



PO Box 1111 Statesville, NC 28687

DATE: June 8, 2026

TO: Statesville Design Review Committee

CC: Erika Martin, Planning Director; Herman Caulder, Assistant Planning Director; Matthew Pierce, Downtown Business and Development Manager

FROM: Joseph Campbell, Planner II

SUBJECT: Design Review Committee May 2026 Meeting

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The Design Review Committee will conduct a called meeting on **June 18, 2026, beginning at 2:00 pm** in the Council Chambers on the 2nd Floor at Statesville City Hall, 227 S Center Street.

**AGENDA**

1. Welcome
2. Review and approval of May 14<sup>th</sup>, 2026, DRC Meeting Minutes.
3. Consider Design Review Application DRC 26-09 from PETRAM LLC (Kathy and Mark Vogel), to renovate and repair the exterior front façade at 116 West Broad Street.
4. Other Business
5. Adjournment

**NOTE: Please call Joseph Campbell at (704) 768-5501 or email Joseph at [jocampbell@statesvillenc.net](mailto:jocampbell@statesvillenc.net) if you have any questions.**

**DESIGN REVIEW COMMITTEE MEETING  
CITY HALL COUNCIL CHAMBERS  
MAY 14, 2026 - 2:00 PM**

**Members Present:** John Furlow, Bryan George, Chuck Goode, Elena Sollazzo

**Absent:** John Marshall

**Staff Present:** Lori Deal, Joseph Campbell, Matthew Pierce

Chairman George welcomed everyone and called the meeting to order.

**Meeting Minutes**

**Goode made a motion to approve the April 9, 2026 DRC meeting minutes, seconded by Sollazzo. The motion carried unanimously.**

**Consider Design Review Application DRC 26-06 from Michael D. Lovette, on behalf of property owner Bluewater Partners LLC, to repair the exterior front façade at 301 E. Front Street.**

Joseph Campbell introduced the case and stated 301 East Front Street is a single-story commercial building that is not found in the 1980 or 1995 Historical Surveys and is currently occupied by Basic Finance as a general office use.

In November 2025, the building was struck by an automobile, causing significant damage to the front façade and extending into the structure, where interior components were also impacted.

**Request**

The applicant, Mike Lovette of G.L. Wilson, on behalf of the property owner Bill McBane of Bluewater Partners LLC is requesting to repair the front façade from where an automobile crashed into the building.

Based on the proposed design, the applicant is requesting to repair / replace the damaged building components to their prior condition, undamaged portions of the building will not be modified other than replacing worn floor coverings and missing ceiling tile. The construction drawings provide a detailed scope of the work and note portions of the building that will remain as is.

- Install (13) 6" dia. x 36" tall concrete-filled steel bollards spaced across the front of the building (facing E. Front Street). These bollards will be painted to match the existing brick façade. The existing brick is painted, and the bollards will be painted to match. This is being done so the new bollards will blend with the building as much as possible.
- Replace all existing storefront frames and glazing along the front wall of the building (facing E. Front Street). A portion of the existing storefront frames and glazing was significantly damaged when the vehicle entered the building. All the existing storefront frames and glazing along the front of the building will be replaced with new material. The wall opening size will remain unchanged. The existing storefront system is clear anodized aluminum frames with clear glazing. The new storefront system will be dark bronze aluminum frames with tinted glazing. Specifications for the selected materials are listed below.

- Frames: 2"x4.5" Aluminum Storefront Framing in Dark Bronze Anodized Finish.
- Glazing: 1" OA Solorcool Gray Reflective / Clear Tempered Insulated Unit.
- Door: Dark Bronze Anodized Finish, Medium Stile, 10" bottom rail, butt hinges, std. push bar, std. pull handle
- Door Glazing: ¼" Solorcool Gray Reflective Tempered.

### Staff Recommendation

The Downtown Statesville Design Guidelines support the repair and replacement of damaged building elements, particularly when the work maintains the original proportions, scale, and general appearance of the structure. The proposed storefront replacement is consistent with these guidelines as it retains the existing storefront configuration and does not introduce changes to the overall façade composition. The proposed installation of bollards along the front of the building is also appropriate as a safety measure, provided they are finished in a manner that is visually compatible with the existing building. However, the proposed use of reflective tinted glazing is not consistent with the Design Guidelines, which state that clear glass should be used in storefront applications and discourage reflective or highly tinted glass; However, the tinted glass is consistent with what was previously existing.

Therefore, staff can recommend approving the request to repair and replace existing building elements, installation of bollards, and the deviation from the tinted glazing.

George asked for speakers on behalf of the application.

Furlow asked if the paint can be removed from the existing brick since it does not meet the guidelines and Mike Lovette, G L Wilson, stated that is not in the scope and the brick on all four sides of the building is painted. There will be a minor amount of brick replacement, then it will be painted to match the existing store front.

Goode asked for the percentage of tinting on the glass and Lovette stated it is a Solar Cool product but does not have this information. Benjamin Loftis, G L Wilson, stated the glazing gives it a gray color but you can see through it at the building just not at the street.

**Sollazzo made a motion to approve Design Review Application DRC 26-06 to repair the exterior front façade with the bollards, brick exterior, the glass, and the doorway at 301 E. Front Street, seconded by Furlow. The motion carried unanimously.**

**Consider Design Review Application DRC 26-07 from Rachel Mae Manuel, on behalf of property owner Classic Bank Building LLC, to repaint the brick, replace existing awnings, replace missing light under awning, and replace broken handrails at 210 S. Center Street.**

Joseph Campbell introduced the case and stated 210 South Center Street is a two-story brick Neo-Classical Revival style building with some mid-20th century remodeling to recessed storefront flanked by original one-story pilasters. Full-height pilasters at front corners and between bays on north side, side paired windows, and parapet above modillioned cornice. The bank (Former Peoples Loan and Savings Bank) was organized in 1914 and occupied its new building in the same year. It continued operation at the same location until 1958. In 1957, the bank merged with Northwestern Bank, and as of recent, been occupied by various retail establishments.

The side facade of the building maintains the Neoclassical style of the front. It is organized into distinct vertical bays separated by brick pilasters, which mirror the structural language of the main entrance.

The heavy dentil cornice continues along the roofline, providing a sense of architectural continuity. The painted brick shows significant weathering and age-related distressing, where the cream-colored paint has worn away to expose the underlying red brick, particularly around the window frames and lower sections. A secondary entrance is marked by a scalloped, metal barrel-vault awning.

### **Request**

The applicants, Rachel and Nick Connell, on behalf of the property owner Paul and Karen Dunlop, are requesting to make alterations to the Northern and Western façade of the structure. The applicant has provided renderings of the proposed changes.

Based on the proposed design, the applicant is requesting to add a replacing the existing awnings on both northern and façades, paint the brick on the northern and western facades, new lighting underneath awning, and replace handrails on front of building with tubular handrails.

