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 impast of this project in terms of HLC Standard 2.
- 2. The project meets HLC Standard 9, as the bay is currently in-filled with nonoriginal 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.

- 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.





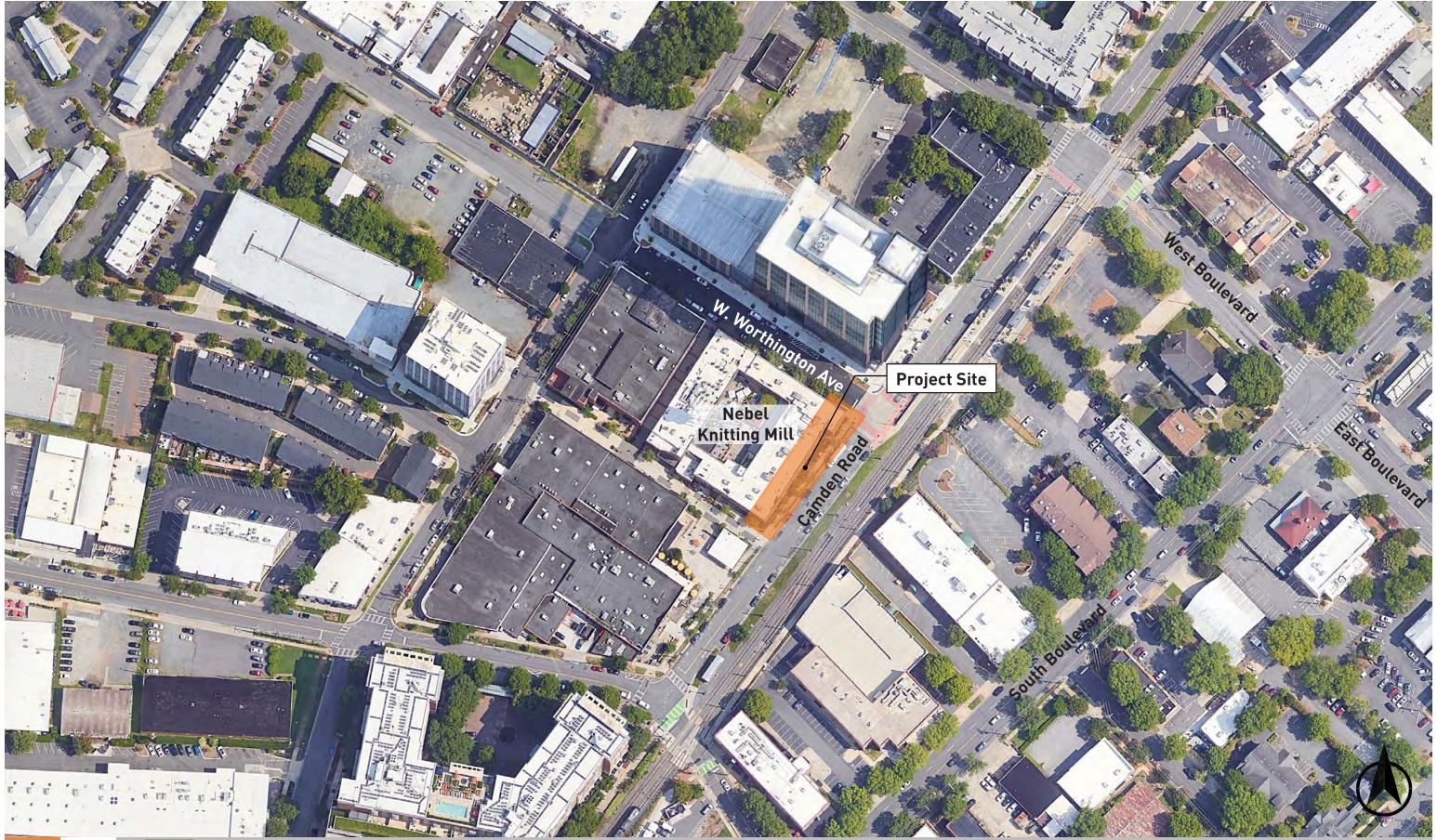
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NEBEL KNITTING MILL: CAMDEN ROAD RETAIL ENTRANCE

