

Staff Report and Comments
Nebel Knitting Mill Annex
127 West Worthington Ave, Charlotte
Application for COA HLC205

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from the application:

The applicant-owner proposes to perform a demolition of the structures on the property. The applicant-owner is open potentially to preserving one or two of the exterior walls along West Worthington Avenue and Hawkins Street.

Exhibit B – Map

Exhibit C - Images

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

- A.** The proposed demolition is incongruous to the STANDARDS.
- B.** There is the potential to preserve portions of the building.
- C.** On March 14, 2022, the HLC considered a COA application for the erection of a contemporary office tower rising over the existing two-story Nebel Annex, with 9 stories total (2 existing; 1 roof terrace; 6 office floors).
- D.** On March 14, 2022, Commissioner Clarke presented a motion that the Historic Landmarks Commission find that the COA application as presented for the Nebel Knitting Mill Annex is incongruous with the second sentence of Standard #9 of the HLC Standards but that the applicant is encouraged to resubmit revised plans for consideration. The motion was approved.
- E.** On April 19th the applicant met with Staff and Commissioners Barfield and Shope to discuss the application for COA HLC195 which involved the addition of the equivalent of 7 stories to the existing building.
- F.** On April 20, 2022, the owner filed an application for the demolition of the building.
- G.** The HLC cannot deny a COA for demolition for the Nebel Knitting Mill Annex, but it can delay the effective date of the COA for 365 days.

- H. The HLC should act on a COA application within 180 days of its filing. (GS 160D-9-47-d)
- I. September 12th is 145 days from when the COA application was filed, and October 10th is 173 days from when the COA application was filed.
- J. If the HLC fails to issue a COA by October 10th, 2022 for the demolition for the Nebel Knitting Mill Annex, the owners will be able to proceed without a COA.
- K. However unlikely, the HLC may not have a quorum at their October 10th, 2022 regular meeting.
- L. If plans for an appropriate addition to the building are submitted, and a COA for an addition is approved by the HLC while there is a delayed or active COA for its demolition, the COA for demolition becomes moot.

Staff Recommendation

Staff recommends that the HLC vote to issue a COA for the demolition of the Nebel Knitting Mill Annex on September 12, 2022, and delay the effective date of the COA for 365 days. And that the HLC and Staff continue to work with the applicant to determine the feasibility of preserving portions of the exterior of the building.

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

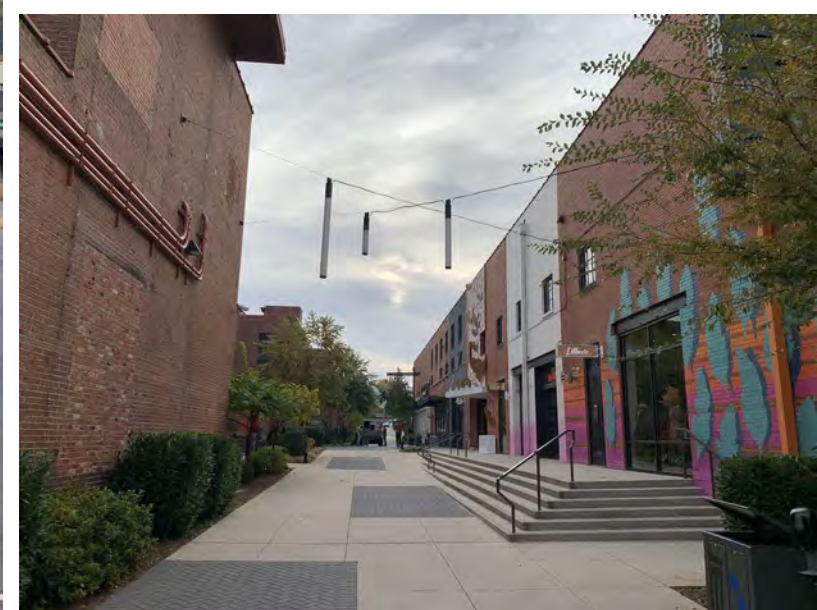
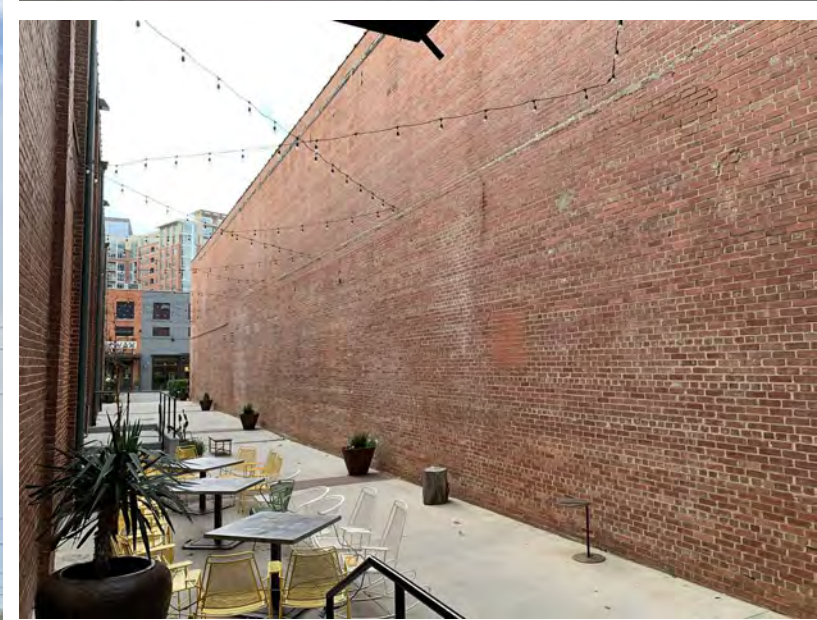
0.79 acres(34393.58 sq ft)

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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 – IMAGES



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

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

EXISTING CONDITIONS
03.14.2022