- The requested awning(s) would be made of canvas material from Sunbrella, Colored Fern (4671-000), or Beaufort Sagebrush (4746-0000).
- Color for painting will be matched to the existing paint color. (Currently being investigated).
- Lighting will be mounted directly above doorway and beneath the awning.  
The proposed options are:
  - Globe Electric Kurt 11" wide Semi-Flush Ceiling Fixture
  - Generation Lighting Sebring 11" Wide Outdoor Semi-Flush Lantern Ceiling Fixture
- Tubular Railing will be a metal Tube Handrail from 413 Fabrication and Welding and will be painted black either Gloss or Matte finished to match handrails.

Additionally, the applicant is planning to install a hanging blade sign, and a vertical blade sign (staff reviewed).

### **Staff Recommendation**

The Downtown Design Review Guidelines emphasize the preservation, maintenance, and restoration of storefronts in lieu of replacement; the proposed design is consistent with this directive. Side elevations are likewise identified as significant character-defining features within the downtown context, and the proposal appropriately continues key materials and architectural details from the primary façade onto the secondary elevation, thereby maintaining visual cohesion. The proposed awning conforms to the Guidelines by retaining and rehabilitating the existing frame while limiting replacement to the fabric component, ensuring that underlying architectural features remain visible and are not obscured. The restrained color palette, limited to no more than four colors, is also consistent with the Guidelines, incorporating soft earth tones appropriate for previously painted masonry, contingent upon proper cleaning and surface preparation. Furthermore, the proposed flush-mounted lighting at the primary entrance and beneath the awning meets applicable standards by minimizing glare and reducing potential impacts on adjacent properties, as well as pedestrian and vehicular traffic.

Therefore, staff recommends approval of the request to replace the awning materials, repaint the northern and eastern façades to match the existing colors, install new lighting, and replace the handrails at 210 South Center Street, as the proposal is consistent with the applicable Downtown Design Review Guidelines.

George asked for speakers on behalf of the application.

Rachel Connell, Pilates Vault, stated the goal is to refresh the deteriorated condition of the building. Furlow asked for the awning frame material and Connell stated it is a metal frame. Furlow asked if the handrails could be anodized and Connell stated she can ask the owners. Furlow asked where the ADA entrance is located and Connell stated it is on the north side entrance and an information sign will be placed on the front window.

Goode asked where the vertical sign will be located and Matthew Pierce stated it will be located on the right of the second story façade and sign option F. is similar to the two adjacent building signs to the south and sign option E. is similar to the two adjacent building signs to the north. Campbell stated signs are staff approved and he will make sure they are consistent with the guidelines. Campbell stated signs require approval by DSDC and Planning staff, so two entities review signage to ensure it meets the Unified Development Code and changes will require a text amendment.

George asked if the single light under the awning is sufficient and Connell stated yes, the area that needs illumination is the front door where the existing wiring is located.

**Goode made a motion to approve Design Review Application 26-07 on behalf of the property owner, Classic Bank Building LLC to repaint the brick, replace existing awnings, replace the missing light under the awning, and replace the broken handrails at 210 S. Center St., seconded by Sollazzo.**

**The vote on the motion was as follows:**

**Ayes: Sollazzo, Goode**

**Nays: furlow**

**Motion Carried 2 to 1**

**Consider Design Review Application DRC 26-09 from Matthew Pierce, on behalf of property owner Harriet Fay, to replace plywood covering dock-door at 105 Cooper Street.**

Joseph Campbell introduced the case and stated 105 Cooper Street is a single-story commercial building that occupies the back portion of a commercial row (118, 120, and 122 E. Broad Street). While physically attached to this row of commercial buildings, 105 Cooper Street is partitioned off and not found in the 1980 or 1995 Historical Surveys. From the 1960's to the 1990's this space has been occupied by multiple hair salons.

The upper façade features a straight parapet roof with terra cotta coping and decorative brick work with diamond motifs. The storefront retains its original brick bulkheads and wood/metal storefront with large display windows, a recessed center entry and fill lite double leaf wood doors. The transom area has been covered with plywood. A loading dock entry is present to the left of the storefront and has also been covered with plywood on the exterior and covered with drywall on the interior.

### **Request**

The applicant, Matthew Pierce, on behalf of the property owner Harriet Fay, utilized the Department of Interior Architecture at The University of North Carolina at Greensboro to research and propose exterior design options for 105 Cooper Street. With the guidance from the School of Interior Architecture, the applicant chose Proposed Design One (1) from the Design Proposal Packet, which was approved on April 9<sup>th</sup>, 2026, by the Design Review Committee. The applicant

is now returning to DRC to seek input for replacing the wooden plywood on the existing dock door on the front façade of the storefront.

- **Option One:** Stained Faux Door with (3) color choices: Acorn Brown, Pecan, or Antique Brown
- **Option Two:** Painted Faux Door – Applied Wood battens over Fiber Cement. Paint color, Sherwin Williams 0020 (Peacock Plume), less glossy than storefront use of same color.
- **Option Three:** Inset or flush mounted metal frame to serve as art canvas (either as inset or mounted outside of the edge of the frame).

#### **Staff Recommendation**

The Downtown Design Review Guidelines emphasize that storefronts should be preserved, maintained, and restored rather than replaced, which this proposal supports. Side elevations are also identified as important character-defining elements of the downtown, and the design appropriately carries key elements and details from the primary façade onto the side elevation. In addition, the restrained color palette—limited to no more than four colors—and the use of a verified Sherwin-Williams Historic Color are consistent with the Paint Guidelines.

Therefore, staff can recommend approving the request to replace the plywood covering, taking into account the recommendation from the committee, at 105 Cooper Street.

There was discussion regarding the option 1 Stained Faux Door with pecan stain as the preferred choice. George stated a cementitious or non-rot product could be used instead of wood to be more durable and appear like it is stained.

**Sollazzo made a motion to approve DRC 26-09 from Matthew Pierce, on behalf of property owner Harriet Fay, to replace the plywood covering the dock-door at 105 Cooper Street with Option 2 Pecan of Option 1 Stained Faux Door, seconded by Furlow. The motion carried unanimously.**

#### **New Business**

Campbell discussed expiring board terms with George and Goode. Goode stated he is retiring from the board and Campbell thanked him for his many years of service.

Campbell stated the next meeting is June 11, 2026 at 2:00 pm.

**Goode made a motion to adjourn, seconded by George. The motion carried unanimously.**



# Staff Report

To: Design Review Committee Members  
From: Joseph Campbell, Planner II  
Cc: Erika Martin, Planning Director; Herman Caulder, Planning Assistant Director;  
Matthew Pierce, Downtown Business and Development Director  
Date: June 5, 2026  
Re: DRC 26-09: 116 W Broad Street

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## **Background**

116 West Broad Street is a late 19<sup>th</sup> Century two-story brick building, containing corbelled cornice, second story windows (now closed in with brick) with rusticated stone keystone and band across front acting as sill. First story has stuccoed surface, and windows have somewhat been altered but still retain segmental arches. Rear of common bond and three segmentally arched 6/6 sash at second floor. This property is contributing via both the 1980 and 1990 Historical Surveys and was previously a restaurant. Sanborn Maps indicate this building was in place by 1885.

## **Request**

The property owners Kathy and Mark Vogel of PETRAM LLC are requesting to make exterior changes to the front façade, both first and second floors, and requesting changes to be made to the rear façade. These requests come forth to the DRC as the applicants look to upfit the restaurant on the main first floor of the building and introduce a Pilates/Yoga/Spin studio on the second floor.

