

**Staff Report and Comments  
Nebel Knitting Mill  
101 W. Worthington Avenue, Charlotte  
Application for COA HLC283**

**Exhibits presented to and considered by the Commission:**

**Exhibit A – Project description**

Add a retail entrance to the Camden Road elevation of the Nebel Knitting Mill. New entrance will consist of custom designed wood and glass door and new steel windows similar to existing to infill location of original window since removed. Exterior ramp and stairs to be added to access the new entrance. (First floor level is below street grade.) Remove non-original brick infill + small amount of original brick. Add painted steel guardrail and handrails.

**Exhibit B - Project Plans**

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

1. The large scale of the Nebel Knitting Mill, and the repetition of 11 similar bays on the Camden Road elevation diminishes the impact of a design change to any single bay, and mitigates the negative impact of this project in terms of HLC Standard 2.
2. The project meets HLC Standard 9, as the bay is currently in-filled with non-original brick, and that the new door would be differentiated from the historic architecture.
3. The project meets HLC Standard 10 in that the proposed entrance could be removed, and the bay restored to its original design.

**Staff suggests that the Commission approve the application.**

**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.



# EXHIBIT B



ASANA  
PARTNERS

APPLICATION FOR CERTIFICATE  
OF APPROPRIATENESS

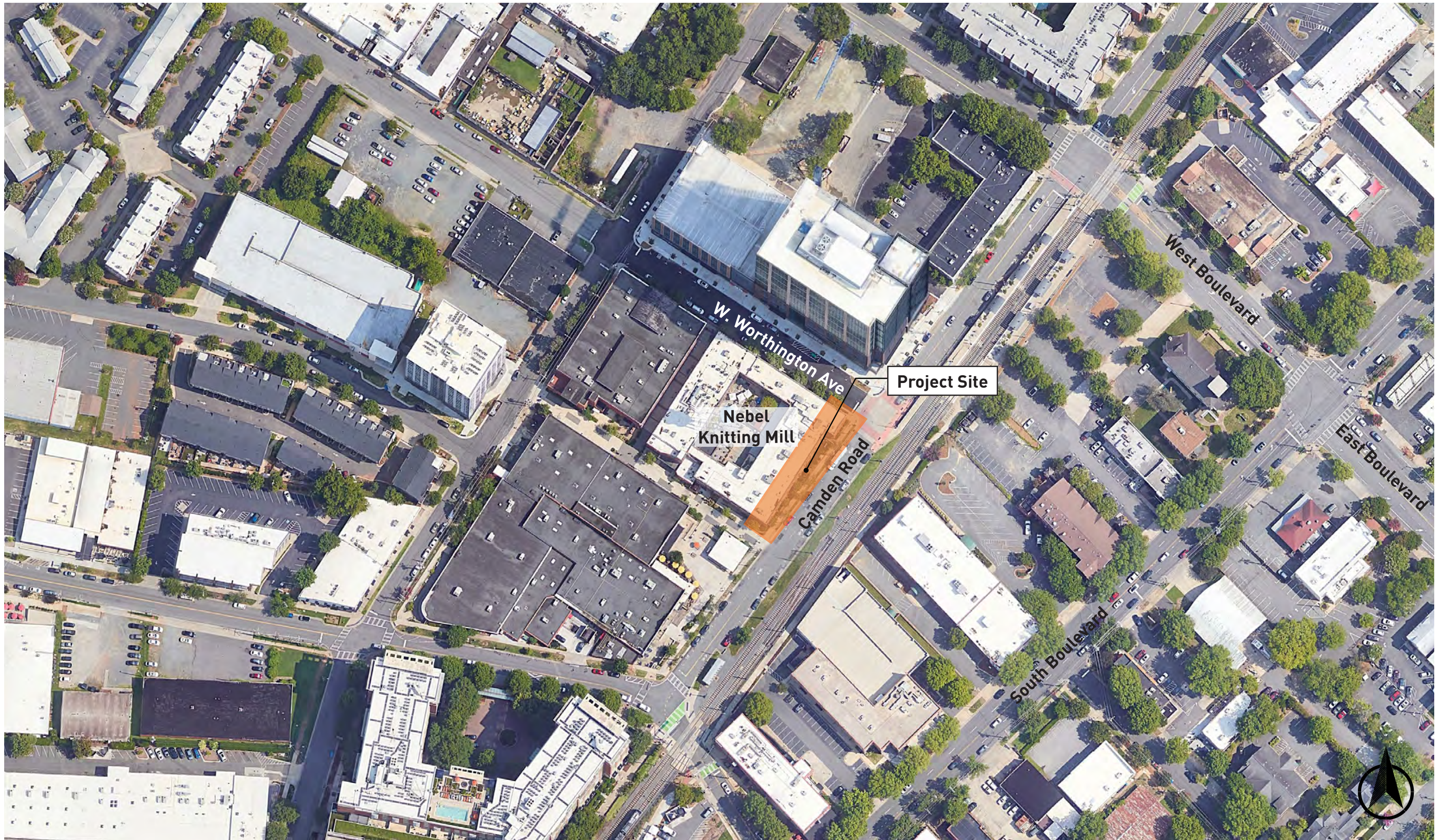
NEBEL KNITTING MILL:  
CAMDEN ROAD RETAIL  
ENTRANCE

