

**Staff Report and Comments
Nebel Knitting Mill Annex
127 West Worthington Ave, Charlotte
Application for COA HLC195**

Exhibits presented to and considered by the Commission:

Exhibit A – project description

Scematic plan for a contemporary office tower rising over an existing two-story warehouse building, which is currently used as office space, with 9 stories total (2 existing; 1 roof terrace; 6 office floors). Retail at ground floor and conferencing/amenity space at the 3rd floor roof deck.

Exhibit B – map

Exhibit C – Proposed Scope of Work

Based upon the information presented in the application, staff offers the following **suggested findings of fact:**

1. There are significant development pressures on properties with UMUD or TOD zoning such as the Nebel Mill Annex, and Staff is aware of how the development potential for such properties may threaten the preservation of their historic buildings. In some cases the addition of significant features to an historic building may be required to make possible a compatible use for the property while still preserving those portions or features of the building which convey its historical, cultural, or architectural values.
2. Considering its potential cost, the proposed project would likely secure the preservation of the Nebel Mill Annex for decades.
3. Only the exterior of the building and the lot associated with the building are designated.
4. The proposed large addition on top of the Nebel Mill Annex does negatively affect the historic character of the property putting it in conflict with aspects of STANDARDS #2.
5. The proposed project meets STANDARDS #2 and #5 as the proposed tower does not obscure or cause to be removed historic materials or features that characterize the property. The project would preserve the façade of the building and the building's Art Moderne character, the façade's decorative horizontal concrete elements, and the monumental central window that rises to the top of the arched roofline of the atrium. Generally, the materials and character of the other original elevations will be retained.
6. The proposed large addition on top of the Nebel Mill Annex is not in harmony with the historic portion of the property in terms of massing putting it in conflict with an aspect of STANDARDS #9.

7. The proposed project meets STANDARDS #9 and #10 as the proposed new addition and alterations do not destroy the historic materials that characterize the property, and the proposed addition would be well differentiated from the historic portion of the building. If the proposed tower were removed in the future, the essential form and integrity of the designated portions of Nebel Mill Annex would be unimpaired.

Staff suggests that the Commission approve the application with the following conditions:

1. The front elevation of the 4th and 5th stories of the tower be pushed back to column line C as shown on plan page labeled "OFFICE TYPICAL LEVEL," or that other changes are made to the front elevation of the 4th and 5th stories of the tower so that it would be more harmonious with the historic portion of the property.
2. That this review is for a schematic design, and that final design and material selection for walls, windows, and all other architectural elements associated with the tower, and all new feature proposed for the existing building be submitted for review to the HLC.
3. All work shall be in accordance with attached drawings and plans.
4. All permits, variances, or approvals as required by law must be obtained before work may commence.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

Nebel Annex

EXHIBIT B

0.79 acres(34393.58 sq ft)

Date Printed: 3/3/2022 1:13:03 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

EXHIBIT C

NEBEL KNITTING MILL ANNEX

HISTORIC LANDMARKS COMMISSION MEETING 03.14.2022



TRYON ST.

TRYON ST

WEST BOULEVARD

WEST WORTHINGTON AVE.

HAWKINS STREET

127 WEST WORTHINGTON

DOGGETT STREET

CAMDEN ROAD

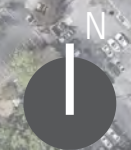
WEST TREMONT AVE

DESIGN CENTER OF THE CAROLINAS

SOUTH BOULEVARD

EAST BOULEVARD

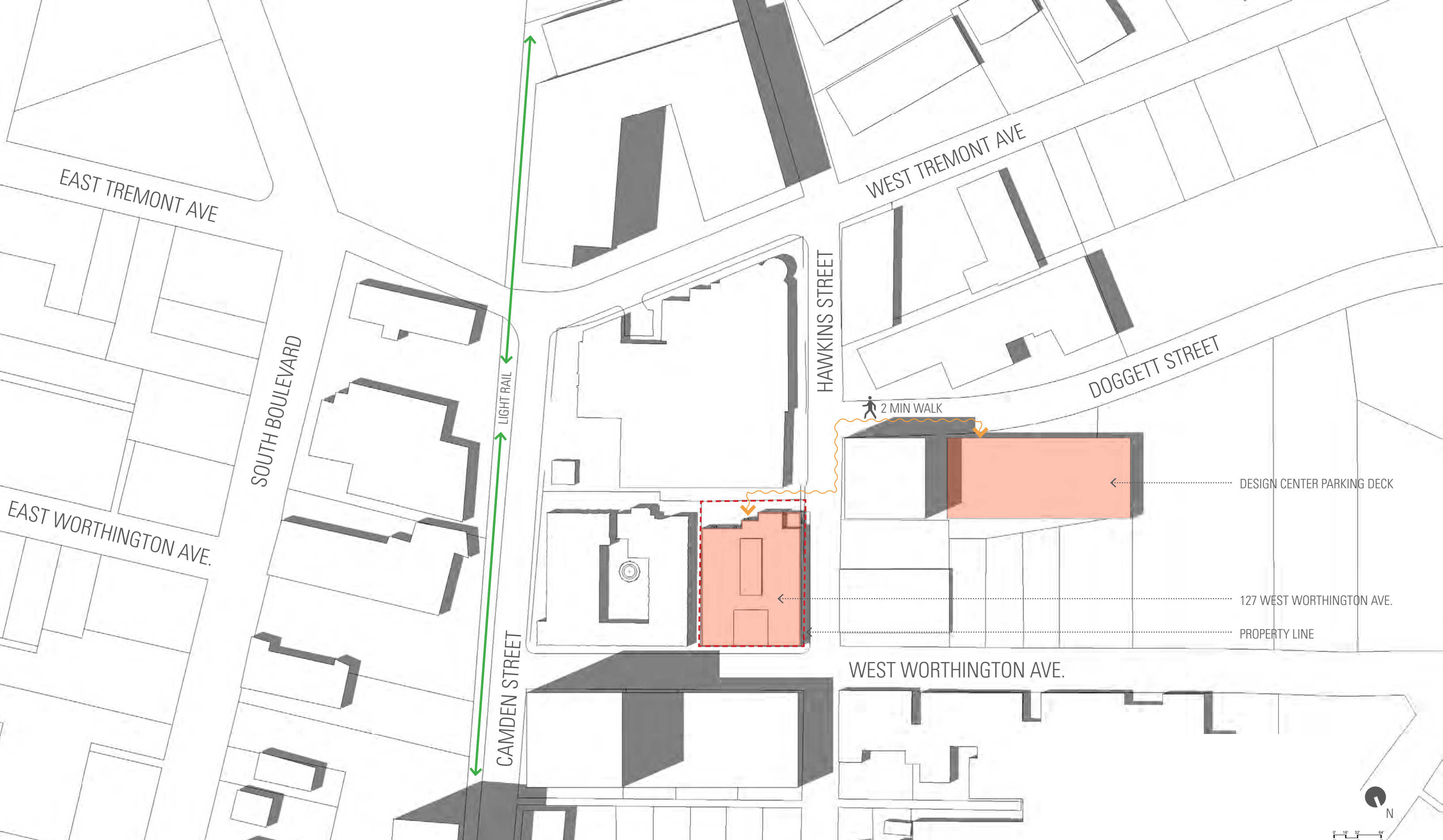
EAST WORTHINGTON AVE.