101 WEST WORTHINGTON AVE CHARLOTTE, NC

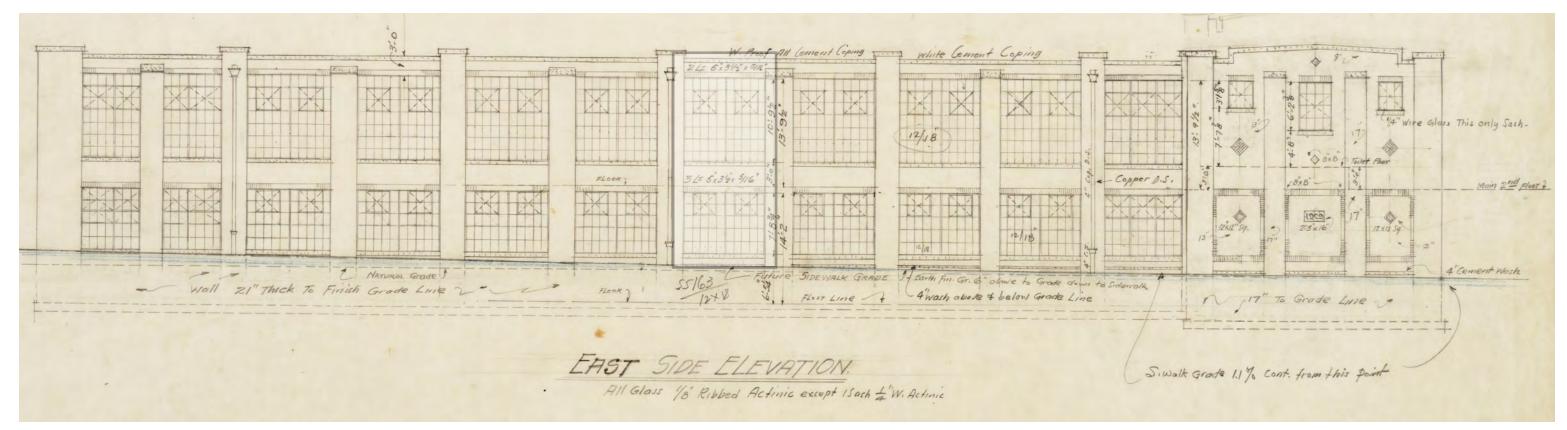
13 FEBRUARY 2023







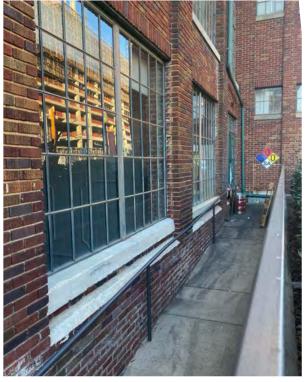




CAMDEN ROAD ARCHITECT'S 1929 ELEVATION



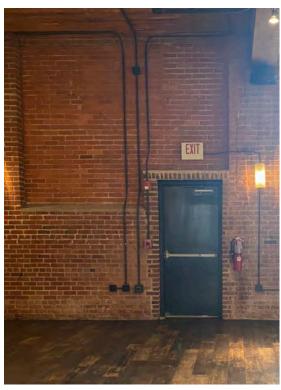




EXISTING RAMP TO BE REMOVED



EXISTING BRICK AND EXIT DOOR



EXISTING INTERIOR VIEW







