



PO Box 1111 Statesville, NC 28687

DATE: October 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 October 2026 Meeting

The Design Review Committee will conduct a regular meeting on **October 8, 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 and approval of the agenda.
2. Review and approval of July 9th, 2026, regular DRC Meeting Minutes.
3. Consider Design Review Application DRC 26-12 from Pope McMillan, to install new awnings on the rear façade of the building located at 113 N. Center Street.
4. Establish a subcommittee to review revisions to the Design Review Guidelines and appoint members.
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 MEETING
CITY HALL COUNCIL CHAMBERS
JULY 9, 2026 - 2:00 PM**

Members Present: John Furlow, Bryan George, Scott Zanotti, 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

Furlow made a motion to approve the June 18, 2026 DRC meeting minutes as presented, seconded by Sollazzo. The motion carried unanimously.

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)

Joseph Campbell introduced the case and stated 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.

Campbell stated there are no representatives present from the Statesville Community Appearance Commission.

Sollazzo asked if the sculpture foundation will interfere with underground utilities and Campbell stated he discussed this with the Community Appearance Commission and Richard Griggs, Recreation &

Economic Vitality Director, that the sculpture is not in the right-of-way and Griggs verified with the Bill Vaughan, Public Utilities Director that it is not encroaching water or sewer easements on the property. Sollazzo asked why the sculpture is appropriate for this location and Campbell stated because Statesville is a tree city and the commission chose a theme relevant to the city. The sculpture will not impede the sightline to the existing Revolutionary War historical marker.

Zanotti made a motion to approve 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 as presented, seconded by Sollazzo.

The vote on the motion was as follows:

Ayes: Sollazzo, Zanotti, George

Nays: Furlow

Motion Carried 3 to 1

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.

Joseph Campbell introduced the case and stated 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.

Chairman George asked for speakers on behalf of the application.

Jeff Nichols, Design Associates stated the goal was to expose the original brick, but when it was uncovered it is in terrible condition, so the brick will be recovered like it was before.

Pierce asked why this building is not contributing and Campbell stated the storefront was changed so many times it is non-contributing and the 1980 historical survey considers it a "fill" building. Pierce asked if a survey was done now could it be reclassified as a contributing building and Campbell stated it meets the age requirement but does not know the parameters to consider it contributing. The last survey was in 1995 and Planning will look for a way to fund a new historical survey that could open up opportunities and tax credits for older buildings.

Sollazzo made a motion to approve 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 since it is consistent with the previous design, seconded by Zanolli. The motion carried unanimously.

Other Business

None

Chairman George made a motion to adjourn, seconded by Zanolli. The motion carried unanimously.

DRAFT



Downtown Design Review Application

9/25/2026

Date

Pope McMillan - Back Awnings

Name of Project

Joseph Campbell

Received by:

Applicant's Information

Name:

Pope McMillan, P.A.

Mailing Address:

Email:

Telephone and Fax:

Owner's Information

(If Different from Applicant)

Name:

Mailing Address:

Email:

Telephone and Fax:

Project Information

Application Date:

9/28/2026

Project Location

113 N. Center Street - Statesville, NC 28677

(Indicate street frontage, nearest intersection, and address, if assigned.)

Parcel Number:

Zoning District:

Overlay Area:

(If applicable)

Project Type: New Sign New Construction Addition/Alteration Addition/Alteration in a Historic District

(Circle all that apply)

Building Type: Workplace Storefront

Live/Work

Attached House

Detached House

(Circle all that apply)

Accessory Building

Civic

Design Review Process: Step1: Initial Meeting;
Step 2: Application;
Step 3: Site Visit;
Step 4: Preliminary Review by Planning Dept;
Step 5: Design Review Committee Meeting; and
Step 6: City Council Review/Appeal.



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
_____	☒ Design Review Application Form
_____	☐ One digital copy of plans
_____	☒ Description of Work
_____	☐ Building Design Requirements, if applicable as determined at pre-submittal meeting. (Must include façade overlays and associated calculations)
_____	☐ Site plan, if applicable
_____	☒ Building Elevations, if applicable
_____	☐ Lighting Plan, if applicable
_____	☐ Material/Color Samples
_____	☒ Color Photographs of the existing site and building(s) all sides, If applicable
_____	☐ Compliance with Unified Development Code & the Design Guidelines
_____	☐ Approval from Owner of Property (Letter or Signature)
Project Description: <i>Green Awnings added to the backside of the building. These awnings will match the awnings on the front of the building.</i>	
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.	