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

LOCATION
03.14.2022



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

SITE PLAN
03.14.2022

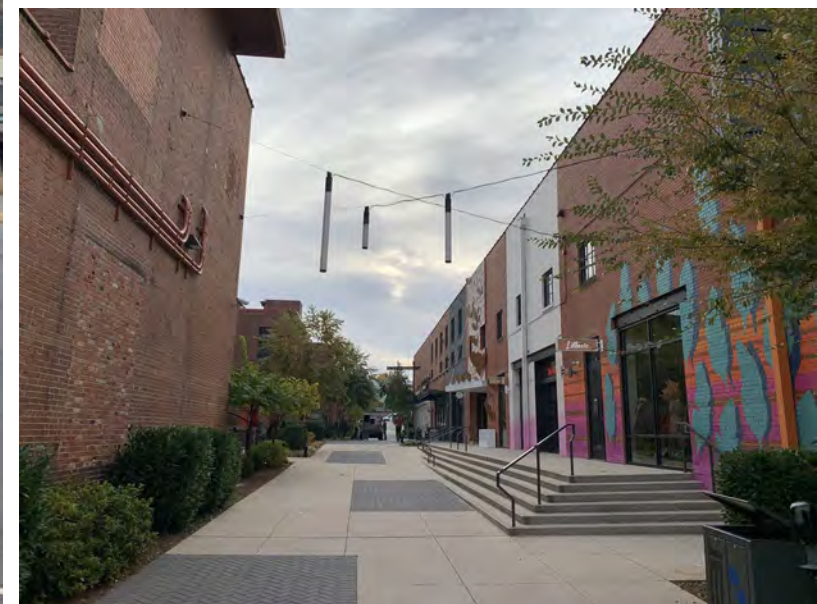


ASANA

LITTLE®
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

CONTEXT
03.14.2022



LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

EXISTING CONDITIONS

03.14.2022





ASANA

LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

VIEW FROM TOMKINS ALLEY

03.14.2022



ASANA

LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

ROOF TOP VIEW TOWARDS UPTOWN

03.14.2022



LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

NEBEL ALLEY VIEW

03.14.2022



LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

VIEW FROM WORTHINGTON AVE AND HAWKINS STREET

03.14.2022

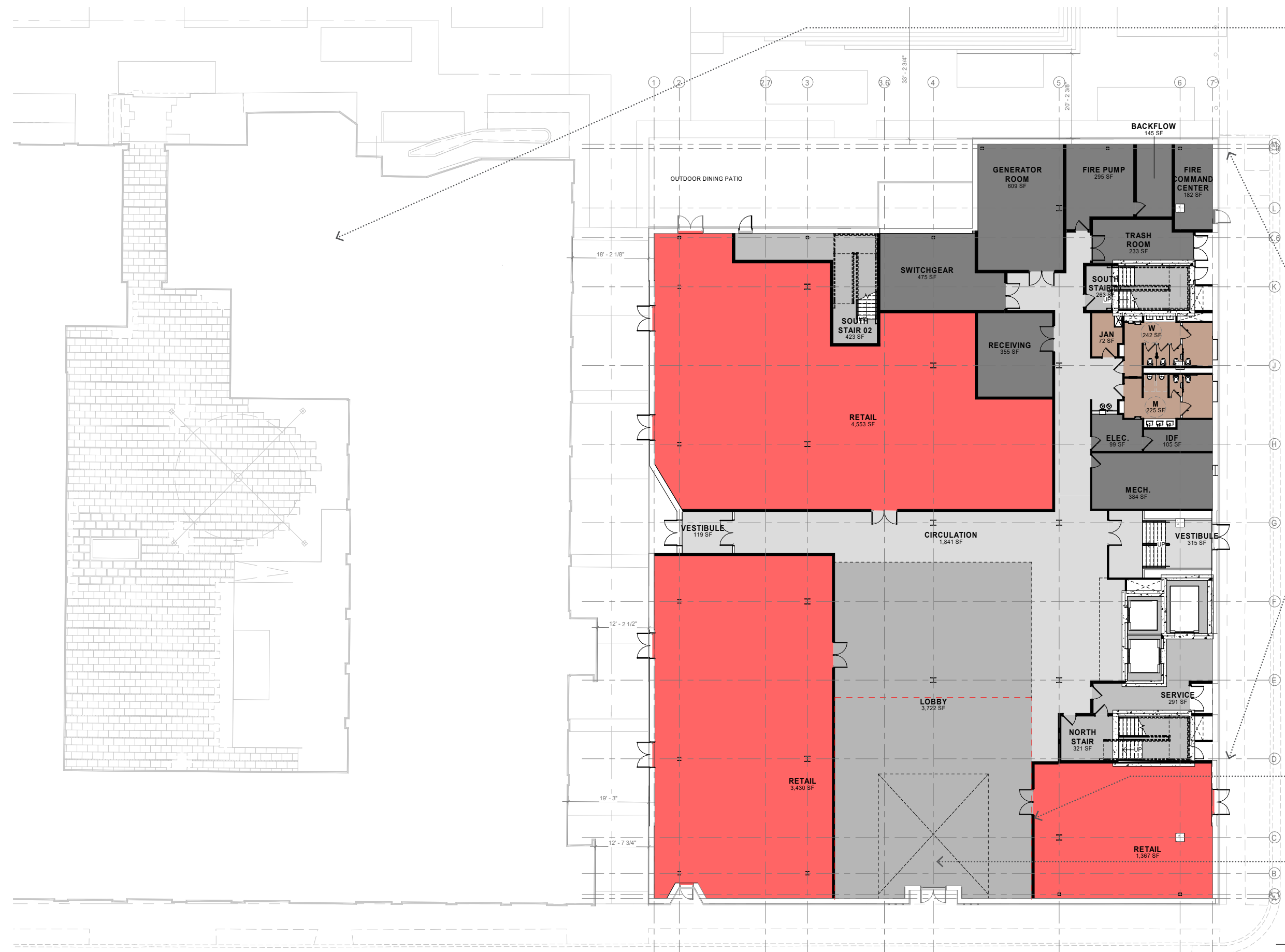


LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

MAIN ENTRANCE FROM WORTHINGTON AVE

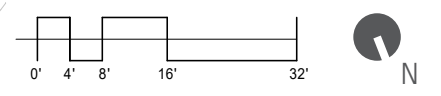
03.14.2022



CORE 6,638 GSF
 (INCLUDES CORE ELEMENTS,
 SHARED CIRCULATION AND ALL
 BACK OF HOUSE SERVICE SPACE)