According to the scope of work, the applicant is seeking to:

- The first floor of the Project façade will consist of two entrances for the above-described businesses that will occupy the property. The entrance for the first-floor restaurant will be on the right side of the building and will be a recessed entry set approximately six feet from the sidewalk. The entrance for the second-floor studio will be on the left side of the building and will be a recessed entry set approximately three feet six inches from the sidewalk.
- The central portion of the façade will be a large display window with a kickplate. Transom windows will be set above the doorways and above the display window. The windows will be aluminum clad wood windows in a

black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors.

- The entrance doors for the restaurant and studio will be eight feet in height and made of fir wood with a large glass opening in the center of each door. Each door will be flanked on one side by a sidelight eight feet in height. The fir wood doors and sidelights will be stained a medium brown. The doors and sidelights are manufactured by Rogue Valley Doors and supplied by Yost Windows and Doors.
- The first floor will have a canopy with slate tiles, black gutters and black downspouts.
- The second floor of the façade will consist of four double-hung windows. The windows will be aluminum clad wood windows in a black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors. The windows will be placed in original openings that were previously filled with brick. Single double-hung windows will be installed on the right and left sides of the building. Two double-hung windows will be joined and installed in the center of the building.
- Two classic, gooseneck, upward sloping light fixtures in black will be placed between the second-floor windows. The light fixtures are manufactured and supplied by Steel Lighting Company.
- The first floor of the rear façade contains one window, double doors in a single opening and a deck. The double doors will be replaced by a single 42-inch-wide painted steel service door. The door trim will also be painted. A new double hung window will be placed in the existing window opening. The window will be an aluminum clad wood window in a black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors.
- The rear deck will be rebuilt to the same dimensions as the current deck. The deck will be constructed of pressure treated lumber. The pressure treated lumber will be stained and sealed.
- The second floor of the rear façade has three windows. The second-floor windows will be replaced with aluminum clad wood windows in a black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors.

### **Staff Recommendation**

The Downtown Design Review Guidelines encourage the preservation and restoration of traditional storefront elements and historic architectural features. The proposed rehabilitation restores a traditional storefront configuration through the installation of recessed entrances, a large display window, kickplate, and transom windows. The project also reopens original second-floor window openings that were previously infilled, restoring historic façade features and reinforcing the building's historic character.

The proposal maintains the existing building footprint and scale while incorporating materials and architectural elements that are compatible with the surrounding historic downtown context. Improvements to both the front and rear façades represent a rehabilitation of the existing structure and support the continued preservation and adaptive reuse of a contributing downtown building.

Therefore, staff finds the request to be consistent with the Downtown Design Review Guidelines and recommends approval of the proposed façade improvements and rehabilitation at 116 West Broad Street.

### **Committee Review**

Before rendering a decision, the committee should reference design guidelines:

Pages 6–8: Chapter 2: Changes to Buildings; Section 2.A. Storefronts

Pages 8–10: Chapter 2: Changes to Buildings; Section 2.B. Façade Treatment

Pages 10–13: Chapter 2: Changes to Buildings; Section 2.C. Materials/Details

Pages 15–16: Chapter 2: Changes to Buildings; Section 2.F. Windows

Pages 17–18: Chapter 2: Changes to Buildings; Section 2.G. Doors

Pages 18–19: Chapter 2: Changes to Buildings; Section 2.H. Lighting

Pages 22–24: Chapter 4: Site Features; Section 4.A. Signs and Awnings

Pages 24–25: Chapter 4: Site Features; Section 4.B. Outdoor Dining and Sidewalk Features (if the proposed restaurant intends to utilize outdoor seating)

Pages 30–31: Chapter 5: New Construction and Additions; Compatibility Considerations for New Exterior Elements

#### **Attachments:**

1. Application/ Design Proposal
2. Location Map
3. Façade – 116 West Broad Street

**Design Review Process: Step1: Initial Meeting;**  
**Application Submittal Requirements**

The following checklist is to aid the applicant in providing the necessary material for submittal to the Design Review Board. As each requirement is submitted, the project manager will initial below that the necessary materials from the applicant have been received. The applicant will sign and date that the application has been completed in its entirety. Please note: Depending on certain request you may have to obtain an encroachment agreement for the City Engineering Department.

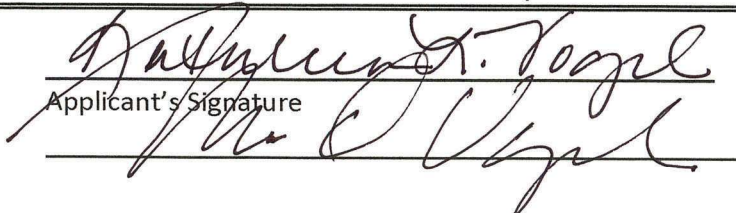
DRC Case Number \_\_\_\_\_

PLANS RECEIVED \_\_\_\_\_

Project Manager Initials	Application Submittal Requirements
K	<input checked="" type="checkbox"/> Design Review Application Form
K	<input checked="" type="checkbox"/> One digital copy of plans
K	<input checked="" type="checkbox"/> Description of Work
K	<input checked="" type="checkbox"/> Building Design Requirements, if applicable as determined at pre-submittal meeting. (Must include façade overlays and associated calculations)
N/A	<input type="checkbox"/> Site plan, if applicable
K	<input checked="" type="checkbox"/> Building Elevations, if applicable
N/A	<input type="checkbox"/> Lighting Plan, if applicable
W	<input checked="" type="checkbox"/> Material/Color Samples
W	<input checked="" type="checkbox"/> Color Photographs of the existing site and building(s) all sides, If applicable
W	<input checked="" type="checkbox"/> Compliance with Unified Development Code & the Design Guidelines
K	<input checked="" type="checkbox"/> Approval from Owner of Property (Letter or Signature)

**Project  
Description:**

As the applicant, I hereby confirm that all the required materials for application to the Design Review Board are authentic and have been submitted to the City of Statesville Planning Department.

  
 Applicant's Signature

5/26/26  
 Date  
 5/26/26

## **DESCRIPTION OF WORK**

### **FAÇADES of 116 W. BROAD STREET, STATESVILLE, NORTH CAROLINA**

#### **("Project")**

The Project involves the up-fit of a restaurant and a pilates/yoga/spin studio in an existing building located in Statesville's Historic Downtown Commercial District. No addition to the existing building will be constructed.

