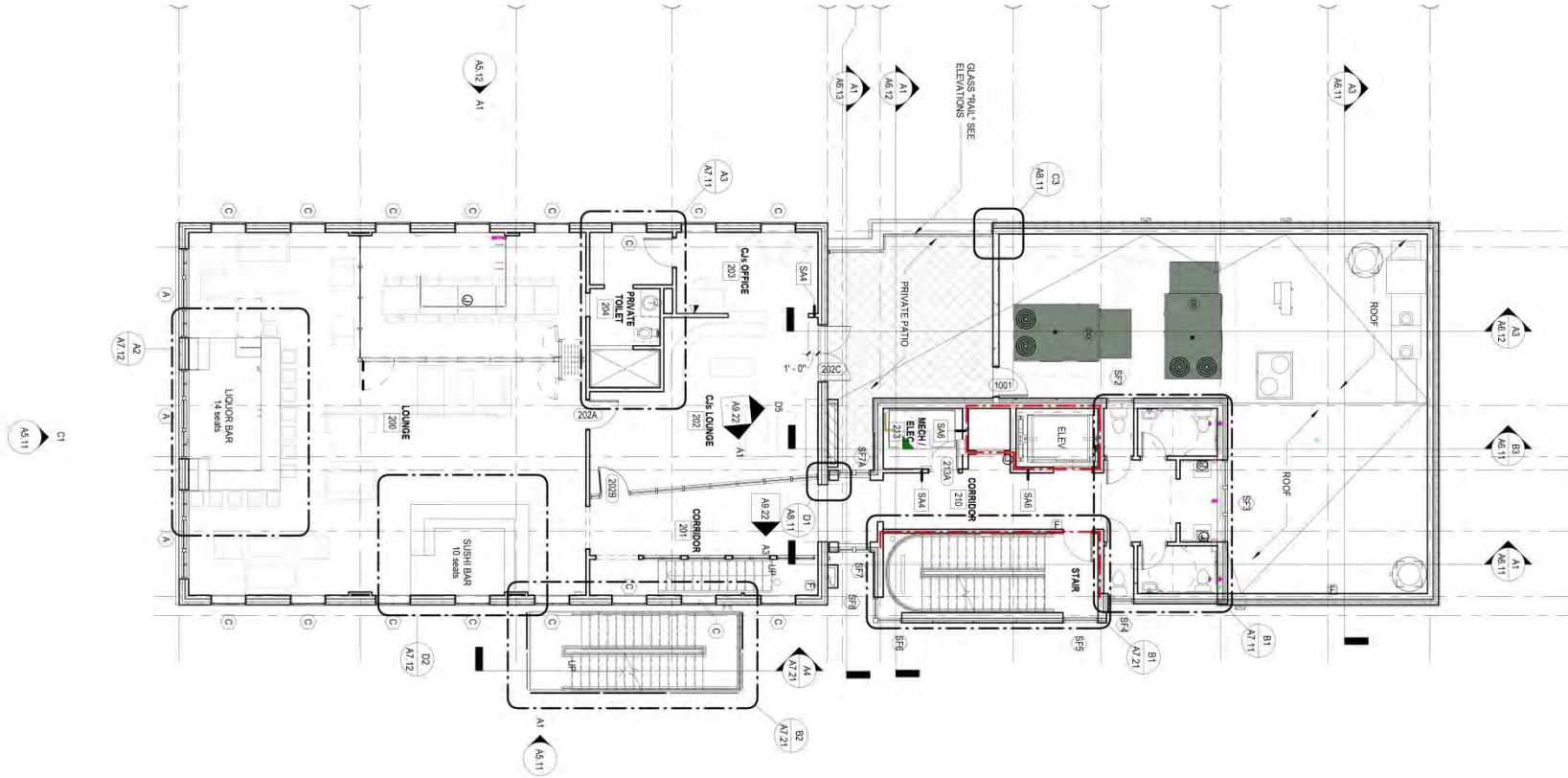




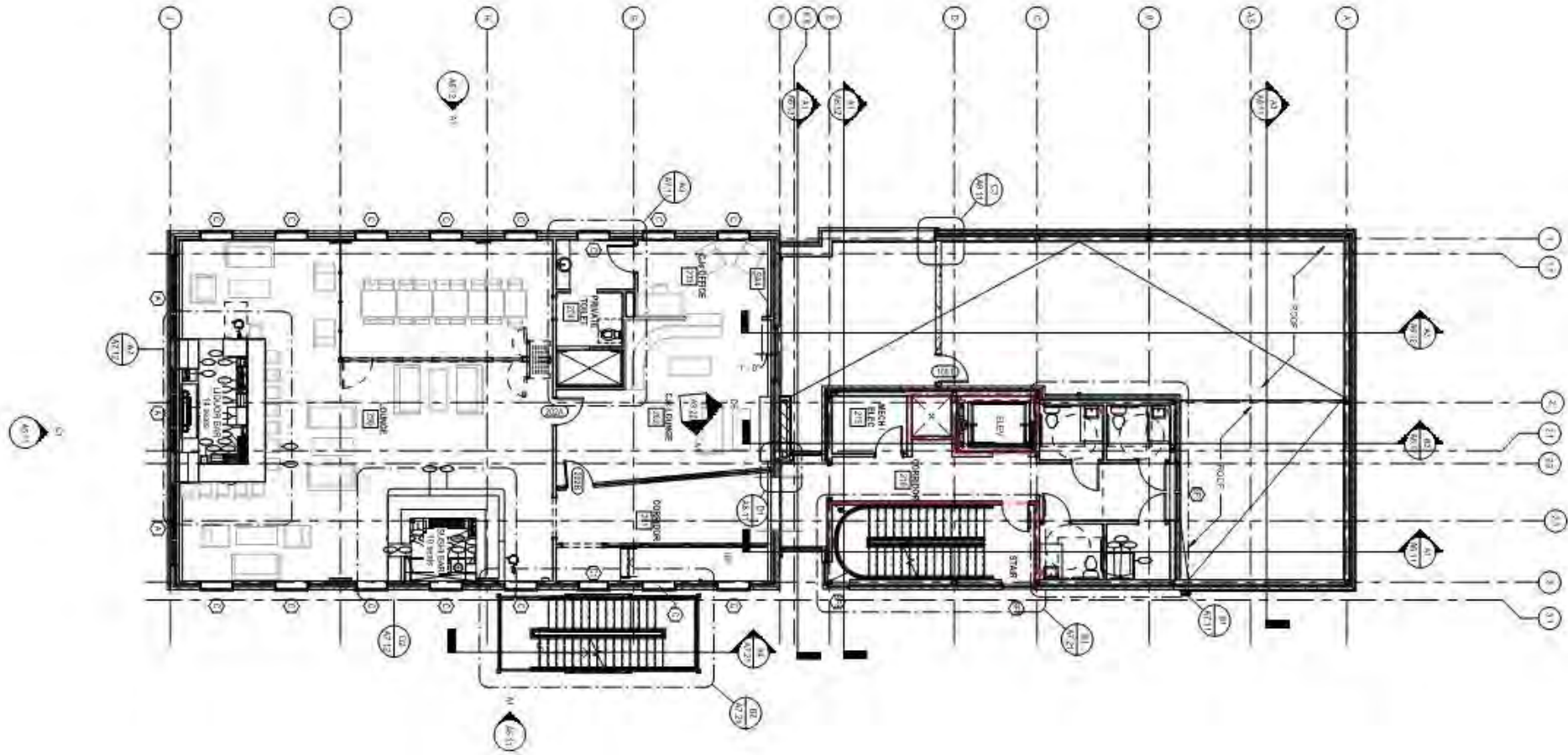
# Building FLOOR PLANS

JUNE 2016

SECOND FLOOR  
1/8" = 1'-0"