101 WEST WORTHINGTON AVE  
CHARLOTTE, NC

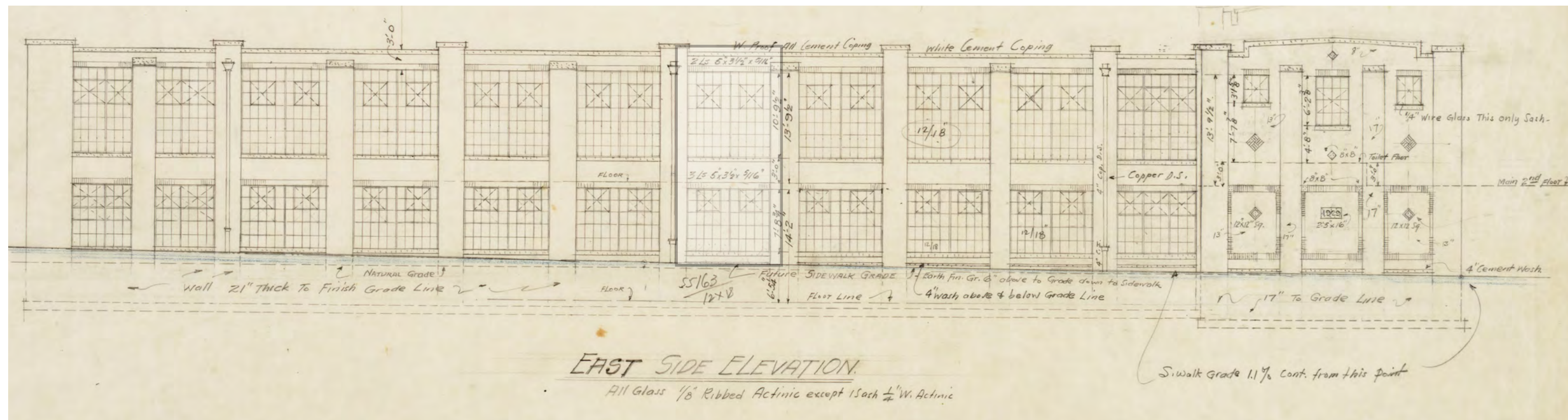
13 FEBRUARY 2023

**595**  
DESIGN









CAMDEN ROAD ARCHITECT'S 1929 ELEVATION



EXISTING BRICK AND EXIT DOOR TO BE REMOVED