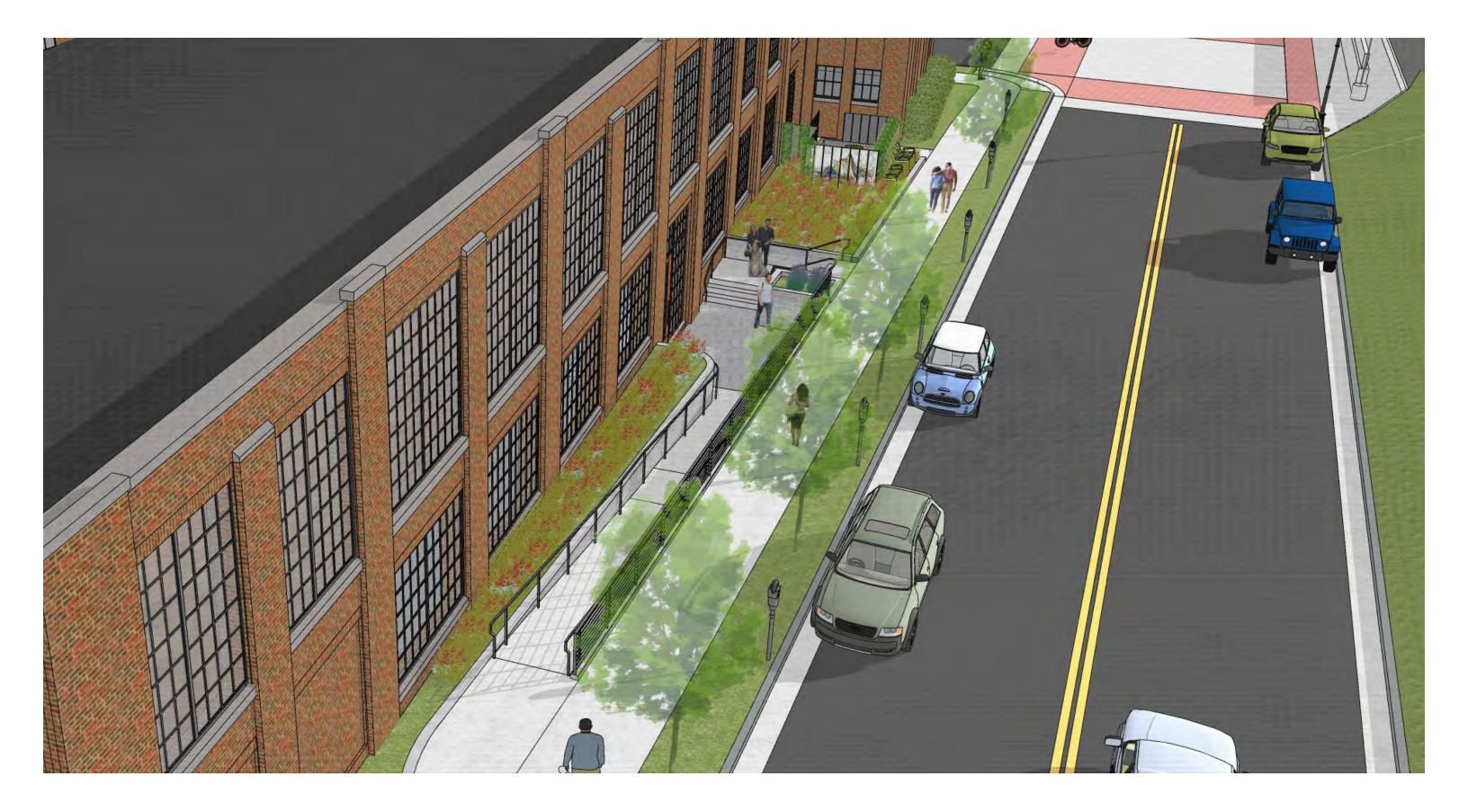


















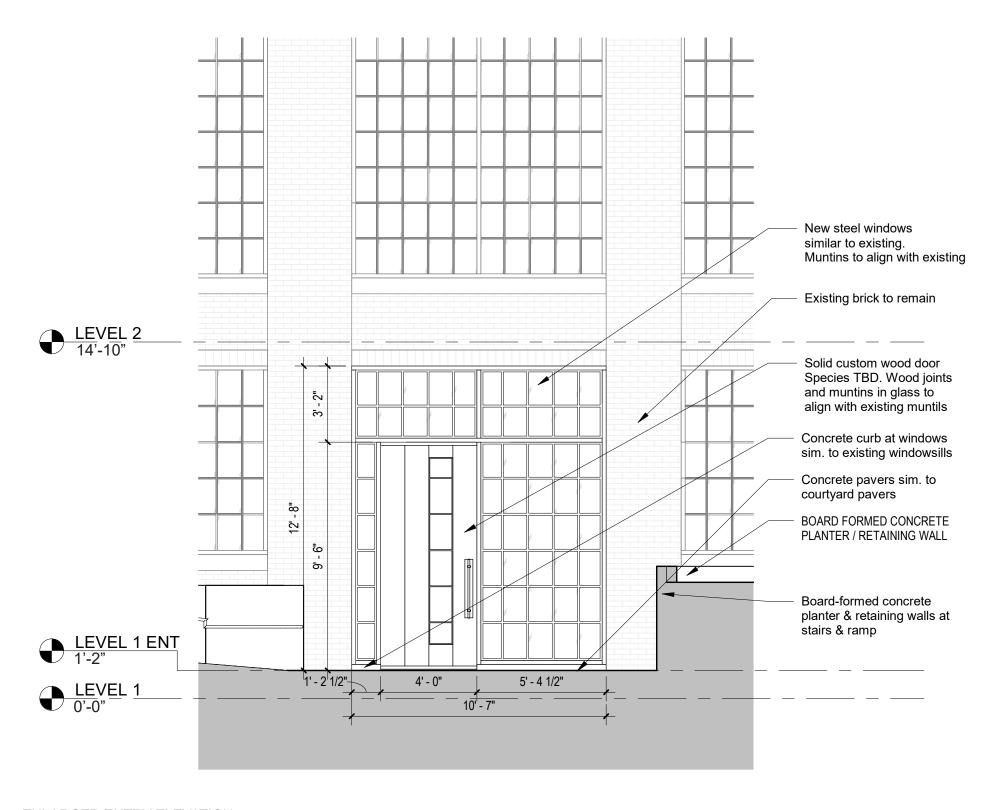
CAMDEN ROAD ELEVATION FROM SIDEWALK Not to Scale



CAMDEN ROAD RAMP SECTION Not to Scale





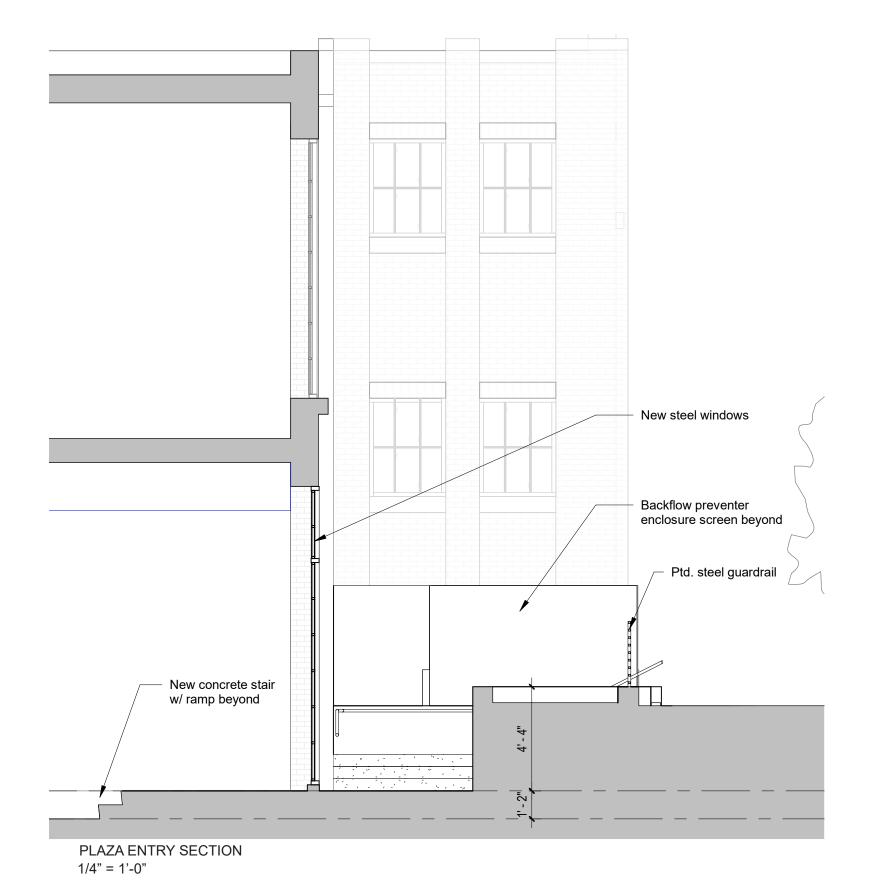


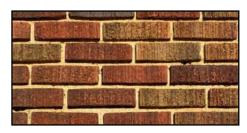
ENLARGED ENTRY ELEVATION 1/4" = 1'-0"