# Building **FLOOR PLANS**



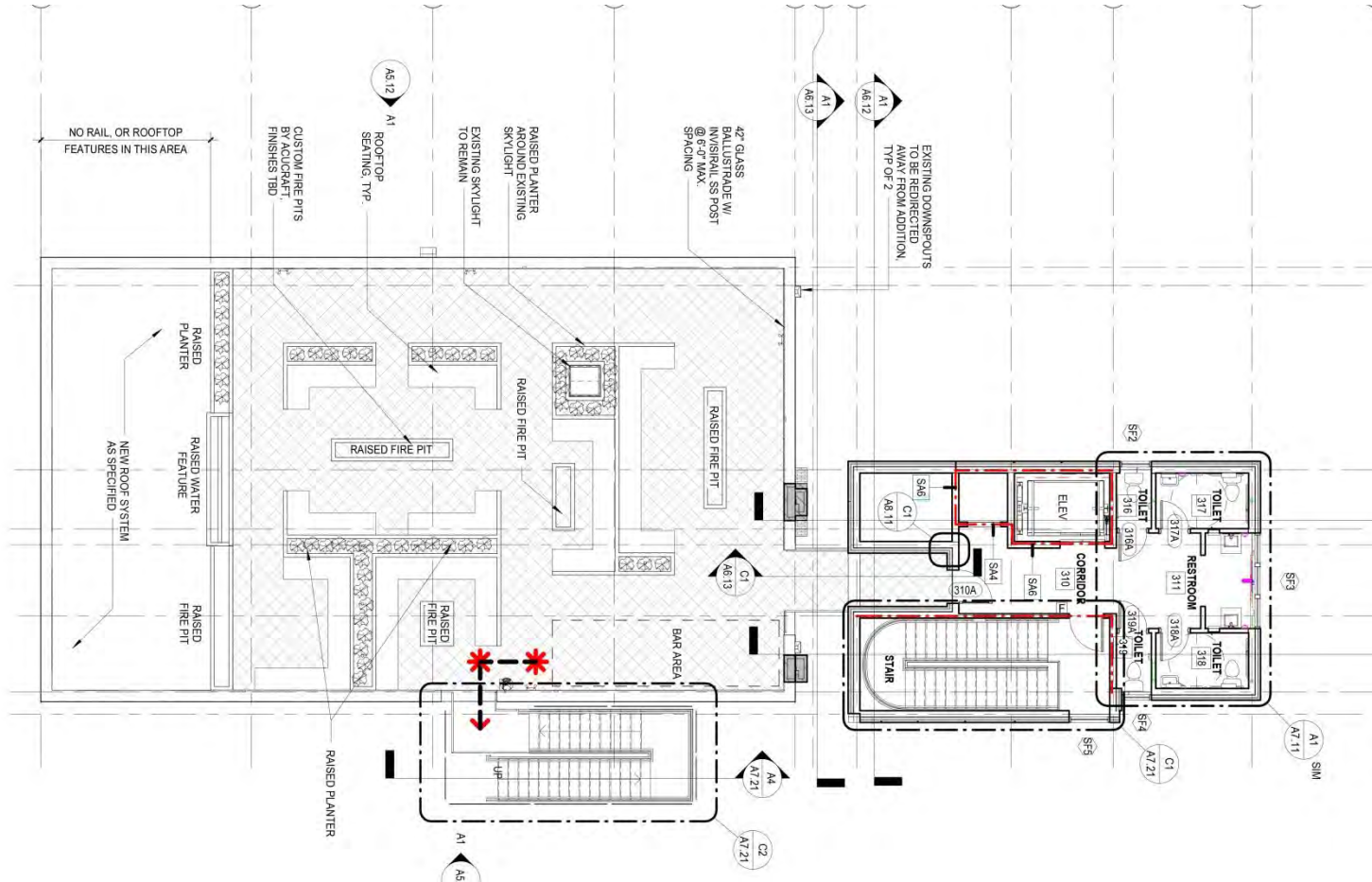
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pazdan  
smith  
architects