EXISTING RAMP TO BE REMOVED



EXISTING BRICK AND EXIT DOOR



EXISTING INTERIOR VIEW















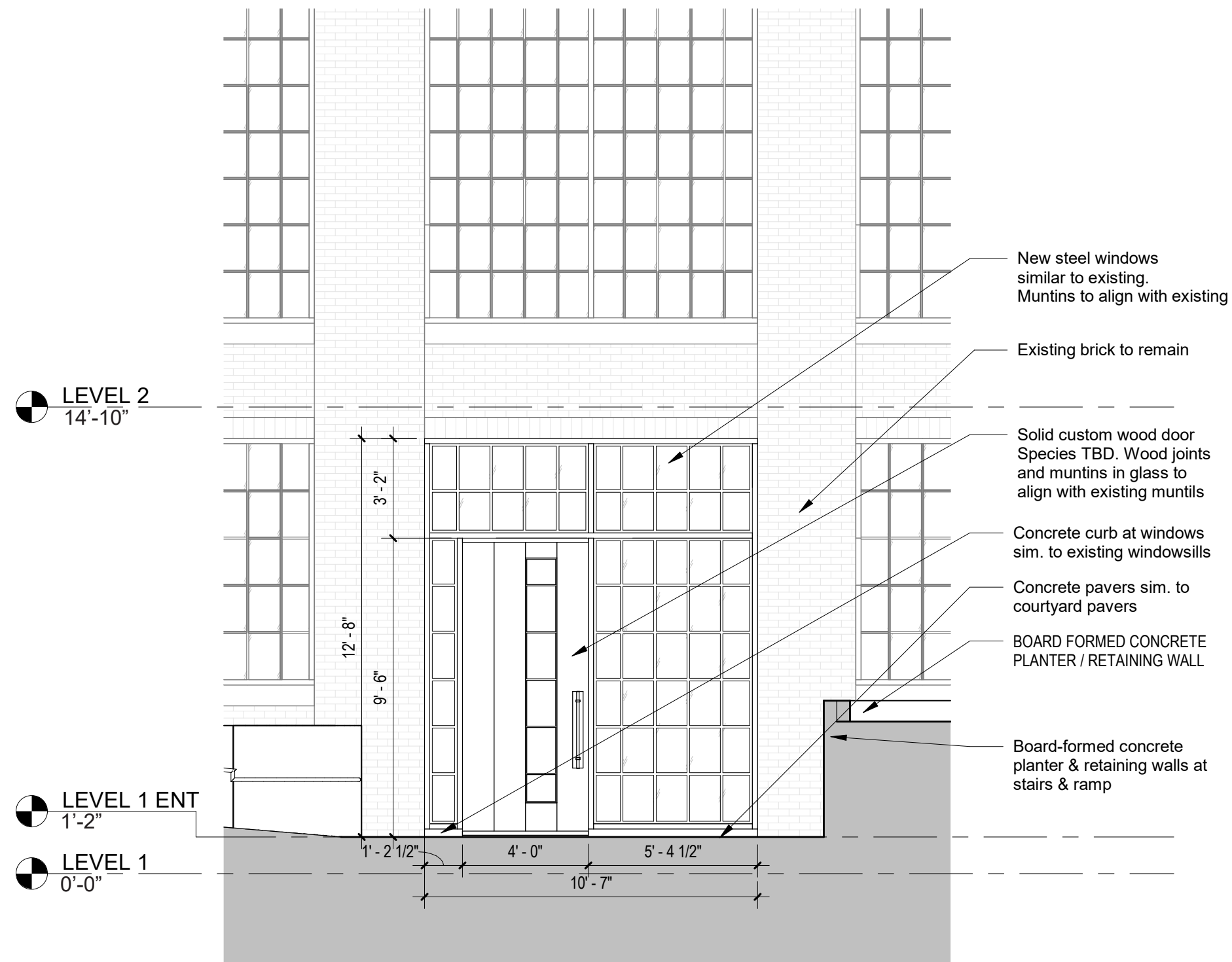


CAMDEN ROAD ELEVATION FROM SIDEWALK  
Not to Scale