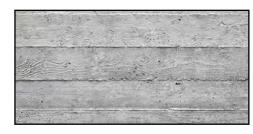




BRK01 - EXISTING BRICK



WOD01 - ARCHITECTURAL GRADE SOLID WOOD - SPECIES TBD



CON01 - BOARD-FORMED CONCRETE



PAV01- CONCRETE PAVERS



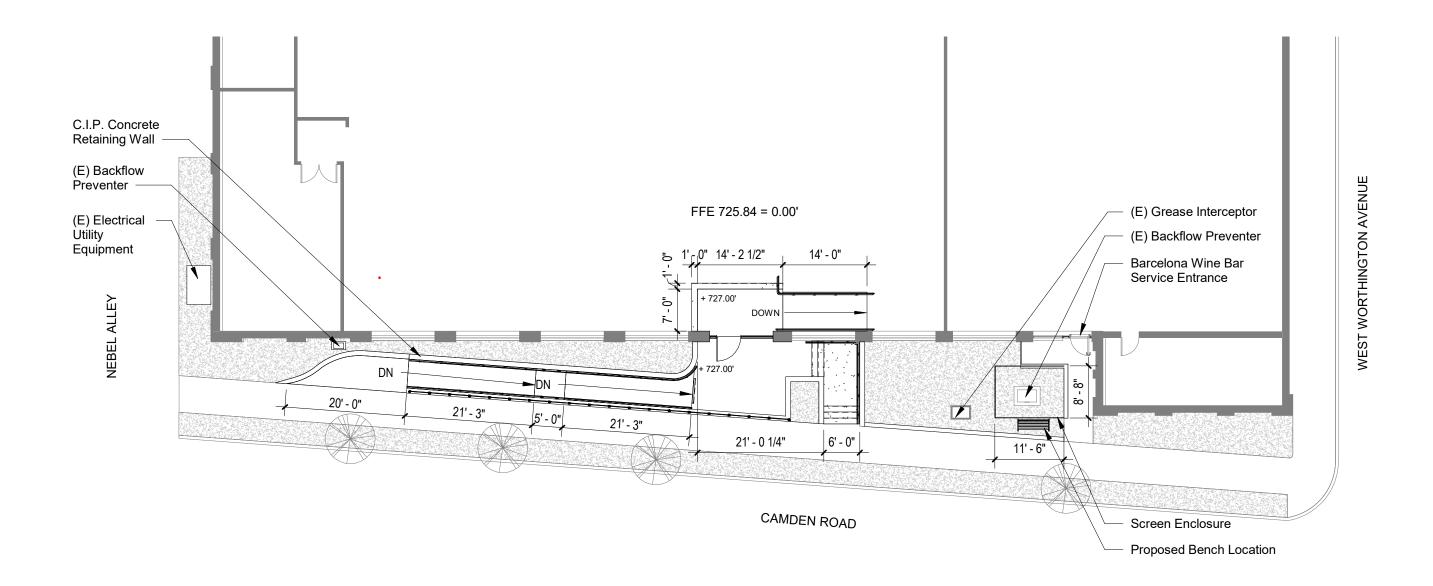
STL01 - PTD. STEEL RAILINGS

MATERIAL PALETTE







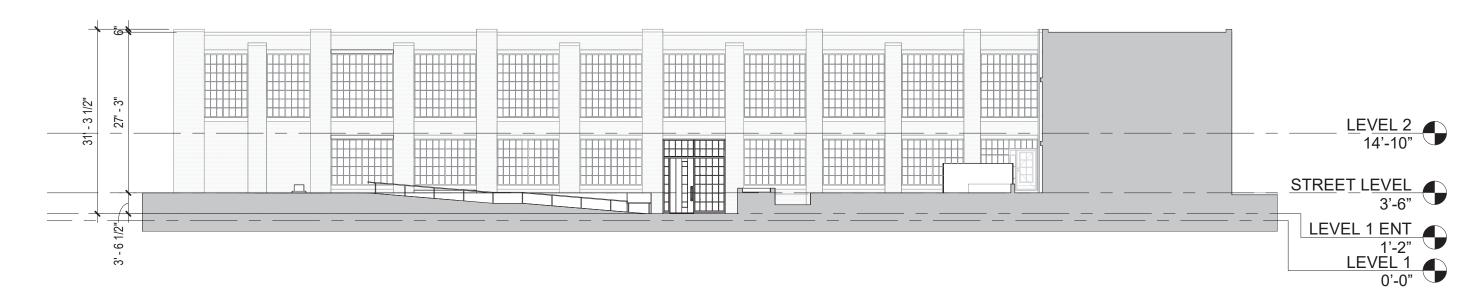


PROPOSED ARCHITECTURAL SITE PLAN 1/16" = 1'-0"

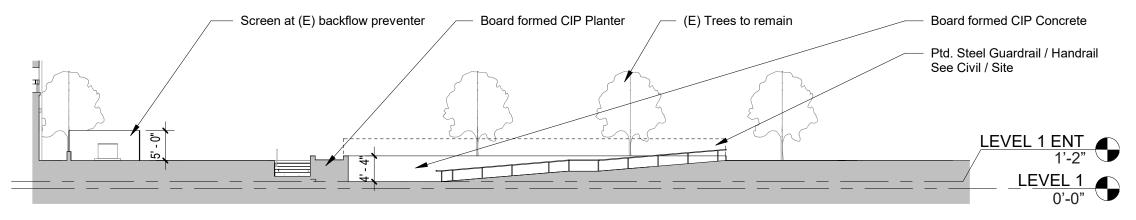








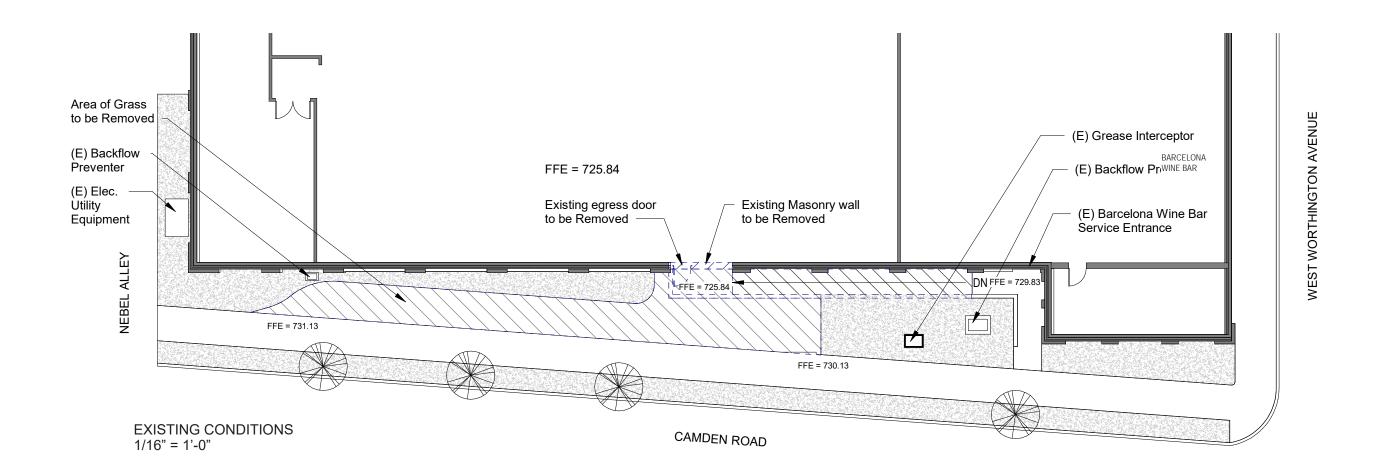
RAMP SECTION FACING BUILDING 1/16" = 1'-0"