# Building FLOOR PLANS

JUNE 2016

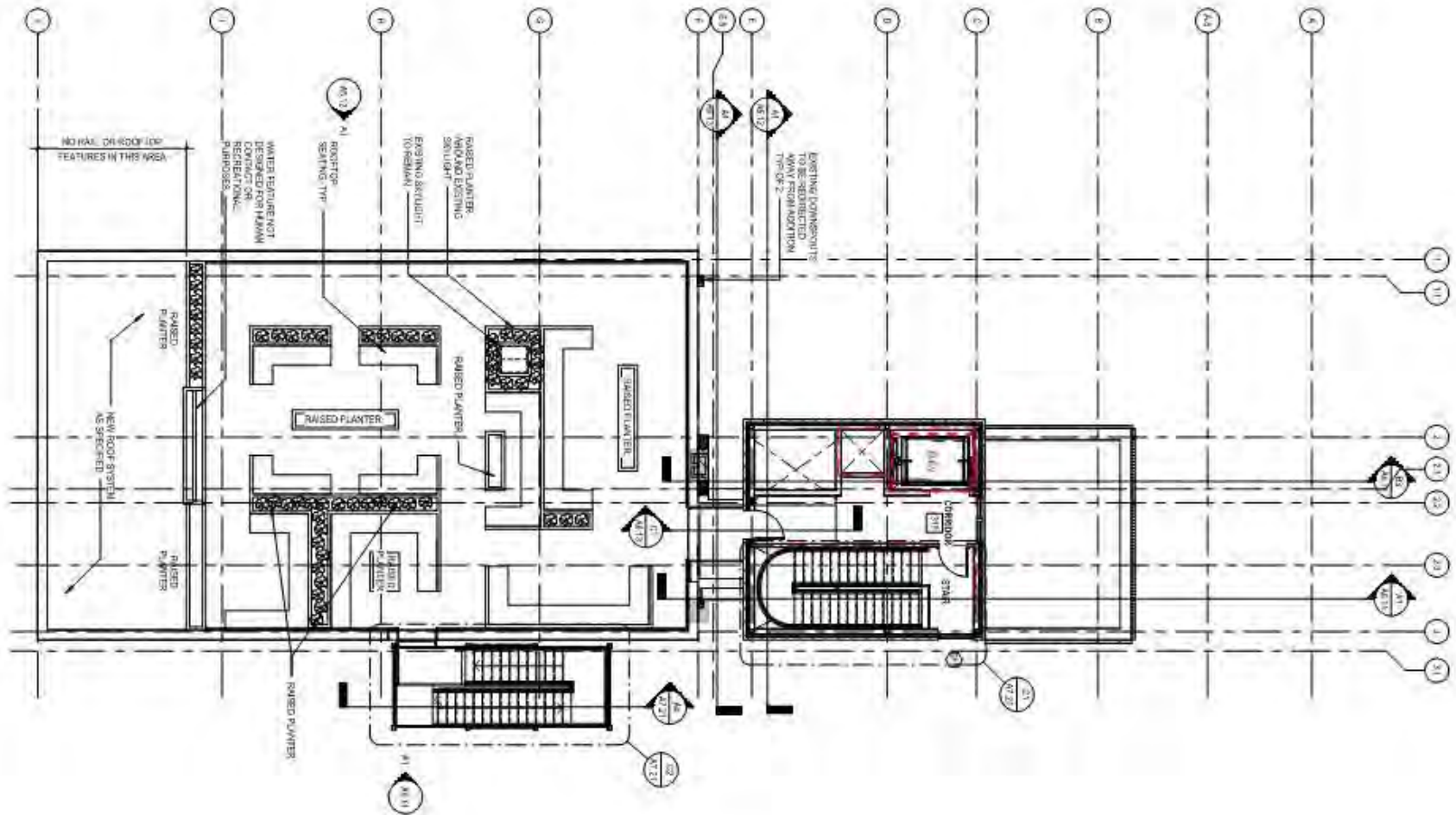
1/8" = 1'-0"

ROOF PATIO





# Building FLOOR PLANS



JUNE 2016



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architects llc