



PO Box 1111 Statesville, NC 28687

DATE: July 1, 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 July 2026 Meeting

The Design Review Committee will conduct a regular meeting on **July 9, 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 June 18th, 2026, called DRC Meeting Minutes.
3. Consider Design Review Application DRC 26-10 from The Community Appearance Commission to install a sculpture on a piece of ROW between Light Street, Debow Street and W. Water Street. (referred to as the DAR site)
4. Consider Design Review Application DRC 26-11 from James Lussier, represented by Design Associates Architecture, to make changes to previously approved plans at 106 Court Street.
5. Other Business
6. Adjournment

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

**DESIGN REVIEW COMMITTEE CALLED MEETING
CITY HALL COUNCIL CHAMBERS
JUNE 18, 2026 - 2:00 PM**

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

Absent: None

Staff Present: Lori Deal, Joseph Campbell, Matthew Pierce

Chairman George welcomed everyone and called the meeting to order.

Mayor Doug Hendrix presented the Community Spirit Certificate to Chuck Goode for his service on the Design Review Committee since 2008. Mayor Hendrix presented a small gift to the Design Review Committee members in appreciation of their service.

Meeting Minutes

Marshall made a motion to approve the May 14, 2026 DRC meeting minutes with two corrections, seconded by Sollazzo. The motion carried unanimously.

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.

Joseph Campbell introduced the case and stated 116 West Broad Street is a late 19th 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.

George asked for speakers on behalf of the application.

Goode asked about a 6' setback on the right side and 3.5' on the left side of the front of the building and Kathy Vogel, owner stated the entrance for the second floor yoga, spin, or Pilates studio is on the left side and the restaurant entrance is on the right side. Sollazzo asked if the two steel columns on the front are the framework for the window display and Vogel stated yes. George asked if there are outlets in the sidewalk for the downspouts and Vogel stated there is one and currently there are no gutters on the building and they understand if it is not possible with the sidewalk. George asked if the awning underside is solid and Vogel stated it is solid metal with no lighting underneath. There are lights in the doorways and above the awning. George asked for the projection of the goose neck lights and Vogel stated the projection is approximately 21 inches and clear the canopy. George asked where the signage will be located and Vogel stated there will be vinyl lettering on the glass and a blade sign on the second floor. Campbell stated signage is staff approved and will adhere to the DRC guidelines.

Marshall made a motion to approve Design Review Application DRC 26-09 to renovate and repair the exterior front façade at 116 West Broad Street as presented, seconded by Furlow. The motion carried unanimously.

Other Business

Matthew Pierce, DSDC Manager discussed existing fence status in the downtown.

Pierce discussed the clock operation status located on the square.

Campbell discussed a request from an applicant to change the window material previously approved for a new apartment building and form a steering committee to review the DRC guidelines.

George stated the next meeting is July 9, 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
Date: July 2, 2026
Re: DRC 26-10: Fantasia Sculpture (DAR Site)

Background

The property located between Light Street, Debow Street, and West Water Street is a median of right of way that is owned by the City of Statesville and currently has grass, landscaping (trees) and a historical marker for James Hall, a captain in the Revolutionary War. The property is zoned Central Business (CB).

In 2023 the Statesville Community Appearance Commission received DRC approval to install a separate sculpture at the northwest corner of Shelton Avenue and West Allison Street. This property is owned by the Statesville Housing Authority. A model of sculpture design was approved by City Council on May 1, 2023.

Request

The City of Statesville Community Appearance Commission is requesting approval for the installation of the 9-foot-tall, 5-foot-in-diameter sculpture. The artwork will be located at the northernmost corner of the median, between Light Street and W Water Street. The sculpture rendering is included with the attached application and features a variety of geometric features with an assortment of colors.

The Design Review Committee will make a recommendation to City Council for this artwork request per Section 6.09 of the Unified Development Code.

Staff Recommendation

The 2045 Land Development Plan supports the provision of public art in conjunction with public and private development along entry corridors and in the downtown area. It is staff's recommendation to support approval of this installation with an approved recommendation from Design Review Committee.