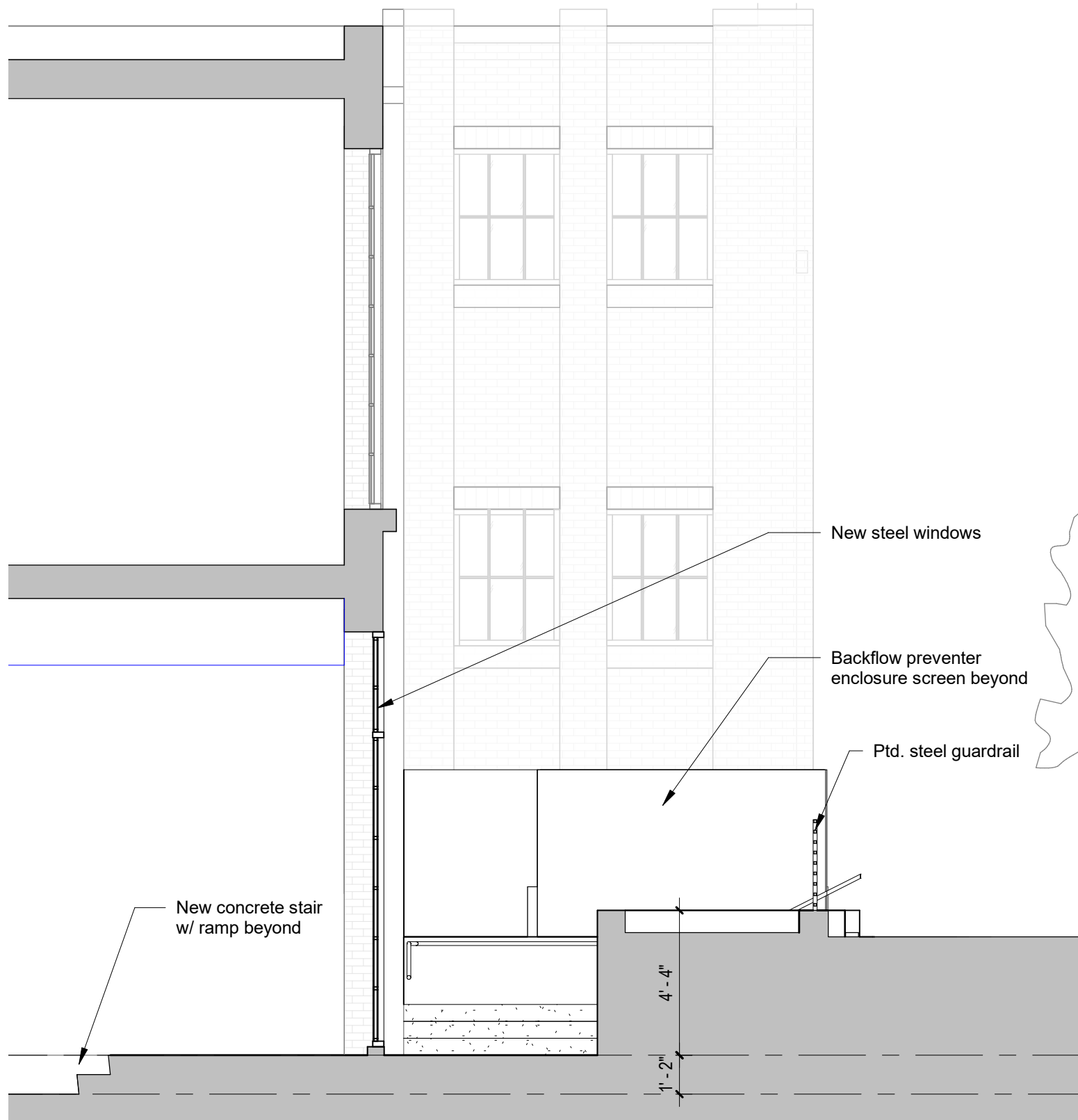
CAMDEN ROAD RAMP SECTION  
Not to Scale





ENLARGED ENTRY ELEVATION  
1/4" = 1'-0"

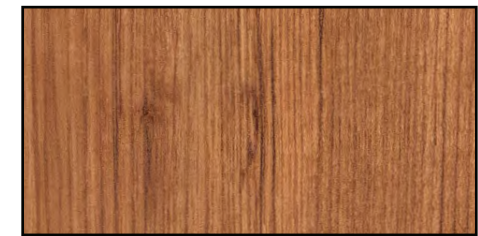




PLAZA ENTRY SECTION  
1/4" = 1'-0"