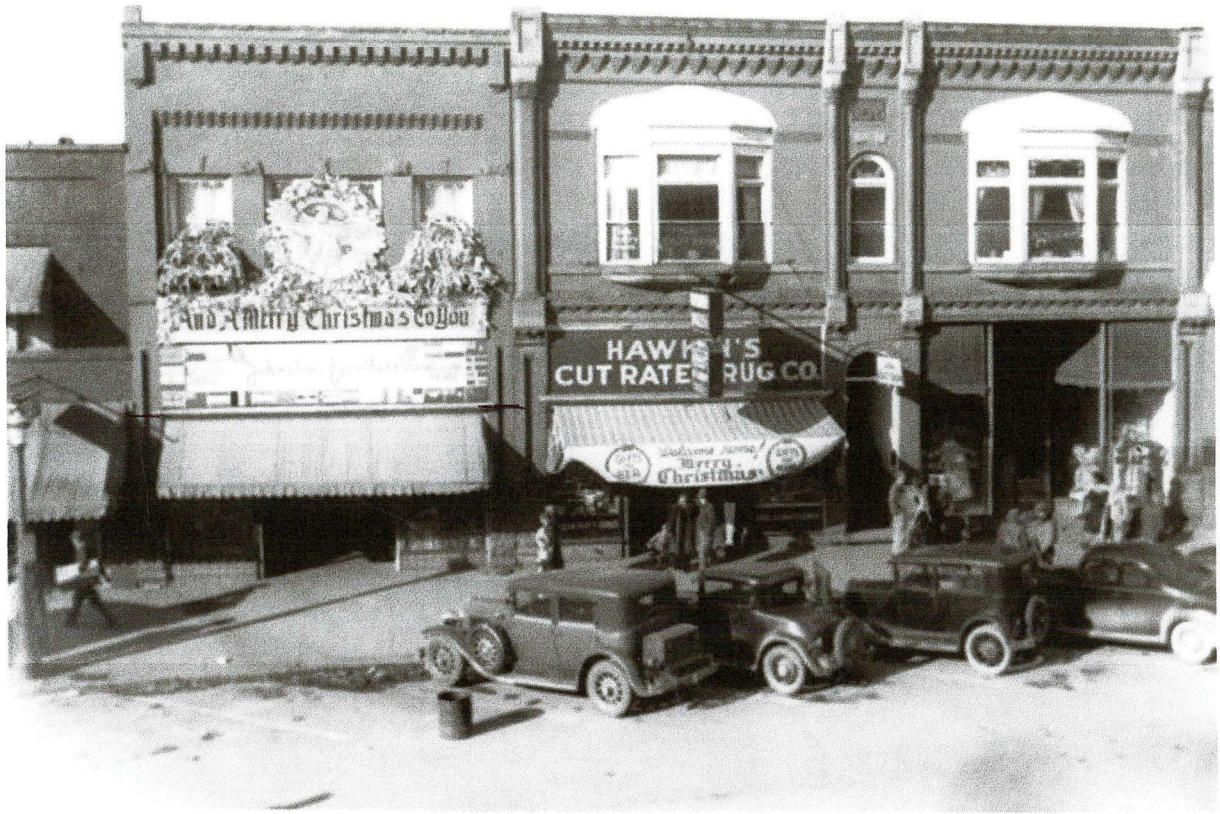
The first floor of the Project façade will consist of two entrances for the above-described businesses that will occupy the property. The entrance for the first-floor restaurant will be on the right side of the building and will be a recessed entry set approximately six feet from the sidewalk. The entrance for the second-floor studio will be on the left side of the building and will be a recessed entry set approximately three feet six inches from the sidewalk. The central portion of the façade will be a large display window with a kickplate. Transom windows will be set above the doorways and above the display window. The windows will be aluminum clad wood windows in a black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors. The entrance doors for the restaurant and studio will be eight feet in height and made of fir wood with a large glass opening in the center of each door. Each door will be flanked on one side by a sidelight eight feet in height. The fir wood doors and sidelights will be stained a medium brown. The doors and sidelights are manufactured by Rogue Valley Doors and supplied by Yost Windows and Doors. The first floor will have a canopy with slate tiles, black gutters and black downspouts.

The second floor of the façade will consist of four double-hung windows. The windows will be aluminum clad wood windows in a black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors. The windows will be placed in original openings that were previously in-filled with brick. Single double-hung windows will be installed on the right and left sides of the building. Two double-hung windows will be joined and installed in the center of the building. Two classic, gooseneck, upward sloping light fixtures in black will be placed between the second-floor windows. The light fixtures are manufactured and supplied by Steel Lighting Company.

The rear façade of the building is currently painted brick in a color that resembles the brick of the front façade. The paint is stable and the rear façade will not be repainted. The first floor of the rear façade contains one window, double doors in a single opening and a deck. The double doors will be replaced by a single 42 inch wide painted steel service door. The door trim will also be painted. A new double hung window will be placed in the existing window opening. The window will be an aluminum clad wood window in a black aluminum finish

manufactured by Windsor Windows and supplied by Yost Windows and Doors. The rear deck will be rebuilt to the same dimensions as the current deck. The deck will be constructed of pressure treated lumber. The pressure treated lumber will be stained and sealed.

The second floor of the rear façade has three windows. The second floor windows will be replaced with aluminum clad wood windows in a black aluminum finish manufactured by Windsor Windows and supplied by Yost Windows and Doors.



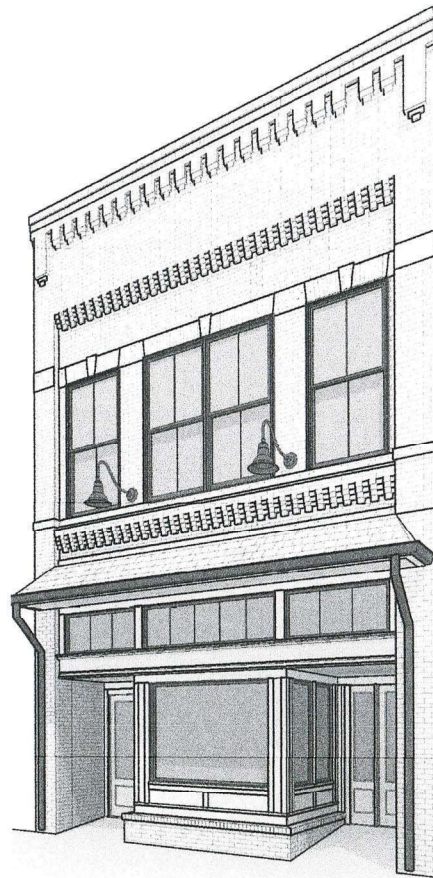
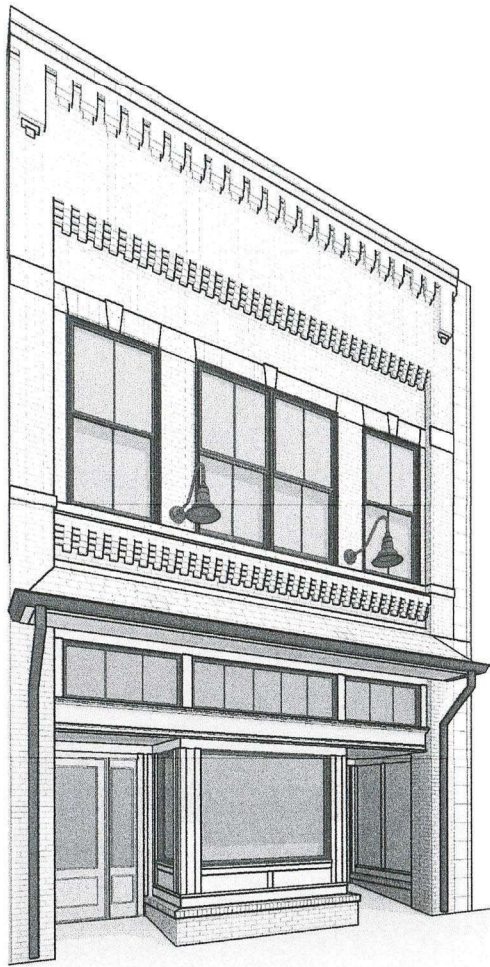