Committee Review

Per the Unified Development Code, Section 6.09: Guidelines for Structures in the Central Business, Central Business Perimeter and the Municipal Service Districts.

- A. All exterior changes and new construction must be approved by the Downtown Design Review Committee in accordance with the adopted Design Guidelines; except art, which shall be reviewed by the Design Review Committee and approved by City Council.



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
_____	<input checked="" type="checkbox"/> Design Review Application Form
_____	<input type="checkbox"/> One digital copy of plans
_____	<input checked="" type="checkbox"/> Description of Work
_____	<input type="checkbox"/> Building Design Requirements, if applicable as determined at pre-submittal meeting. (Must include façade overlays and associated calculations)
_____	<input checked="" type="checkbox"/> Site plan, if applicable
_____	<input type="checkbox"/> Building Elevations, if applicable
_____	<input type="checkbox"/> Lighting Plan, if applicable
_____	<input type="checkbox"/> Material/Color Samples
_____	<input checked="" type="checkbox"/> Color Photographs of the existing site and building(s) all sides, If applicable
_____	<input type="checkbox"/> Compliance with Unified Development Code & the Design Guidelines
_____	<input type="checkbox"/> Approval from Owner of Property (Letter or Signature)
Project Description:	This request is to install the already purchased Fantasia sculpture at the median located at the split of Water St. and Light St. near Fourth Creek Burial Ground. The sculpture is 9 feet tall and 5 feet in diameter. It is constructed of polished and painted stainless steel. It would be installed on a concrete base. The sculpture is a creation of Mike Roig who lives and works in Carrboro, NC where he and his wife maintain Heartworks Studio. According to Mike, "Fantasia is a piece of work whose only function is to awaken a sense of delight in those who see it. Art can speak in many ways, and one of its most basic duties is to provide visual solace in a world where beauty can often take a back seat to function. Function feeds a need, but beauty feeds the soul."
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.	