Mandy D. Laughlin

 Applicant's Signature

9/28/2026

 Date

 Owner's Signature

 Date



Staff Report

To: Design Review Committee Members
From: Joseph Campbell, Planner II
Cc: Erika Martin, Planning Director; Herman Caulder, Planning Assistant Director
Date: September 30, 2026
Re: DRC 26-12: 113 N. Center Street

Background

The property at 113 North Center Street, known as the James Iredell Building (formerly the Lazenby-Montgomery Hardware Store), was built in 1916. It is a three-story brick building on the west side of North Center Street. The historic survey (No. 5/C) describes the Center Street façade as three bays wide, each bay containing a group of three one-over-one sash windows. The exception is the central first-story entrance, which contains double doors flanked by single windows.

The bays are separated by brick pilasters, and the building is capped by a brick corbelled cornice with brick panels underneath. The survey notes the building has been rehabilitated according to the Secretary of the Interior's Standards. The Center Street façade currently has fabric awnings.

The rear (west) elevation, which is the subject of this request, is not described in the 1995 Historical survey. It features segmental-arched window openings with brick arches on all three floors. The first floor contains two arched entrances with transoms, one with French doors at the left and one with double doors at the right, and two one-over-one windows between them.

The rear first level facade includes two door openings on each side and two windows in between. The door opening on the right side features a recessed alcove area with a double barned-shape wooden door that allows the alcove area to be closed off, and a 7-pane transom above. The alcove area provides the only entry to the space through a set of double-glass doors having solid lower panels and side lights.

The door opening on the left side features a fixed double-glass door and transom. It appears that a set of steps had existed previously to allow access to the space through the double-glass doors. However, the steps were removed and the area below the glass doors were bricked in, preventing entry. The existing two windows on the first level rear façade feature two-over-two pane wooden sash windows.

The second level rear façade includes six, two-over-two sash wooden windows similar to first level.

The third level rear façade includes same width window openings with much smaller vertical dimensions.

Modern gutters and two downspouts were installed at some point in the past.

Request

The owner, Center Street Properties, represented by Pope McMillan, is proposing to install fabric awnings on the rear elevation of the building. The proposed awnings would match the existing Center Street awnings in color and material, relating the rear entrances to the primary façade. The application does not include installation of new awnings on the top level windows.

No changes are proposed to the building footprint, window or door openings, masonry, roofline, or overall massing. The request is limited to the addition of awnings on the rear elevation.

The owner is proposing:

- (8) 36-inch tall, 36-inch projecting, and 48-inch-wide aluminum framed fabric awnings, using Sunbrella fabric color (Forest Green) over the (8) two-over-two windows on the rear elevation, matching the color and material of the existing Center Street awnings.
- (1) 48-inch tall, 48-inch projecting, and 75-inch-wide aluminum framed fabric awnings, using Sunbrella fabric color (Forest Green) over the left doorway on the rear elevation, matching the color and material of the existing Center Street awnings.

Staff Recommendation

The Downtown Design Review Guidelines support enhancing rear and side entrances through awnings related to those of the front façade (Section 2.B, Guideline 7) and allow smaller versions of the main awning at rear entrances (Section 2.B, Guideline 10). The proposed awnings match the existing Center Street awnings in color and material, which satisfies the requirement that awning color coordinates with the building (Section 4.A, Guideline 10).

The Guidelines also require that awnings fit building dimensions and not cover (obstructing) architectural details (Section 4.A, Guideline 7), and that fabric awnings be installed without damaging or obscuring historic features (Section 2.F, Guideline 4). The rear elevation's segmental brick arches and transoms are character-defining features of this contributing structure. Awnings should be sized and mounted so these features remain visible.

No changes are proposed to the building's openings, masonry, or massing. Because the awnings are an addition rather than a replacement of existing awnings, the request does not qualify as routine maintenance or minor work and is presented to the Committee for review.

Therefore, staff find the request to be consistent with the Downtown Design Review Guidelines and recommend approval of the rear elevation awnings at 113 North Center Street, with the following conditions:

1. Awnings shall be individually sized to each opening and shall not span multiple openings.
2. Awnings shall be mounted so that the brick arches and transoms remain visible.
3. Awnings shall be anchored into mortar joints, not brick faces.
4. Awnings shall match the existing Center Street awnings in fabric, color, and material.
5. No lettering, logos, or back-lighting shall be placed on the awnings without separate sign review and approval.