116

D'Laney's  
SPORTS BAR & GRILL

118





**vinyet**  
ARCHITECTURE

asheville | charlotte  
charleston | greenville | rock hill  
contact@vinyet.com  
803.524.5501

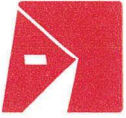
PERSPECTIVES

116 W Broad St.

Statesville, NC

05.22.26

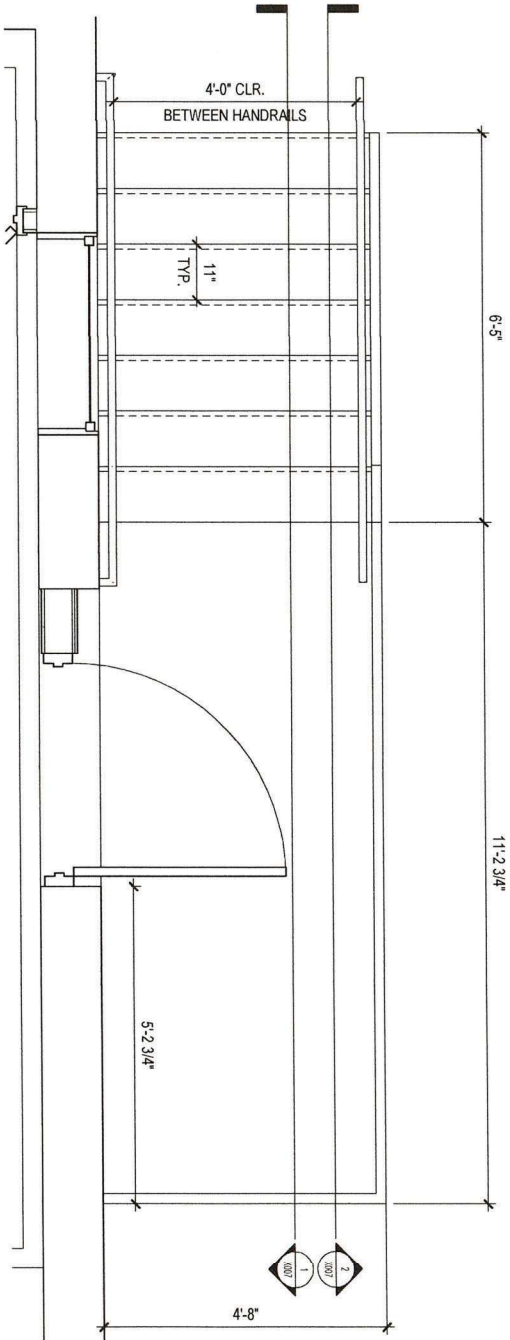




abernethy | charlotte  
davidson | greenville | roanoke  
contact@vinyet.com  
803.224.5531

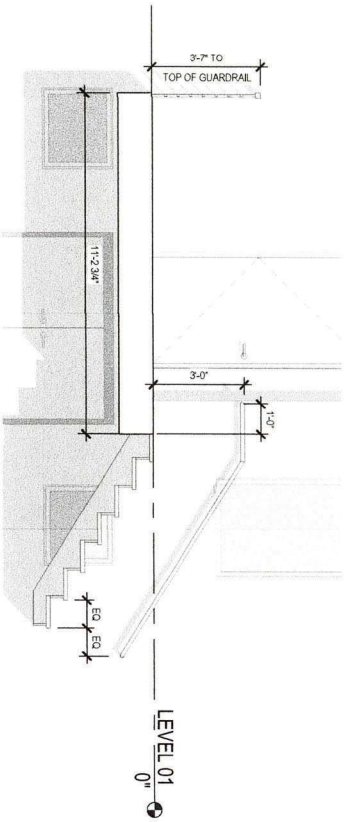
# 1 ENLARGED STAIR PLAN

X006 1/2" = 1'-0"



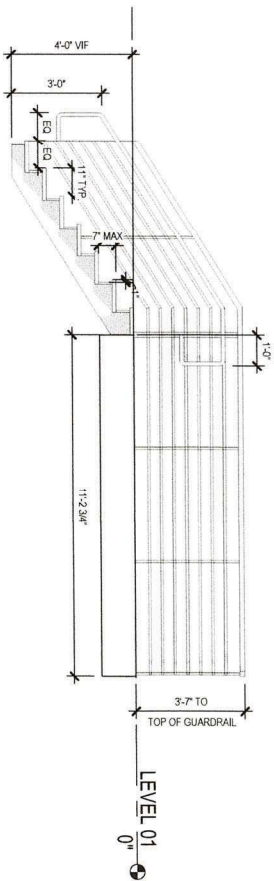
## ENLARGED STAIR DETAILS

116 W Broad St.  
Statesville, NC  
05.26.26



1 STAIR SECTION 01

X007 1/4" = 1'-0"



2 STAIR SECTION 02

X007 1/4" = 1'-0"



ashwalia | chandola  
 chakraborty | greenwille | rockhill  
 core@vinyet.com  
 803.524.5531

ENLARGED STAIR DETAILS

116 W Broad St.  
 Statesville, NC  
 05.26.26

### **Sherwin Williams Paint Colors for the Project**

Forestwood SW 7730

Storefront/first floor of front façade

Door and door trim of rear facade

Classic White Buff SW 6991

Storefront/first floor of front façade

Black Magic SW 6991

Storefront/first floor of front façade

Door and door trim of rear facade

### **Behr Stain Color for the Project**

Chocolate T-129 to be applied to

Front doors and sidelights

Rear deck

### **Canopy Roofing Material for the Project**

Slate in Montauk Black

### **Gutters and Downspouts for the Project**

Painted aluminum in Black

**FRONT AND REAR FAÇADE WINDOWS FOR THE PROJECT**



**WINDSOR**  
WINDOWS & DOORS

# PINNACLE

Wood Clad and Primed Windows & Doors

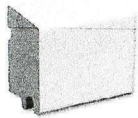


## EXTERIOR WINDOW TRIM

### Cellular PVC Exterior Sill Options Pinnacle Windows (For Primed exterior finishes only)



Double Hung  
Sill Nose



2" Bull Nose  
Sill Nose



Belly  
Sill Nose



Casement  
Subsill



2" Casement  
Subsill

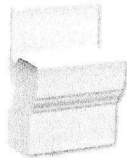


Half Round/Ellipse Sill  
Nose (Radius only)

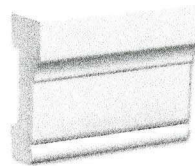
### Cellular PVC Exterior Casing Options Pinnacle Windows (For Primed exterior finishes only)