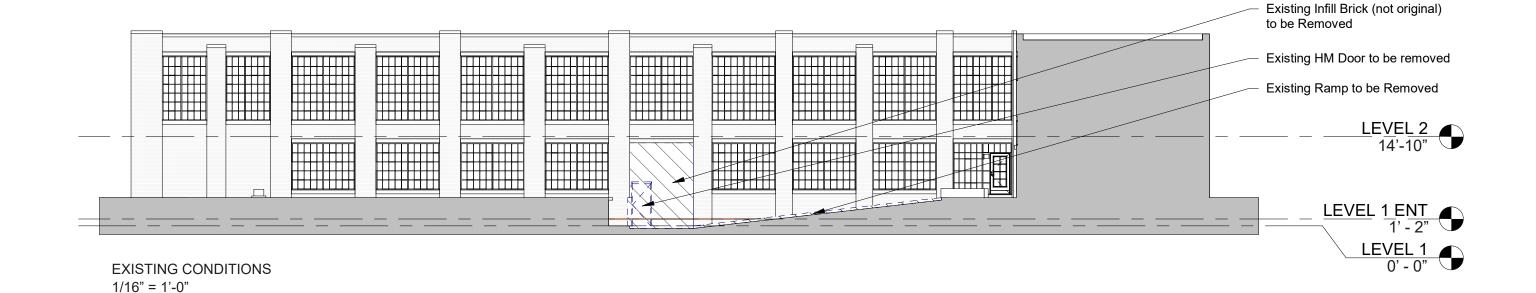










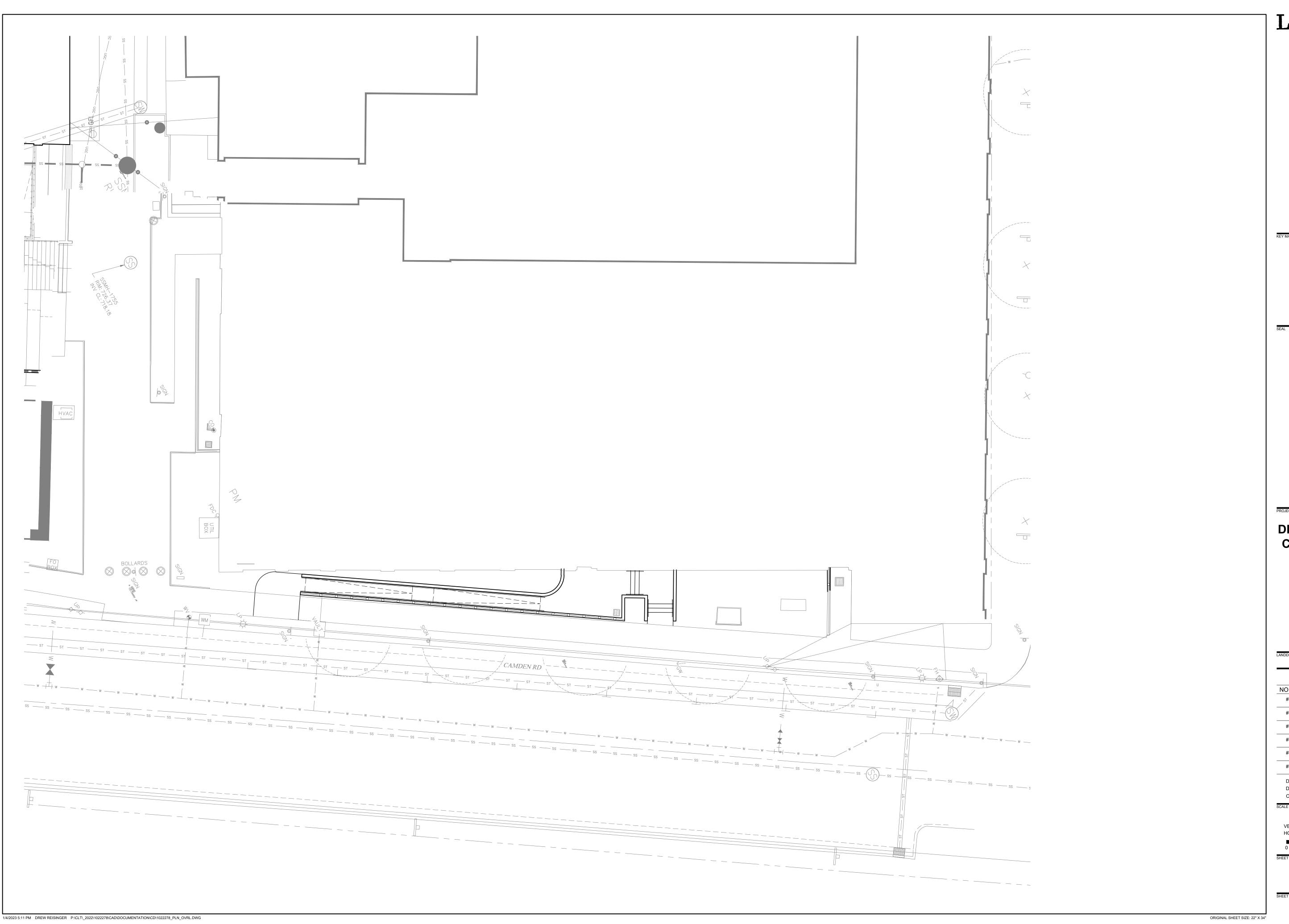


EXISTING: PLAN + SECTION









LandDesign.