EXISTING BARREL VAULT
 ROOF FOOTPRINT ABOVE

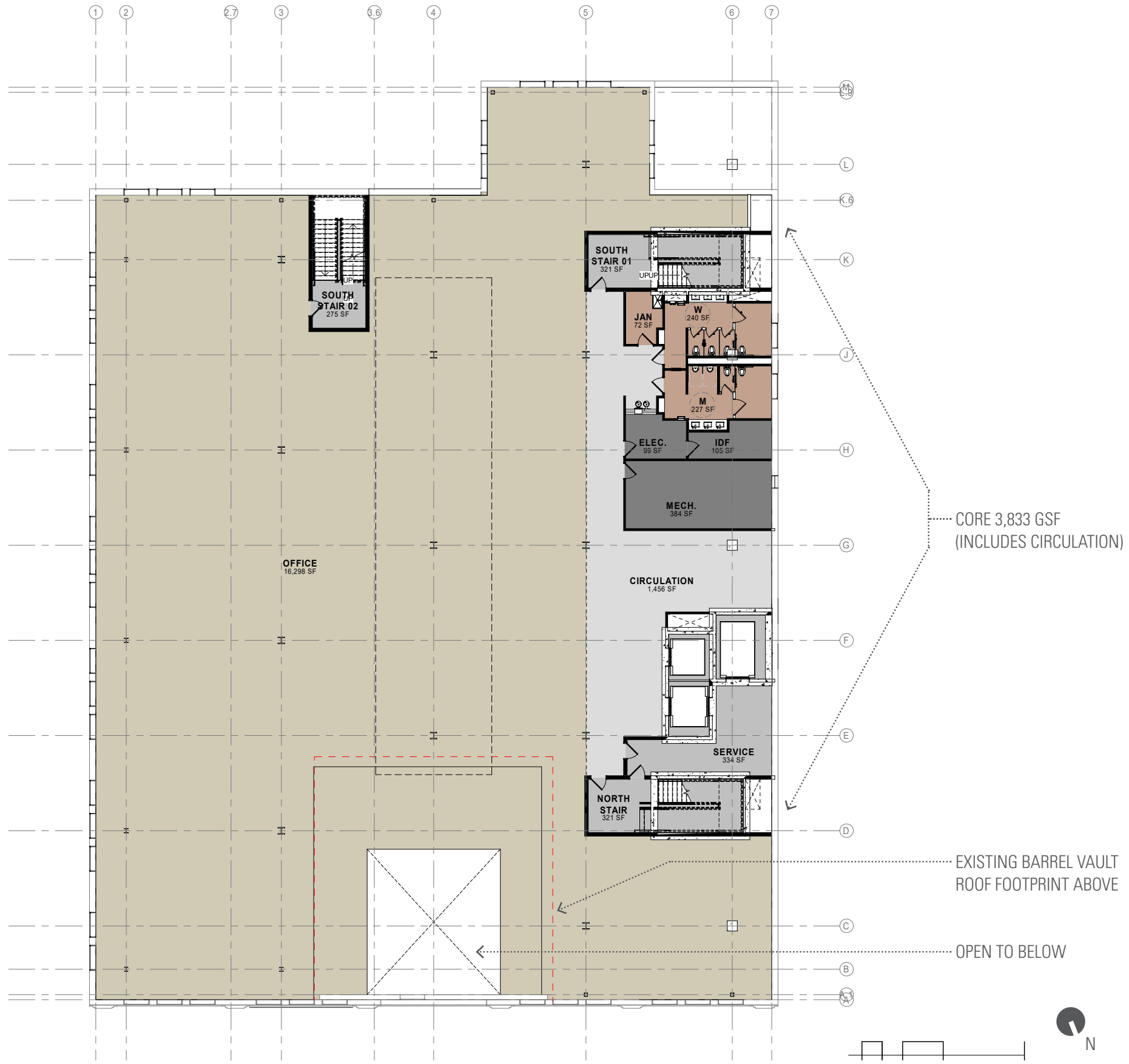
OPEN TO BELOW



LITTLE
 DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
 127 West Worthington Ave.
 CHARLOTTE, NORTH CAROLINA

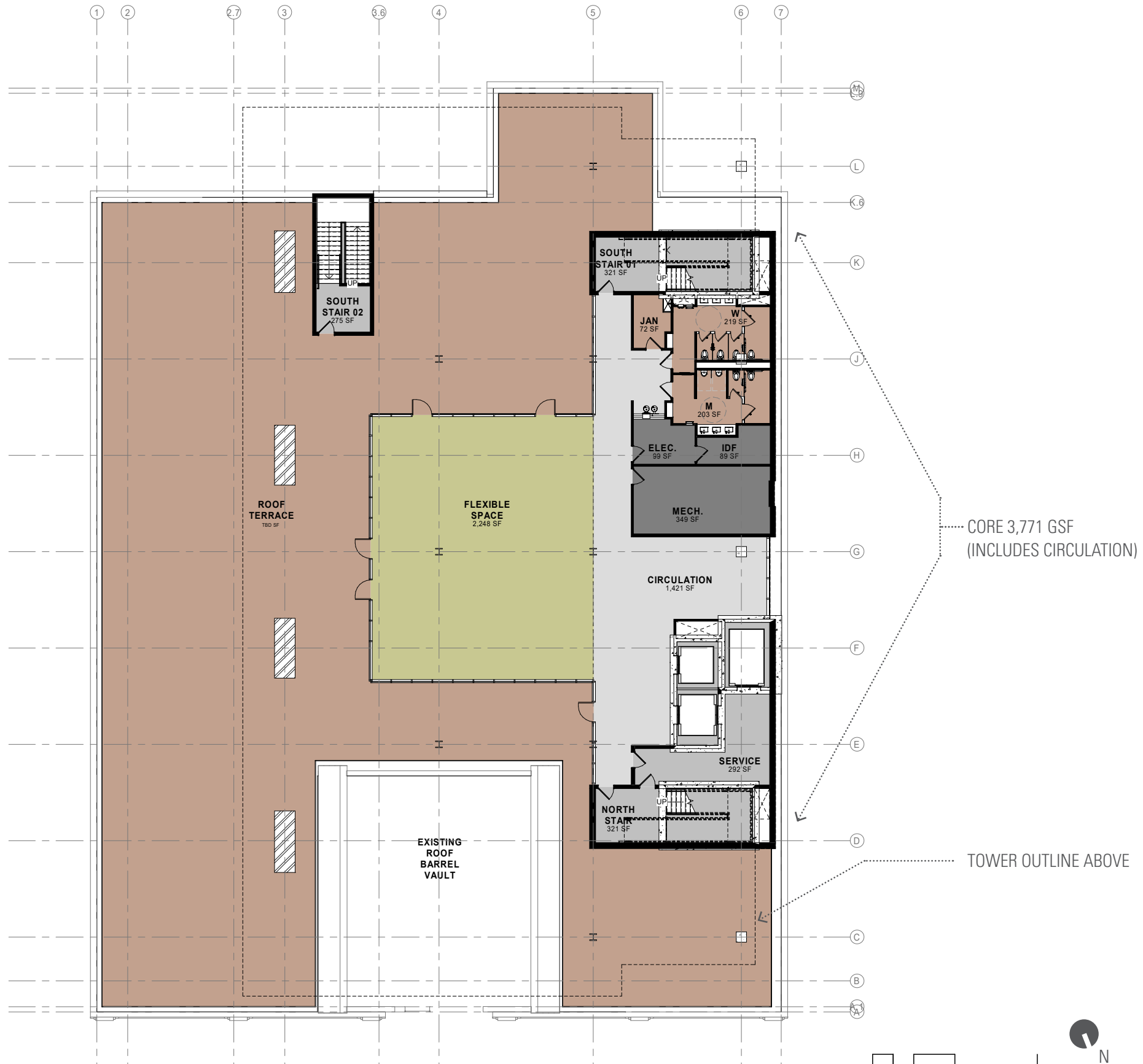
GROUND FLOOR
 03.14.2022



LITTLE
 DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
 127 West Worthington Ave.
 CHARLOTTE, NORTH CAROLINA