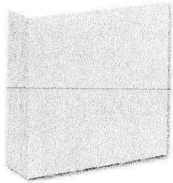
WM 180  
Brickmould



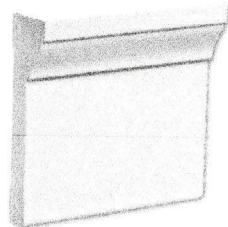
WM 180 Brickmould  
with Flange



Williamsburg



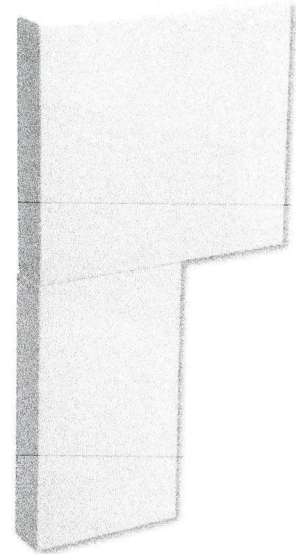
3-1/2" Flat



4-1/2" Backband

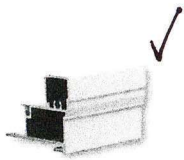


5-1/2" Flat

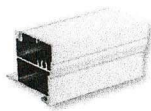


Plantation (3-1/2" Side; 5-1/2" Head)

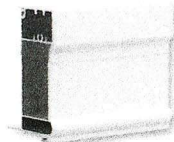
### Clad Exterior Casing Options Pinnacle Windows | Pinnacle Select Windows | Pinnacle Patio Doors



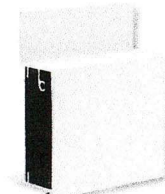
WM 180 Brickmould



WM 180 Solid Back  
Brickmould

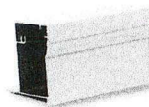


Williamsburg



3-1/2"  
Flat

#### Pinnacle Windows



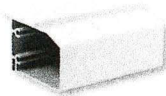
Traditional Flush Fin  
(Casement/awning with  
3-1/4" frame only)



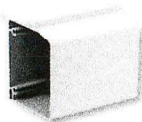
Contemporary Flush Fin  
(Casement/awning with  
3-1/4" frame only)



3/8" Subsill



1-1/4" Subsill



2-1/4" Subsill

# Options & Accessories

**Finishing touches to perfect your vision.** Windsor does more than just create durable, high-performance windows and doors. We pay attention to every detail and offer a wide array of options and finishes to match any décor. Flashy and eye-catching or simple and understated, our hardware, finishes, grille options, cladding colors, glass options and trim options complete the perfect window and door package.

Windsor's in-house powder paint application can help you make a statement with your windows and doors. Choose from over 50 shades in our standard and feature color palettes, or make it truly unique with custom color matching or our matte finish colors. All paints are protected with the highly durable 2604<sup>1</sup> finish, or you can upgrade to 2605<sup>2</sup> for even stronger defense against the elements.<sup>3</sup>

## STANDARD CLAD COLORS Pinnacle Windows | Pinnacle Select Windows | Pinnacle Patio Doors | Pinnacle Select Patio Doors

Available in 2604 and 2605 finish.



## FEATURE CLAD COLORS Pinnacle Windows | Pinnacle Select Windows | Pinnacle Patio Doors | Pinnacle Select Patio Doors

Available in 2604 and 2605 finish. (Custom color matching is also available)



# Pinnacle Windows

## Double Hung

ROUGH FRAME GLASS	1-10 1/8 1-9 3/8 16	2-2 1/8 2-1 3/8 20	2-6 1/8 2-5 3/8 24	2-8 1/8 2-7 3/8 26	2-10 1/8 2-9 3/8 28	3-0 1/8 2-11 3/8 30	3-2 1/8 3-1 3/8 32	3-6 1/8 3-5 3/8 36	3-10 1/8 3-9 3/8 40	4-0 1/8 3-11 3/8 42
3-1 1/4 3-0 3/4 14-14	1614	2014	2414	2614	2814	3014	3214	3614	4014	4214
3-5 1/4 3-4 3/4 16-16	1616	2016	2416	2616	2816	3016	3216	3616	4016	4216
4-1 1/4 4-0 3/4 20-20	1620	2020	2420	2620	2820	3020	3220	3620	4020	4220
4-5 1/4 4-4 3/4 22-22	1622	2022	2422	2622	2822	3022	3222	3622	4022	4222
4-9 1/4 4-8 3/4 24-24	1624	2024	2424	2624	2824	3024	3224	3624	4024	4224
5-1 1/4 5-0 3/4 26-26	1626	2026	2426	2626	2826	3026	3226	3626	4026	4226
5-5 1/4 5-4 3/4 28-28	1628	2028	2428	2628	2828	3028	3228	3628	4028	4228
5-9 1/4 5-8 3/4 30-30	1630	2030	2430	2630	2830	3030	3230	3630	4030	4230
6-1 1/4 6-0 3/4 32-32	1632	2032	2432	2632	2832	3032	3232	3632	4032	4232
6-5 1/4 6-4 3/4 34-34	1634	2034	2434	2634	2834	3034	3234	3634	4034	4234
6-9 1/4 6-8 3/4 36-36	1636	2036	2436	2636	2836	3036	3236	3636	4036	4236*
7-1 1/4 7-0 3/4 38-38	1638	2038	2438	2638	2838	3038	3238	3638	4038*	4238*
7-5 1/4 7-4 3/4 40-40	1640	2040	2440	2640	2840	3040	3240	3640	4040*	4240*
7-9 1/4 7-8 3/4 42-42	1642	2042	2442	2642	2842	3042	3242	3642	4042*	4242*
8-1 1/4 8-0 3/4 44-44	1644	2044	2444	2644	2844	3044	3244	3644	4044*	4244*

----- Clad and Concealed Jambliner only \*Clad only  
 Shaded units meet most egress requirements of 5.70 sq. ft. Verify state and local requirements with your local building inspector.

Windsor double hungs can be clad or primed and these charts are applicable for both.

**All sizes and specifications subject to change without notice.**

# Pinnacle Windows

## Double Hung Transom

### Clad (In-sash)

	1-10 1/8	2-2 1/8	2-6 1/8	2-8 1/8	2-10 1/8	3-0 1/8	3-2 1/8	3-6 1/8	3-10 1/8	4-0 1/8	4-2 1/8	5-2 1/8
M.A.S. O.P.G. CLAD	1-10 1/8	2-2 1/8	2-6 1/8	2-8 1/8	2-10 1/8	3-0 1/8	3-2 1/8	3-6 1/8	3-10 1/8	4-0 1/8	4-2 1/8	5-2 1/8
ROUGH CLAD	1-9 3/8	2-1 3/8	2-5 3/8	2-7 3/8	2-9 3/8	2-11 3/8	3-1 3/8	3-5 3/8	3-9 3/8	3-11 3/8	4-1 3/8	5-1 3/8
FRAME	17 3/8	21 3/8	25 3/8	27 3/8	29 3/8	31 3/8	33 3/8	37 3/8	41 3/8	43 3/8	45 3/8	57 3/8
GLASS												
1-0	1608	2008	2408	2608	2808	3008	3208	3608	4008	4208	4408	5608
1-2	1610	2010	2410	2610	2810	3010	3210	3610	4010	4210	4410	5610
1-4	1612	2012	2412	2612	2812	3012	3212	3612	4012	4212	4412	5612
1-6	1614	2014	2414	2614	2814	3014	3214	3614	4014	4214	4414	5614
2-0	1620	2020	2420	2620	2820	3020	3220	3620	4020	4220	4420	5620
2-6	1626	2026	2426	2626	2826	3026	3226	3626	4026	4226	4426	5626
3-0	1632	2032	2432	2632	2832	3032	3232	3632	4032	4232	4432	5632