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-0658

DESIGN DISTRICT CAMDEN ENTRY

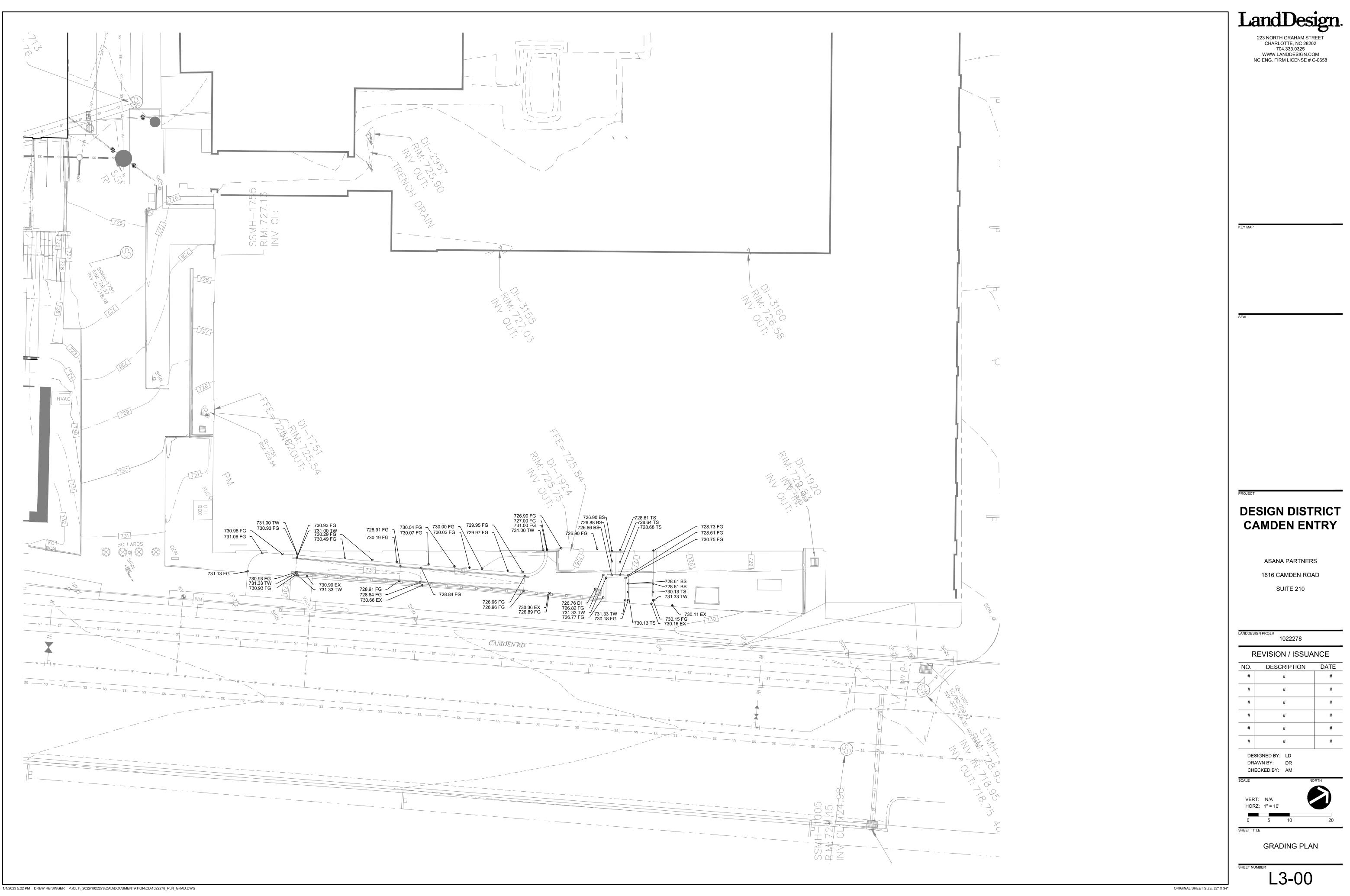
> **ASANA PARTNERS** 1616 CAMDEN ROAD SUITE 210

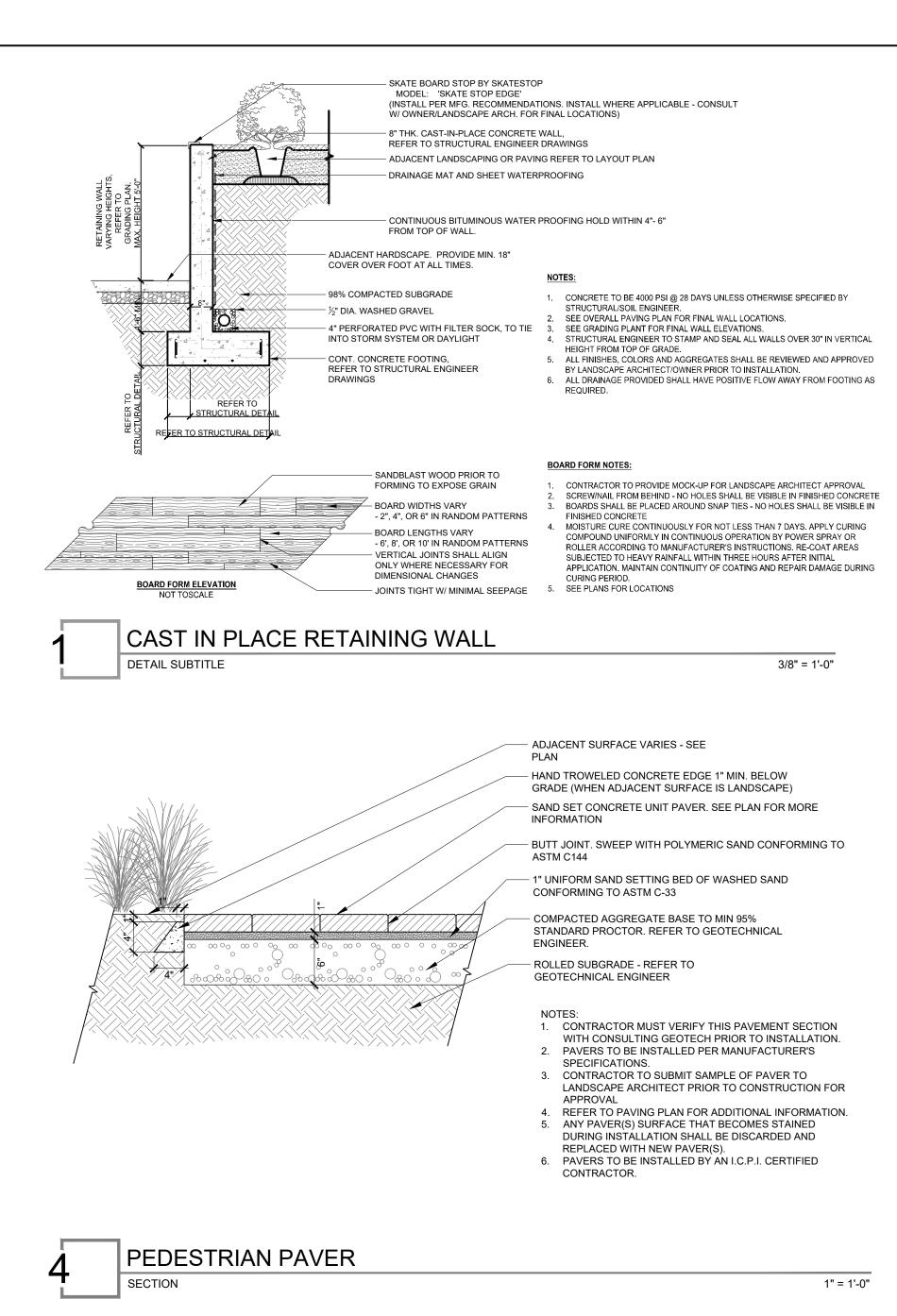
REVISION / ISSUANCE NO. DESCRIPTION DATE