LEVEL 02
 03.14.2022



CORE 3,771 GSF
(INCLUDES CIRCULATION)

TOWER OUTLINE ABOVE



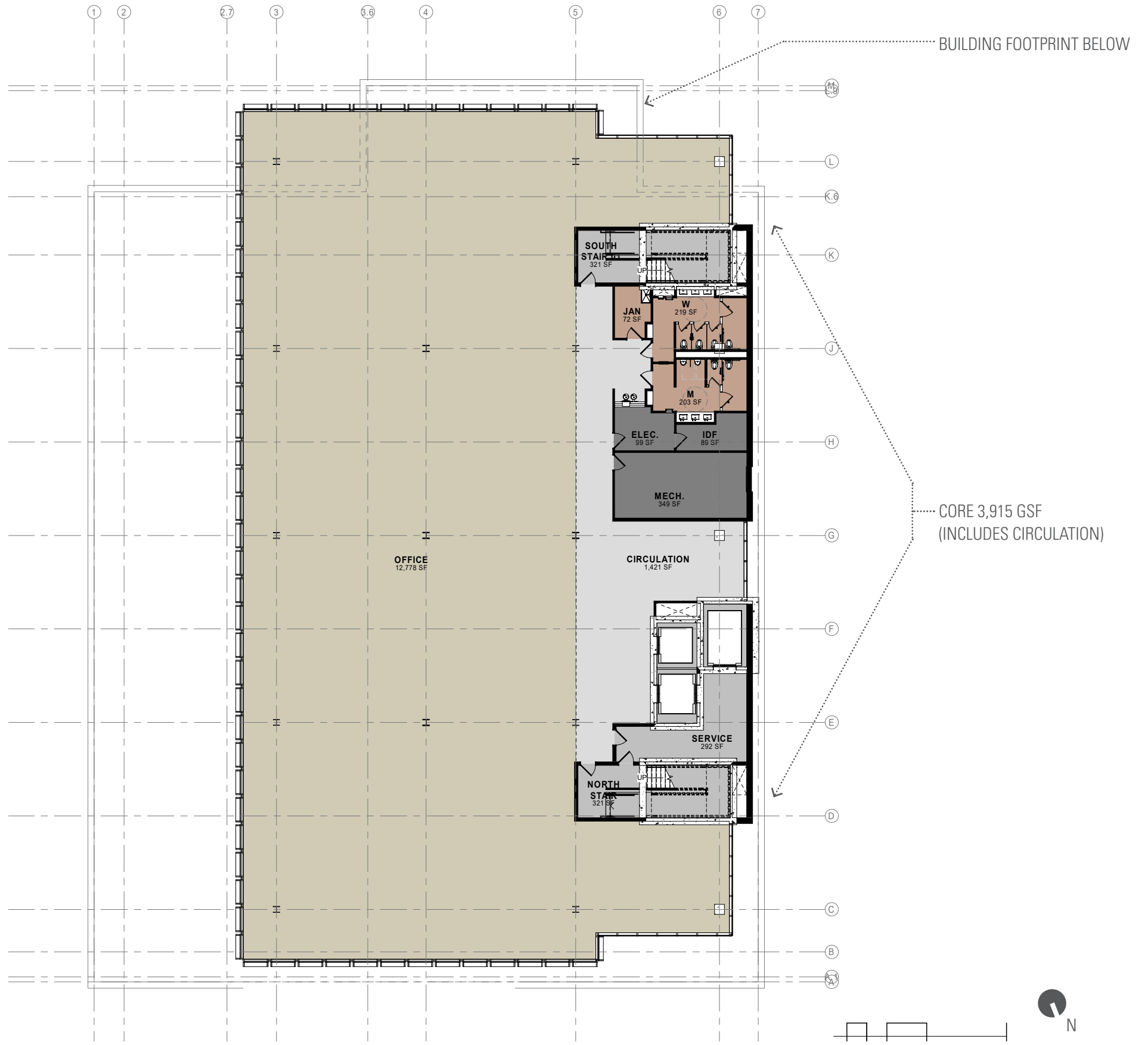
LEVEL 03 (EXISTING ROOF)

03.14.2022



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA



BUILDING FOOTPRINT BELOW

CORE 3,915 GSF
(INCLUDES CIRCULATION)