Committee Review

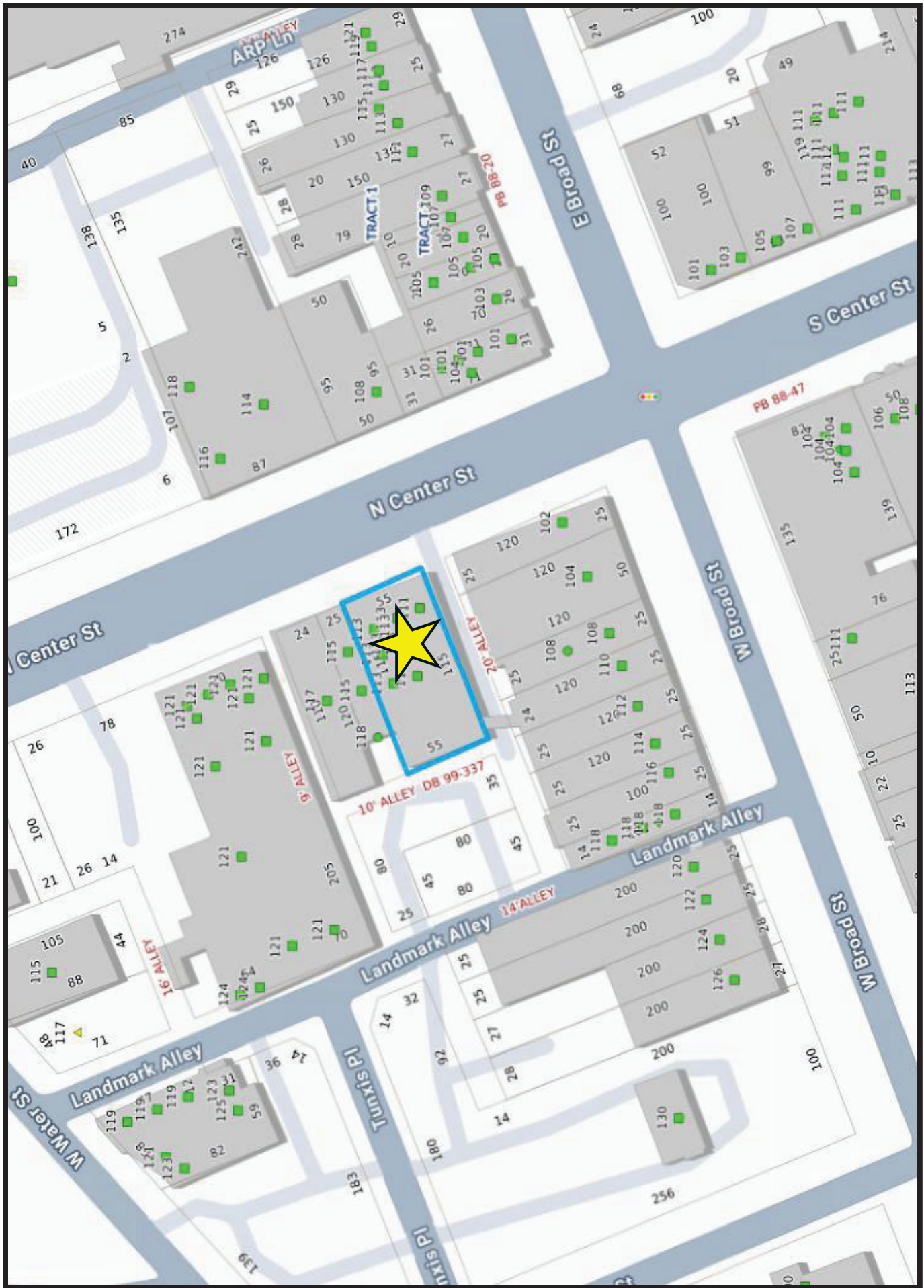
Before rendering a decision, the committee should reference design guidelines:

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

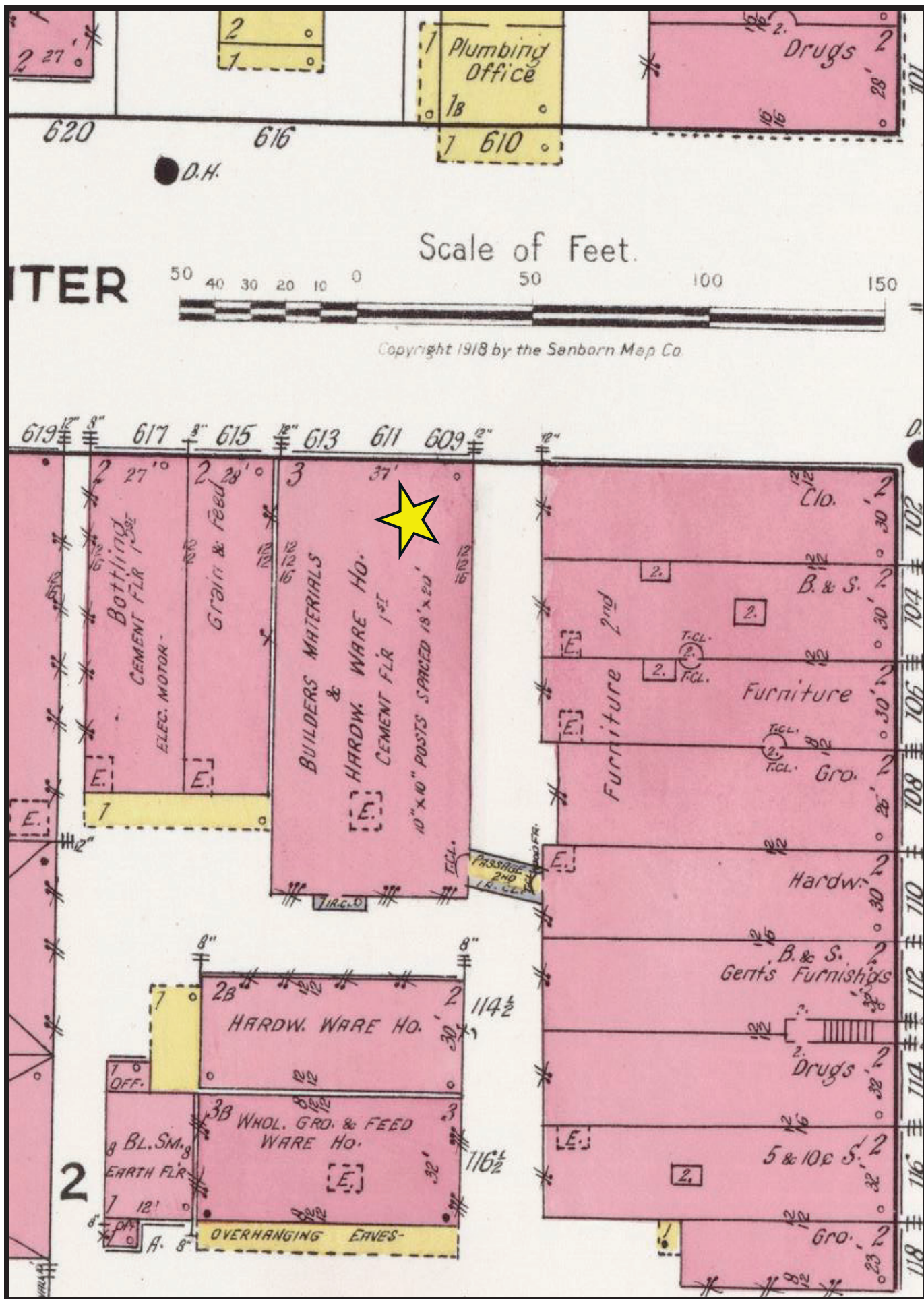
Pages 10-13: Chapter 2: Changes to Buildings; Section 2. C. Materials/Details

Page 16: Chapter 2: Changes to Buildings; Section 2. F. Utilities/Energy Retrofit