# Pinnacle Windows

## Double Hung Picture

ROUGH FRAME CLASS	1-2 1/8	1-4 1/8	1-6 1/8	2-2 1/8	2-6 1/8	2-8 1/8	2-10 1/8	3-2 1/8	4-2 1/8	5-2 1/8	6-1 3/8
	1-1 3/8 8	1-3 3/8 10	1-5 3/8 12	2-1 3/8 20	2-5 3/8 24	2-7 3/8 26	2-9 3/8 28	3-1 3/8 32	4-1 3/8 44	5-1 3/8 56	6-2 1/8 68
4-1 1/4 4-0 3/4 41 1/2	0842	1042	1242	2042	2442	2642	2842	3242	4442	5642	6842
4-5 1/4 4-4 3/4 45 1/2	0846	1046	1246	2046	2446	2646	2846	3246	4446	5646	6846
4-9 1/4 4-8 3/4 49 1/2	0850	1050	1250	2050	2450	2650	2850	3250	4450	5650	6850
5-1 1/4 5-0 3/4 53 1/2	0854	1054	1254	2054	2454	2654	2854	3254	4454	5654	6854
5-5 1/4 5-4 3/4 57 1/2	0858	1058	1258	2058	2458	2658	2858	3258	4458	5658	6858
5-9 1/4 5-8 3/4 61 1/2	0862	1062	1262	2062	2462	2662	2862	3262	4462	5662	6862
6-1 1/4 6-0 3/4 65 1/2	0866	1066	1266	2066	2466	2666	2866	3266	4466	5666	6866
6-5 1/4 6-4 3/4 69 1/2	0870	1070	1270	2070	2470	2670	2870	3270	4470	5670	6870
6-9 1/4 6-8 3/4 73 1/2	0874	1074	1274	2074	2474	2674	2874	3274	4474		
7-1 1/4 7-0 3/4 77 1/2	0878	1078	1278	2078	2478	2678	2878	3278	4478		
7-5 1/4 7-4 3/4 81 1/2	0882	1082	1282	2082	2482	2682	2882	3282	4482		
7-9 1/4 7-8 3/4 85 1/2	0886	1086	1286	2086	2486	2686	2886	3286	4486		
8-1 1/4 8-0 3/4 89 1/2	0890	1090	1290	2090	2490	2690	2890	3290	4490		

Windsor double hungs can be clad or primed and these charts are applicable for both.  
**All sizes and specifications subject to change without notice.**



The Project windows have been previously approved for installation at 117 North Center Street.



EST. 1957  
**HOWARD HANNA**  
ALLEN THE REAL ESTATE

117 North Center Street



**HIRING**  
Caregivers  
Home Instead

Bank Building  
Hankins & Associates  
Johnsen  
R. CONCEPT  
erWerz  
Freedom FID

**PAINE**  
SHANE  
900.999.9999

# **FRONT FAÇADE DOORS FOR THE PROJECT**



# Sales Quote

1334 West Front Street, Statesville NC  
28677  
704-872-0943  
yostwindows@yahoo.com

Bill To

**Date Entered:** 5/19/2026

**Quote Expires:** 6/18/2026

Quoted By

Sales Rep

Quote Status

Order Date

Shannon Yost

Not Ordered

Quote Not Ordered

Quote Name

Project Name

Quote Number

Unassigned Quote

Unassigned Project

2399116

Line Item #	Description	Net Price	Qty	Extended Price
100-1	<b>Comment/Room:</b> None Assigned	\$2,725.00	1	\$2,725.00

Exterior Wood Single Door 1 Sidelite Unit

Dimensions:

1-0 x 3-0 x 8-0 | OSJ: 51 x 97.75 | Rough Opening: 52 x 98.25 | Left Inswing

Frame:

4 9/16" Fir Jamb | Bronze Q-Lon Weatherstrip | Fir 180 Brickmould | Pre-Cut | Shipped Loose | Fir (5 Pieces) Sidelite Stop, Shipped Loose | HP Adjustable Bronze Sill | Include Exterior Door Sill Pan Kit? = No | 4 Hinges Spring, Black - US19 Installed

Door Details:

Door with Glass | 3/4 1lt IG 1 Raised Panel (401) | Douglas Fir | 1-3/8" Raised Panel | Ovolo Sticking | Double Bore |

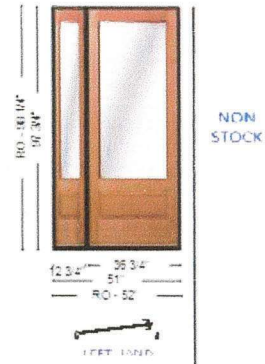
Door Glass Details:

Low-E |

Sidelite:

Wood | Douglas Fir | Raised | Ovolo | 3/4 Lite Low E 1lt 1 Raised Panel (401) | Low-E |

Mulls:



# FRONT FAÇADE LIGHTING FOR THE PROJECT

Light | Classic Goseneck Fixture RIVERSIDE \$189.00 - \$279.00 3 Reviews



Description The Riverside, with its wide 16-inch dome, combines the charm of a traditional barn light with a sleek modern design. Perfect for entryways, patios, or business storefronts, this wall-mounted light pairs timeless style with practical functionality.

Mounting Style: Upward Sloping 11" Straight Arm 11" Goseneck 16" Goseneck 23" Goseneck Upward Sloping

Standard Colors: [Color swatches] Accessories and Customizations: [Color: Black, Interior Color: White, Mount: Upward Sloping]

RIVERSIDE x (1) \$199 ADD TO CART

RIVERSIDE \$189.00 - \$279.00 3 Reviews



Description The Riverside, with its wide 16-inch dome, combines the charm of a traditional barn light with a sleek modern design. Perfect for entryways, patios, or business storefronts, this wall-mounted light pairs timeless style with practical functionality.

Mounting Style: Upward Sloping. Includes icons for 11" Straight Arm, 11" Gooseneck, 16" Gooseneck, and 23" Gooseneck Upward Sloping.