OFFICE
12,778 SF

CIRCULATION
1,421 SF

MECH.
349 SF

ELEC.
99 SF

IDF
89 SF

M
203 SF

W
219 SF

JAN
72 SF

SOUTH
STAIR
321 SF

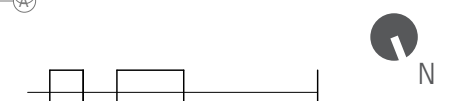
NORTH
STAIR
321 SF

SERVICE
292 SF



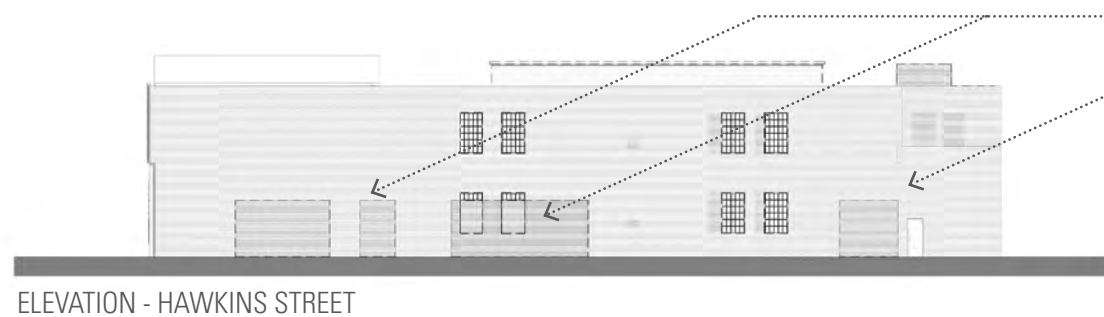
LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