Richard Griggs _____

Applicant's Signature

Richard Griggs _____

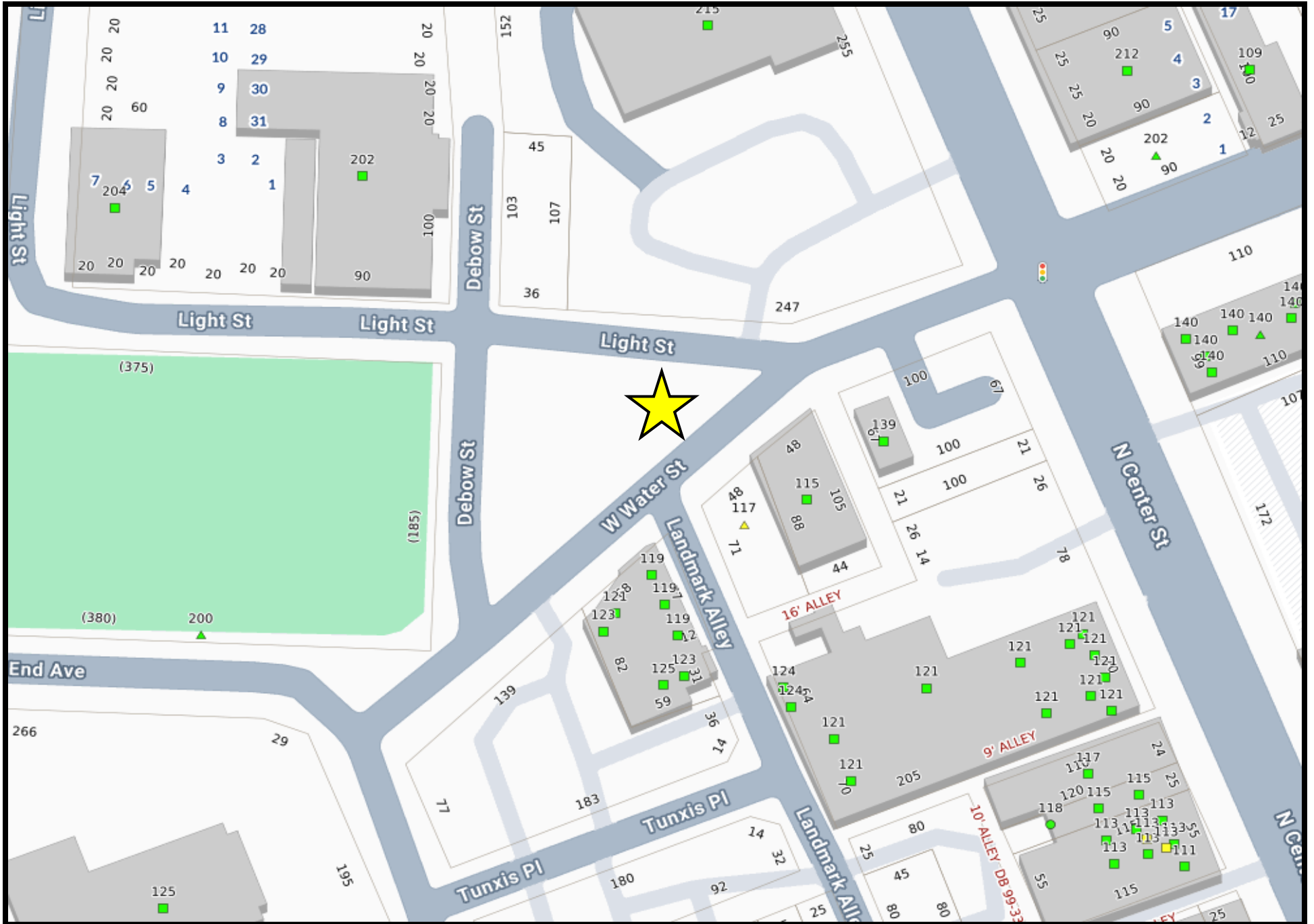
Owner's Signature

6/18/26 _____

Date

6/18/26 _____

Date



Location Map



Site Photo



Fantasia Sculpture.

Approximate installation location indicated by red circle.

The sculpture is approximately 9' tall and 5' in diameter.





Staff Report

To: Design Review Committee Members
From: Joseph Campbell, Planner II
Cc: Erika Martin, Planning Director; Herman Caulder, Planning Assistant Director
Date: July 2, 2026
Re: DRC 26-11: 106 Court Street

Background

The property, located at 106 Court Street, was originally built ca. 1925 and is a two-story brick structure with two altered storefronts. The historic survey describes the upper elevations as being rather plain, with four two-over two double-hung sash windows (which are the middle two paired) and a cornice of small, corbelled pendants. Currently, the first floor is being used as retail and the second floor is vacant.

In July 2025, the applicant received approval by the Design Review Committee to renovate the exterior of the building which included installing a new storefront, installing a new fabric awning, installing new windows on all sides of the second story and removing plaster and paint from the brick, with the understanding they are to avoid sandblasting and use other methods to uncover sections of the brick and if the condition of the brick is not suitable, they will return to discuss plans to remediate the brick exterior.

Request

The owner, James Lussier of Beauty from Restoration, LLC, represented by Jeff Nichols with Schaeffer Architecture Design Associates, is proposing to simplify the previously approved cornice pilaster design and adding coordinated pilasters at the left corner and middle brick columns by utilizing a cleaner, more traditional architectural profile while maintaining the overall character, scale, and proportions of the approved storefront design.

While the building is located within the Downtown Statesville Historic District, it is classified as a non-contributing structure. The proposed revisions are intended to provide a simplified architectural interpretation that remains compatible with the

surrounding historic streetscape while respecting the character of the district. No changes are proposed to the building footprint, storefront openings, windows, doors, roofline, or overall building massing. This request is limited to the architectural detailing of the front façade cornices and pilasters.

The owner is proposing:

- New FRP (Fiber-Reinforced Polymer) or Wooden Cornices and Pilasters, painted with a color to be determined later.

Staff Recommendation

The Downtown Design Review Guidelines call for architectural details such as cornices and pilasters to be compatible in design, scale, and proportion with the historic character of the district, particularly where the building lacks historic detailing to replicate. The proposed revision simplifies the previously approved cornice and pilaster design into a cleaner, more traditional architectural profile, while adding coordinated pilasters at the left corner and middle brick columns to reinforce the storefront's rhythm and symmetry.