Pages 22-24: Chapter 4: Site Features; Section 4. A. Signs & Awnings

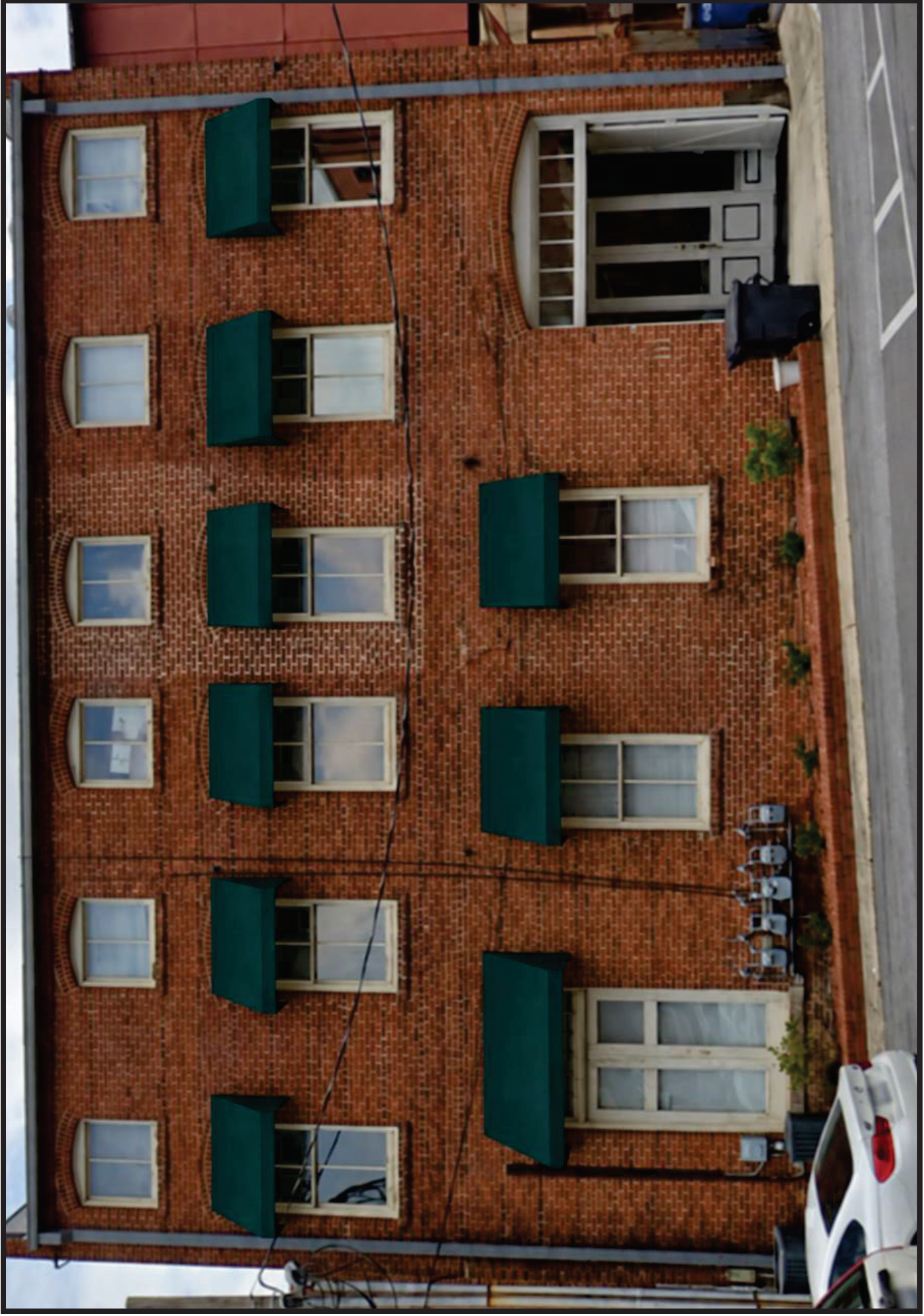


Location Map – 113 N. Center Street





Historic photo (date uncertain via Statesville Historic Collection)



Applicants provided rendering of proposed awnings.



Front Façade (Center Street Facing)



Side Façade (Alley Facing)



Rear Façade (Landmark Alley Facing)



2013 – Awnings had fabric replaced



Staff Report

To: Design Review Committee Members
From: Joseph Campbell, Planner II
Cc: Erika Martin, Planning Director; Herman Caulder, Planning Assistant Director
Date: October 1, 2026
Re: DRC TA-01

Background

The DRC was created by City Council in 2008 to review exterior changes in the CB, CBP, and Downtown Municipal Service District. The current Guidelines were adopted by City Council on October 3, 2011, and have not been comprehensively updated since.

Request

Staff requests that the Committee establish a subcommittee to review the Downtown Statesville Design Guidelines and develop recommended revisions.

Proposed Subcommittee Scope

- Review the Guidelines for consistency with the UDC, Chapter 160D, and The Secretary of Interiors Standards.
- Evaluate the minor works list and staff approval thresholds.
- Recommend updates to standards, graphics, the application, and the district map.
- Report findings to the full Committee.

Composition and Timeline

- (2) DRC members, enacted by a motion from the board.
- (2) Ex-officio members, Council Liaison and DSDC Director.
- Staff support from the Planning and Zoning Department.
- Target report to the full Committee by February DRC meeting.

Staff Recommendation

Staff recommend the Committee establish the subcommittee and appoint members.