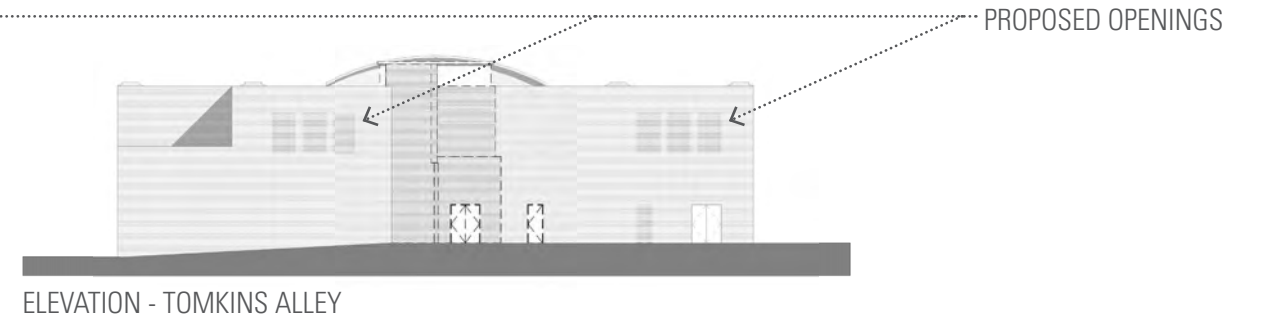


OFFICE TYPICAL LEVEL

03.14.2022

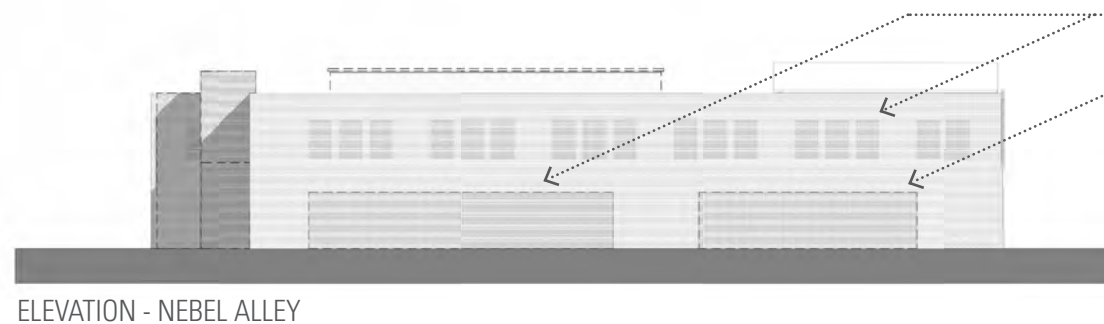


ELEVATION - HAWKINS STREET

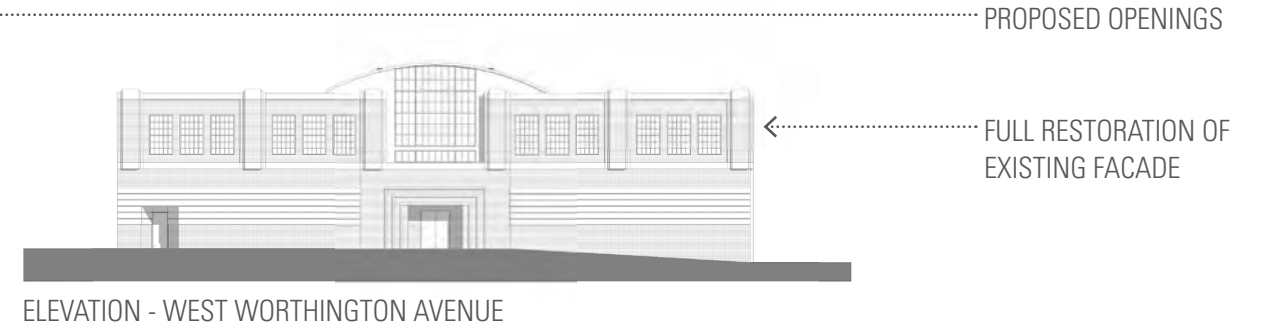


ELEVATION - TOMKINS ALLEY

PROPOSED OPENINGS



ELEVATION - NEBEL ALLEY



ELEVATION - WEST WORTHINGTON AVENUE

PROPOSED OPENINGS

FULL RESTORATION OF EXISTING FACADE