No changes are proposed to the building footprint, storefront openings, windows, doors, roofline, or overall massing. The request is limited to architectural detailing of the front façade cornice and pilasters. While 106 Court Street is located within the Downtown Statesville Historic District, it is classified as a non-contributing structure; the proposed detailing nonetheless maintains a scale, proportion, and traditional profile compatible with the surrounding historic streetscape.

The applicant has indicated that the cornice and pilaster elements will be constructed of either wood or fiber-reinforced polymer (FRP). Wood is consistent with the historic material palette of the district, and FRP, where manufactured to replicate the dimensions, profile, and detailing of traditional wood millwork, is an acceptable substitute material under the Guidelines' provisions for compatible alternative materials.

Therefore, staff find the request to be consistent with the Downtown Design Review Guidelines and recommends approval of the proposed cornice and pilaster revisions at 106 Court 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 13-14: Chapter 2: Changes to Buildings; Section 2. D. Paint



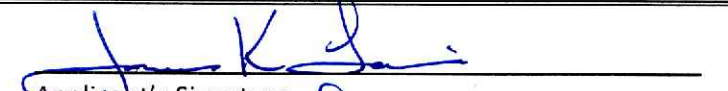
Application Submittal Requirements

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_____	<input type="checkbox"/> Color Photographs of the existing site and building(s) all sides, If applicable
_____	<input type="checkbox"/> Compliance with Unified Development Code & the Design Guidelines
_____	<input checked="" type="checkbox"/> Approval from Owner of Property (Letter or Signature)
Project Description: Proposed Change to Front Façade Cornice & Pilaster Detail. See attached Project Description for more details	
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



 Owner's Signature

6.25.26

 Date

6.25.26

 Date

Proposed Change to Front Façade Cornice & Pilaster Detail

Project Description:


This application requests approval to change the previously approved front façade cornice and pilaster detailing at 106 Court Street.

The building owner is proposing to simplify the previously approved cornice pilaster design and adding coordinated pilasters at the left corner and middle brick columns by utilizing a cleaner, more traditional architectural profile while maintaining the overall character, scale, and proportions of the approved storefront design. The attached conceptual renderings are intended to illustrate the proposed architectural appearance and overall design intent.

While the building is located within the Downtown Statesville Historic District, it is classified as a non-contributing structure. The proposed revisions are intended to provide a simplified architectural interpretation that remains compatible with the surrounding historic streetscape while respecting the character of the district.

No changes are proposed to the building footprint, storefront openings, windows, doors, roofline, or overall building massing. This request is limited to the architectural detailing of the front façade cornices and pilasters.

Approval and application submission by building owner, Beauty From Ashes Restoration, LLC,
% principle, James Lussier