**BRK01** - EXISTING BRICK



**WOD01** - ARCHITECTURAL GRADE  
SOLID WOOD - SPECIES TBD



**CON01** - BOARD-FORMED CONCRETE



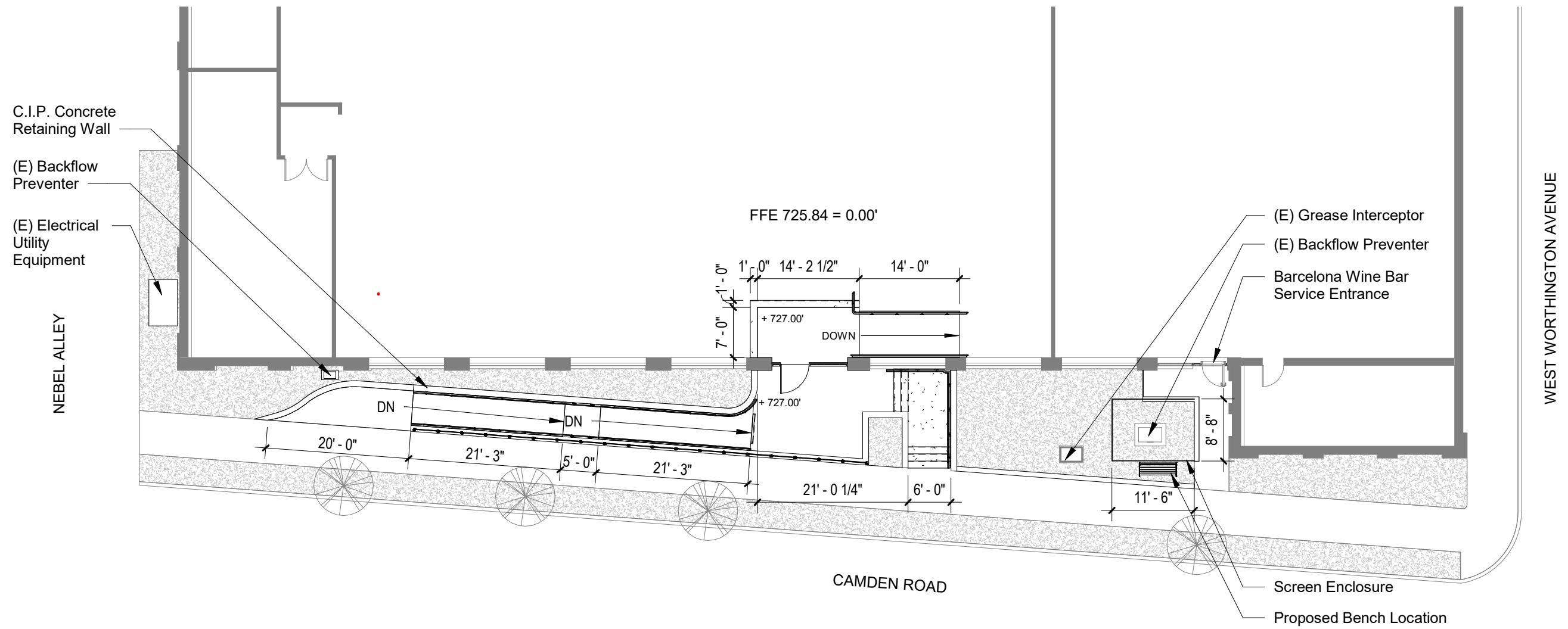
**PAV01** - CONCRETE PAVERS



**STL01** - PTD. STEEL RAILINGS

MATERIAL PALETTE



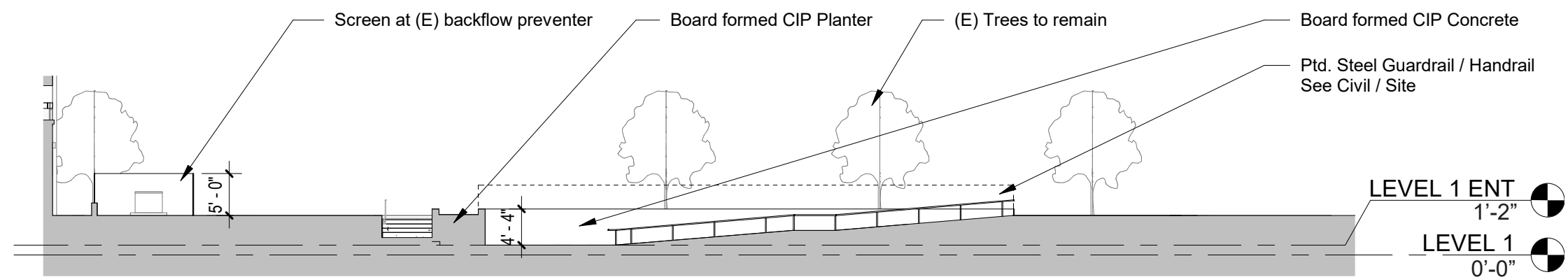


PROPOSED ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



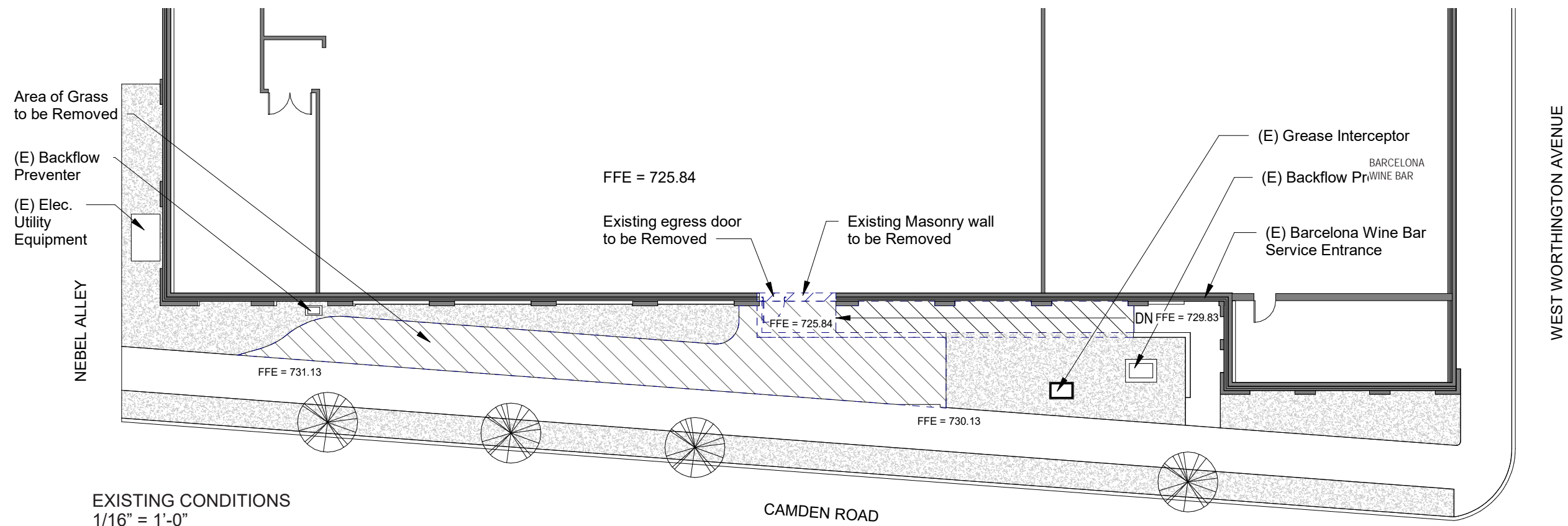


RAMP SECTION FACING BUILDING  
1/16" = 1'-0"

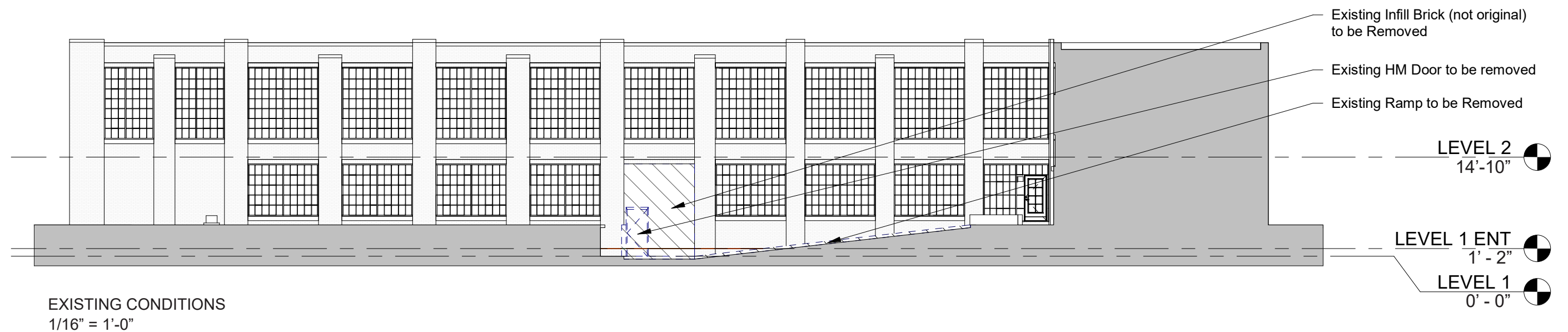


RAMP SECTION FACING STREET  
1/16" = 1'-0"





EXISTING CONDITIONS  
1/16" = 1'-0"



EXISTING CONDITIONS  
1/16" = 1'-0"



SEAL

# DESIGN DISTRICT CAMDEN ENTRY

ASANA PARTNERS  
1616 CAMDEN ROAD  
SUITE 210

1022278

## REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD  
DRAWN BY: DR  
CHECKED BY: AM

SCALE NORTH

VERT: N/A  
HORZ: 1" = 10'

SHEET TITLE

## OVERALL PLAN

SHEET NUMBER

# G1-00



SEAL

# DESIGN DISTRICT CAMDEN ENTRY

ASANA PARTNERS  
616 CAMDEN ROAD  
SUITE 210

LANDDESIGN PROJ.# 1022278

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD  
DRAWN BY: DR  
CHECKED BY: AM

SCALE NORTH

VERT: N/A  
HORZ: 1" = 10'

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L3-00