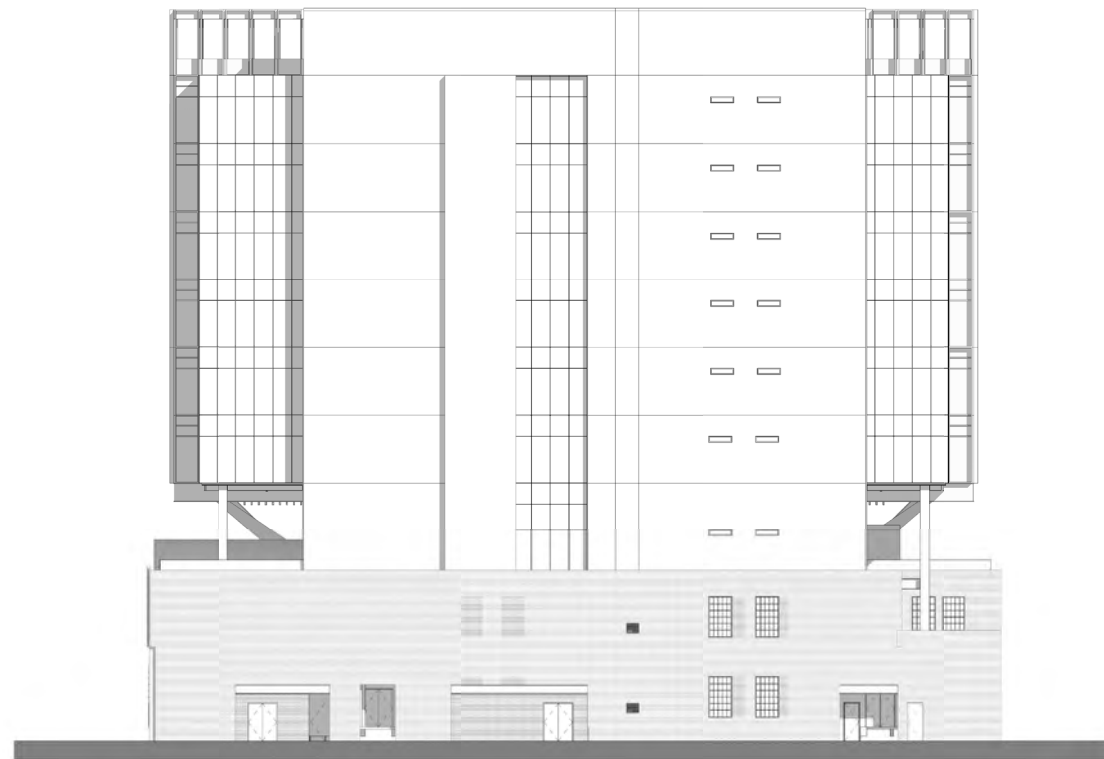


LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

EXISTING BUILDING ELEVATIONS

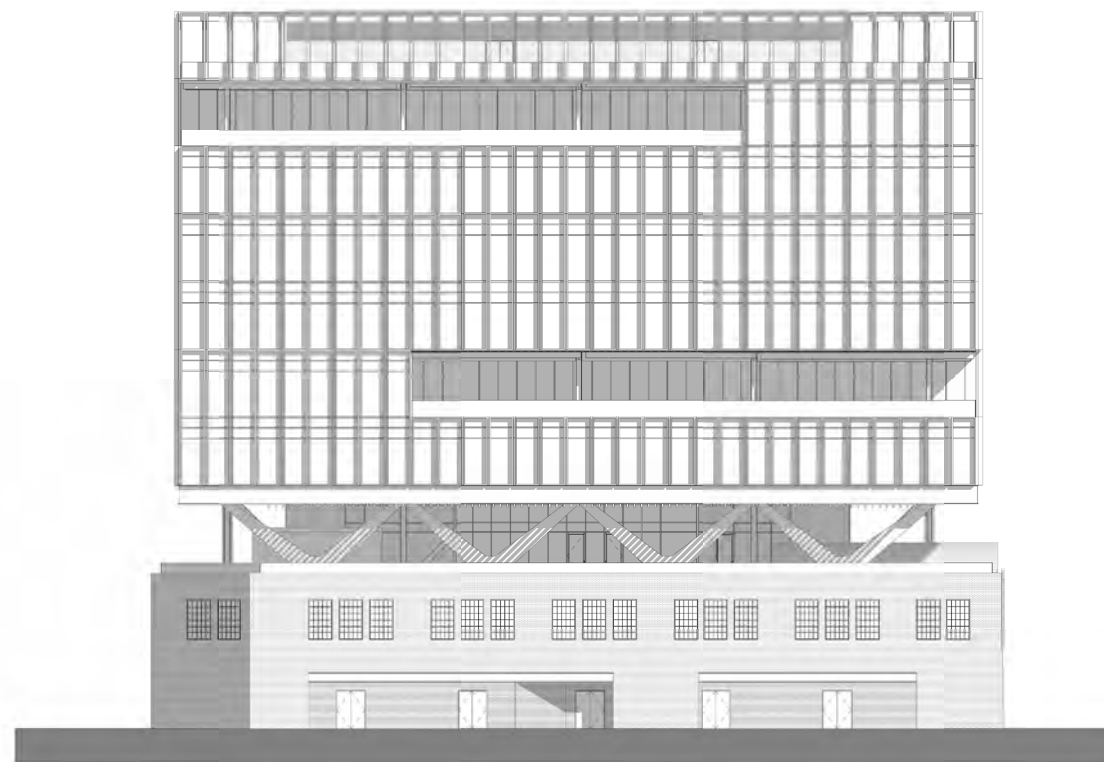
03.14.2022



ELEVATION - HAWKINS STREET



ELEVATION - TOMKINS ALLEY



ELEVATION - NEBEL ALLEY



ELEVATION - WEST WORTHINGTON AVENUE



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