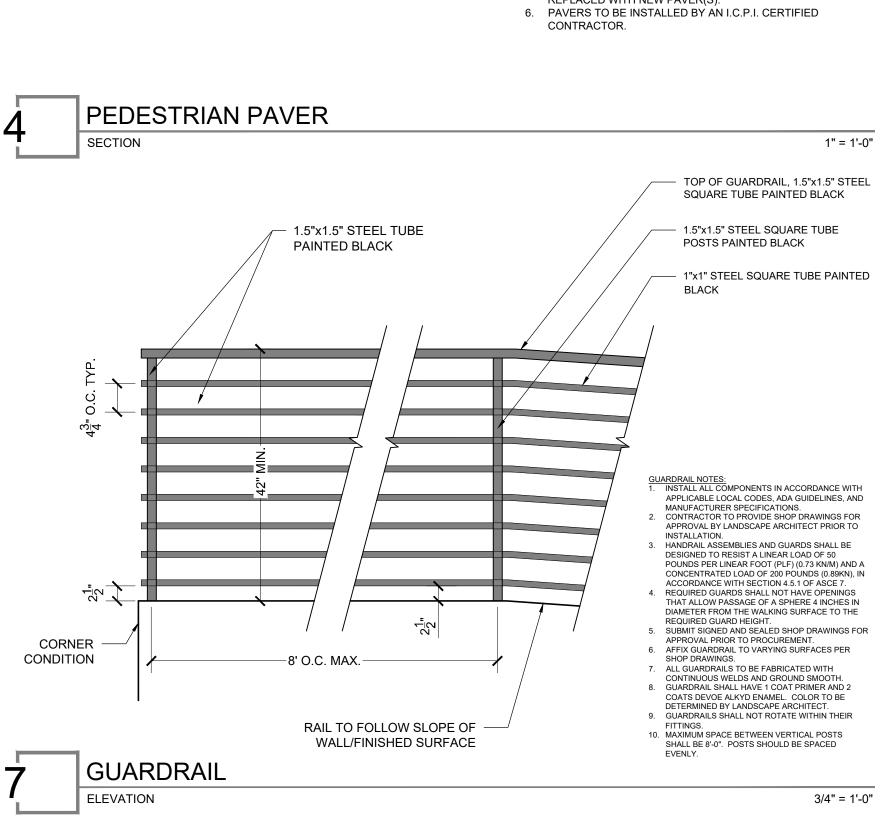
DESIGNED BY: LD DRAWN BY: DR CHECKED BY: AM