Color: Black Interior Color: White Mount: Upward Sloping

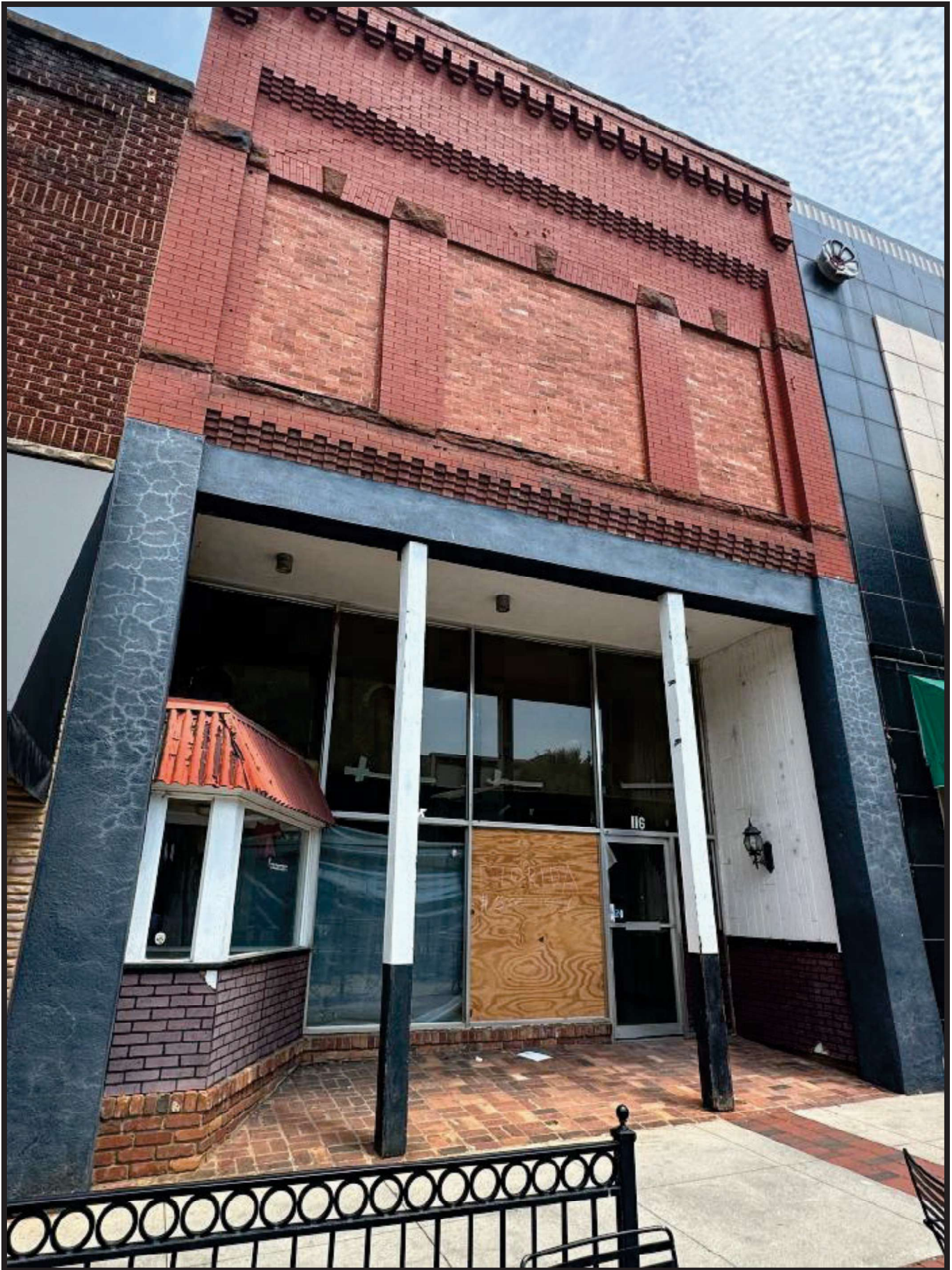
RIVERSIDE x (1) \$199 ADD TO CART



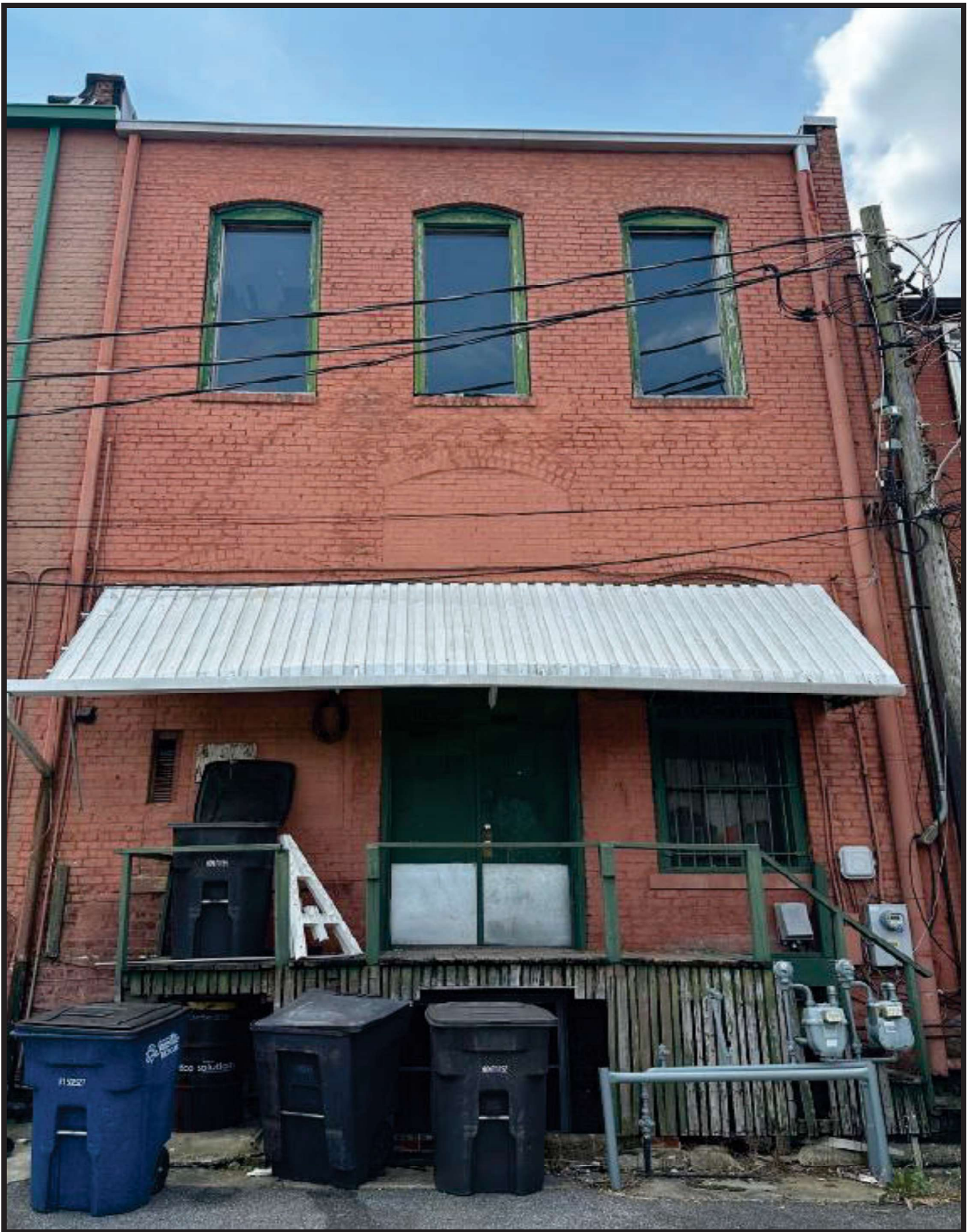
Location Map – 116 W. Broad Street



Front Façade



Front Façade (Closer View)



Rear Façade



Rear Deck