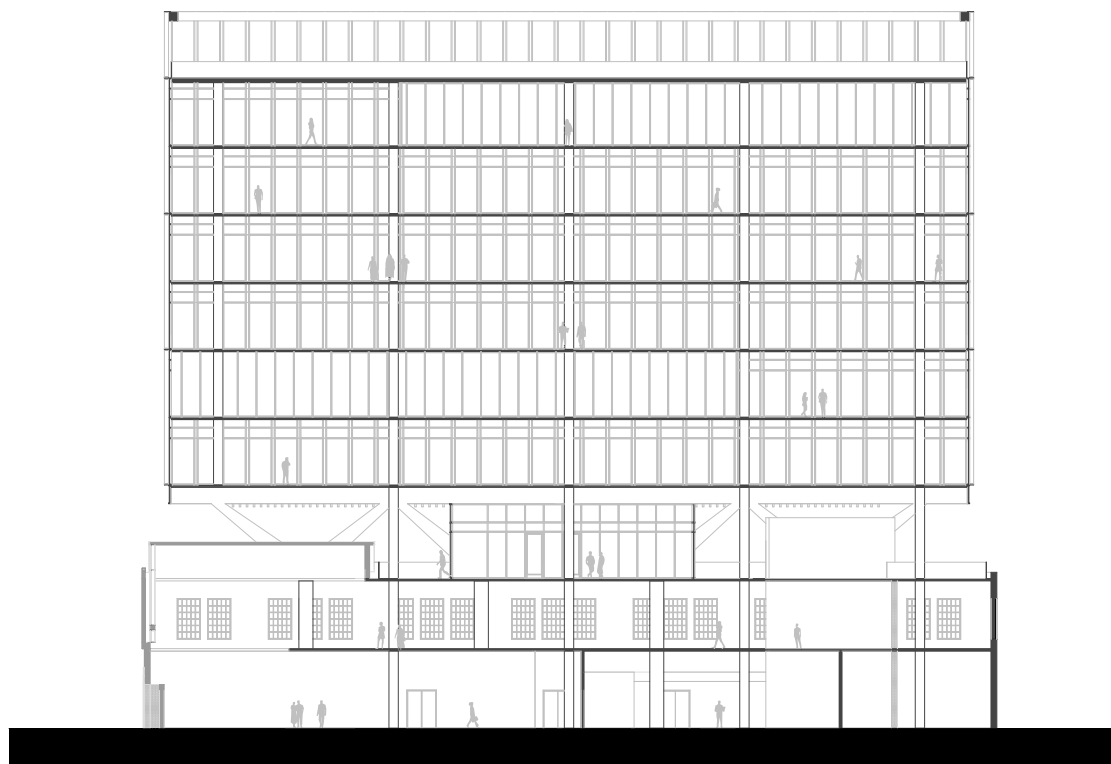
Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

PROPOSED BUILDING ELEVATIONS

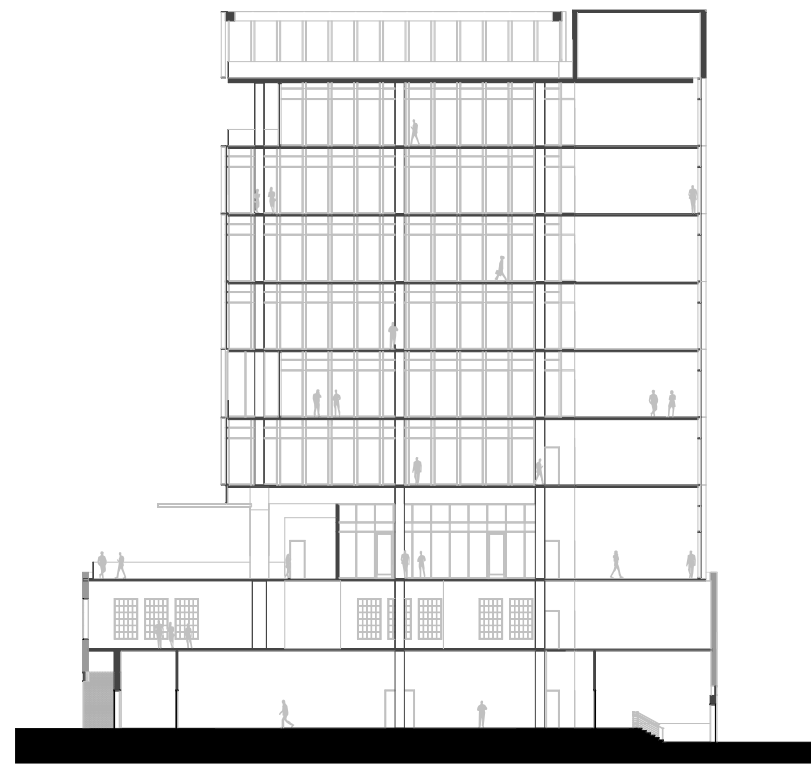
03.14.2022



SECTION - A



SECTION - B



SECTION - C



LITTLE[®]
DIVERSIFIED ARCHITECTURAL CONSULTING

Nebel Knitting Mill Annex
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA

BUILDING SECTIONS

03.14.2022