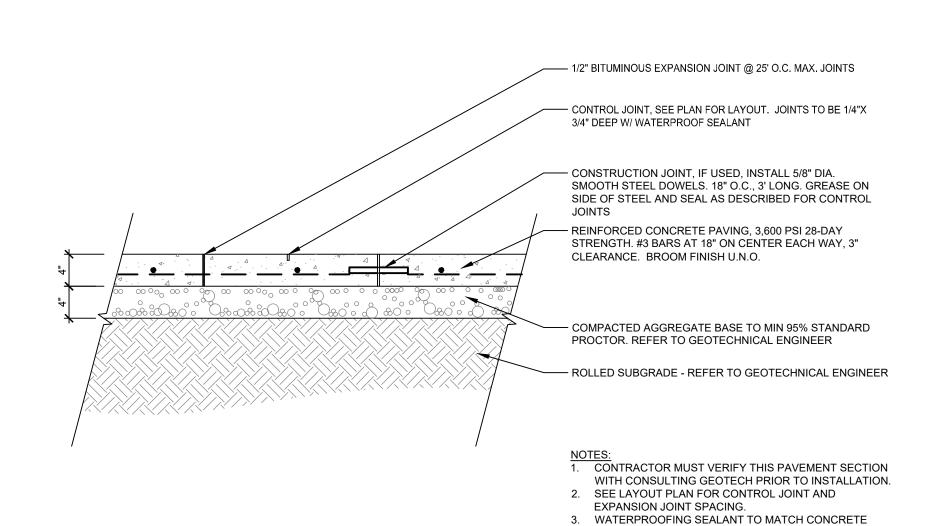
OVERALL PLAN

G1-00



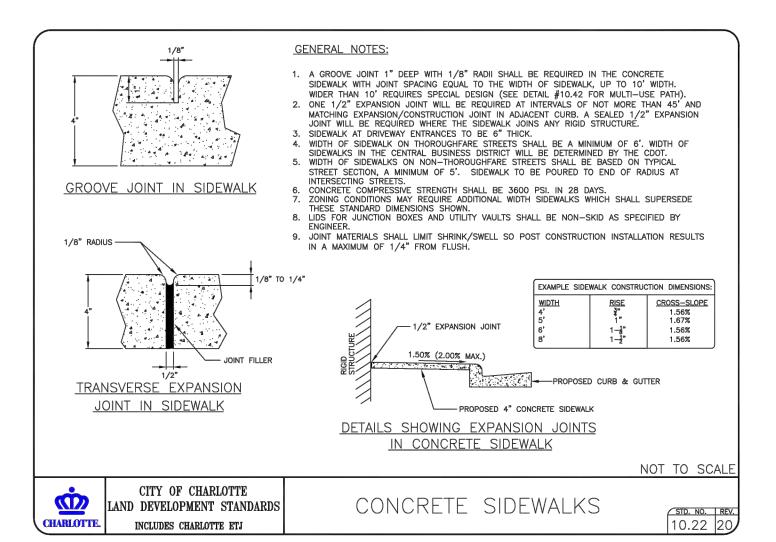




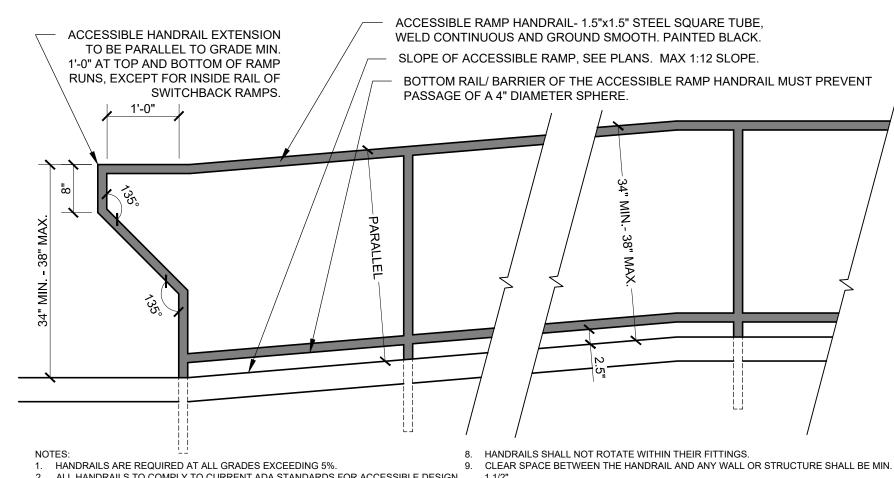


CONCRETE PAVING 1" = 1'-0"

COLOR







ALL HANDRAILS TO COMPLY TO CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
SLOPE OF RAMP VARIES; REFER TO GRADING PLAN.

1 RAMP RUNS MUST HAVE A CLEAR WIDTH OF 36" MINIMUM (MEASURED BETWEEN SMOOTH. HANDRAILS WHERE PROVIDED). HANDRAIL SHALL HAVE 1 COAT PRIMER AND 2 COATS DEVOE ALKYD ENAMEL. COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT. 6. HANDRAIL SHALL BE CONTINUOUS METAL FROM TOP OF STEP OR RAMP TO BOTTOM OF STEP OR RAMP MAXIMUM SPACE BETWEEN VERTICAL HANDRAIL POSTS SHALL BE 8'-0". POSTS

SHOULD BE SPACED EVENLY. GRIPPING SURFACE SHALL BE UNINTERRUPTED BY ANY 13. EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE ACCESSIBLE RAMP + RAILING

SECTION | ELEVATION

10. ALL SITE HANDRAILS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND

11. HANDRAIL SHALL BE SET WITH A Ø2" CORE DRILL AND EMBEDDED INTO PLACE AT A MINIMUM DEPTH OF 12". EPOXY INTO PLACE AND CAP WITH WATERPROOFING SEALANT. SEALANT COLOR TO MATCH BRICK MORTAR COLOR. ALUMINUM RING COLLAR PROVIDED AT BASE OF HANDRAIL, COLOR TO MATCH HANDRAIL. 12. ALL HANDRAILS TO BE GALVANIZED STEEL UNLESS OTHERWISE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.

TURN OF SWITCHBACK OR DOGLEG STAIRS AND RAMPS. 14. INTERMEDIATE LANDINGS BETWEEN RUNS MUST BE AT LEAST 60" WIDE CLEAR AND 60" LONG CLEAR WHERE RAMPS CHANGE DIRECTION.

3/4" = 1'-0"

TOP HANDRAIL EXTENSION TO BE PARALLEL TO GRADE MIN. 1'-0" BEYOND BEYOND THE TOP RISER NOSING. STAIR HANDRAIL- 1.5"x1.5" STEEL 1" RADIUS NOSING, TYP ALUMINUM NON-SLIP STRIP STEP NOSING DETAIL ¹" EXPANSION JOINT, TYP. WHEN ADJACENT TO CONCRETE PAVING WHEN ADJACENT TO CONCRETE PAVING, INSTALL 5" DIA. SMOOTH STEEL DOWELS 18" O.C., 1'-0" LONG. GREASE ON SIDE OF STEEL AND SEAL WIITH WATERPROOF SEALANT. PROVIDE SHOP DRAWINGS FOR ALL REINFORCING AND STRUCTURAL DETAILS **CONCRETE STAIR AND RAIL**

SQUARE TUBE, WELD CONTINUOUS AND GROUND SMOOTH. PAINTED NUMBER OF STAIRS AND ARRANGEMENT OF LANDINGS VARIES - REFER TO SITE AND GRADING

AT THE BOTTOM OF THE STAIR FLIGHT, EXTEND HANDRAIL BEYOND LAST RISER AT SAME SLOPE FOR THE WIDTH OF ONE TREAD BEYOND THE LAST RISER NOSING.

2" INNER DIA SLEEVE. SET POSTS WITH NON SHRINK GROUT FLUSH WITH ADJACENT SURFACE. EMBED RAIL/ POSTS MIN 1'-0". SET ALL POSTS PLUMB. MAINTAIN MINIMUM COVER ON ALL METALS.

 CONTRACTOR MUST VERIFY THIS PAVEMENT SECTION WITH CONSULTING GEOTECH PRIOR TO INSTALLATION. 2. RAILING TO MAINTAIN 1 ½" CLEAR FROM WALL AT ALL GRIPPING SURFACES

REFER TO SITE PLAN FOR ADDITIONAL INFORMATION. 4. ALL GRAVEL BASE, CRUSHED, OR FINES SHALL BE WASHED CLEAN PRIOR TO INSTALL AND FREE OF FOREIGN

MATERIAL. 5. WHERE REQUIRED, HANDRAILS SHALL BE AT A CONSISTENT HEIGHT (34" MIN.-38" MAX.) ABOVE WALKING SURFACES AND STAIR NOSINGS.

1/2" = 1'-0"

1616 CAMDEN ROAD

1022278 REVISION / ISSUANCE

NO. DESCRIPTION DATE DESIGNED BY: LD DRAWN BY: DR CHECKED BY: AM

VERT: N/A

ORIGINAL SHEET SIZE: 22" X 34"

HORZ: AS NOTED

DETAILS

L6-00

DESIGN DISTRICT CAMDEN ENTRY

ASANA PARTNERS

SUITE 210

223 NORTH GRAHAM STREET

CHARLOTTE, NC 28202

704.333.0325

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NC ENG. FIRM LICENSE # C-0658

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