6/26/2026



Location Map



Site Photo



106 Court Street
Statesville, NC

VINTAGE PHOTOGRAPH



**106 Court Street
Statesville, NC**

SOUTH ELEVATION BEFORE



PREVIOUSLY APPROVED
SOUTH ELEVATION AFTER

106 Court Street
Statesville, NC





**106 Court Street
Statesville, NC**

**PREVIOUSLY APPROVED
RENDERING AFTER**

 **DESIGN
ASSOCIATES INC**
SCHAEFFER ARCHITECTURE

6-20-25



106 Court Street
Statesville, NC

PREVIOUSLY APPROVED
RENDERING AFTER - NO AWNING

 **DESIGN
ASSOCIATES INC**
SCHAEFFER ARCHITECTURE

6-20-25

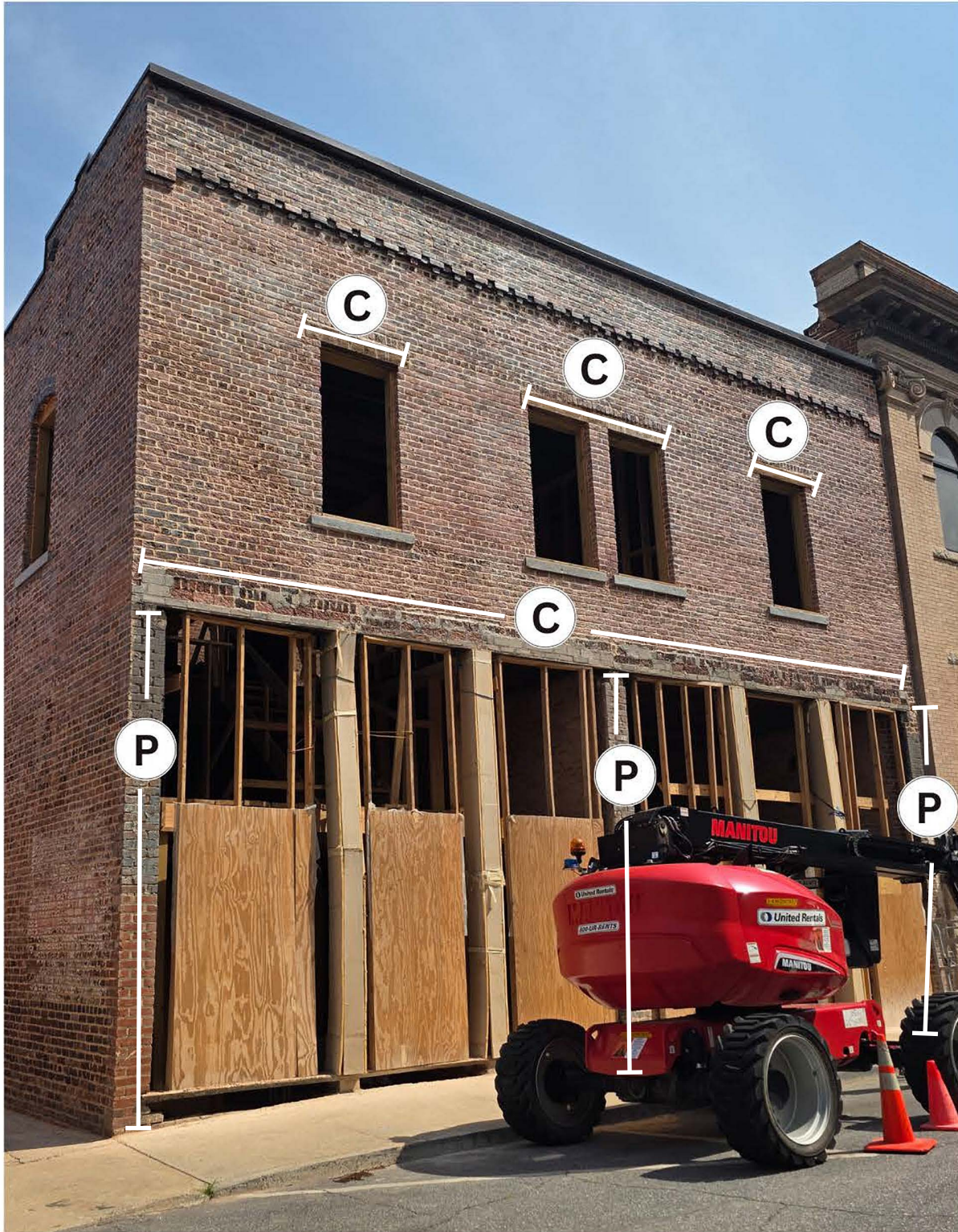


Conceptual Rendering Illustrating Proposed Cornice & Pilaster Design

Approximate Span at Proposed Locations of :

C = Cornice (horizontal element)

P = Pilaster (vertical element)





**106 Court Street
Statesville, NC**

SOUTH ELEVATION AFTER



**106 Court Street
Statesville, NC**

RENDERING AFTER - NO AWNING

 **DESIGN
ASSOCIATES INC**
SCHAEFFER ARCHITECTURE

6-30-26



106 Court Street
Statesville, NC

RENDERING AFTER



DESIGN
ASSOCIATES INC
SCHAEFFER ARCHITECTURE

6-30-26



**106 Court Street
Statesville, NC**

RENDERING AFTER