



PO Box 1111 Statesville, NC 28687

DATE: August 18, 2025

TO: Statesville Design Review Committee

CC: Sherry Ashley, Planning Director; Herman Caulder, Assistant Planning Director

FROM: Marci Sigmon, Planner II

SUBJECT: Called DRC Meeting

The Design Review Committee will conduct a called meeting on **August 21st, 2025, 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 8, 2025 DRC Meeting Minutes.
3. Review and approval of July 10, 2025 DRC Meeting Minutes.
4. Consider Design Review Application DRC 25-05 from Wells Fargo Bank, represented by Jarrod Brovero with RW Dake Construction, to paint the exterior of the building located at 221 East Broad Street; Tax Map 4744-06-9321.
5. Other Business
6. Adjournment

NOTE: Please call Marci Sigmon at 704-878-3578 or email Marci at msigmon@statesvillenc.net if you have any questions related to this meeting.

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**DESIGN REVIEW COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
MAY 8, 2025 @ 2:00 pm**

Members Present: Chuck Goode, John Marshall, John Furlow

Absent: Rebecca Jones, Bryan George

Staff Present: Marci Sigmon, Lori Deal

Chairman Goode called the meeting to order and asked for a motion to approve the DRC meeting minutes from April 10, 2025.

Furlow made a motion to approve the April 10, 2025 DRC meeting minutes as presented, seconded by Marshall. The motion carried unanimously.

Chairman Goode stated item 3, Design Review Application DRC 25-03, will be heard after other business since there is no person present to speak on behalf of the applicant for DRC 25-03.

Other Business

Furlow stated he knows someone that can paint the exterior trim on the clock tower building if the owner is interested and Sigmon stated she will relay the information. Goode stated if this is a tax credit project and is approved by the state it will not be reviewed by DRC and Sigmon agreed. Goode asked if the wood trim is replaced with like materials that situation would be reviewed by DRC and Sigmon stated no.

Sigmon stated the next regular DRC meeting will be June 12, 2025.

Consider Design Review Application DRC 25-03 from ACE Dumpsters represented by Richard Rubino, owner of ACE Dumpsters, to demolish the remaining structure walls, refresh existing gravel or add new gravel as needed, place a small storage building on site, and plant low, affordable bushes on the property located at 226 West Sharpe Street; Tax Map 4734-94-6428.

Goode stated for the record there is no person present at 2:14 pm to speak on behalf of Design Review Application DRC 25-03 from ACE Dumpsters. The rules of procedure do not allow a case to be reviewed without representation for the applicant.

Furlow made a motion to adjourn the meeting and to hear Design Review Application DRC 25-03 from ACE Dumpsters at the next regular meeting. Goode added to the motion we shall not call a special meeting to hear this case since the applicant was not present, seconded by Marshall. The motion carried unanimously.

**DESIGN REVIEW COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
JULY 10, 2025 @ 2:00 pm**

Members Present: Chuck Goode, Rebecca Jones, John Furlow, Bryan George, John Marshall

Absent: None

Staff Present: Marci Sigmon, Lori Deal

Chairman Goode called the meeting to order and stated item 5 on the agenda will be heard first.

Consider Design Review Application DRC 25-04 from James Lussier, represented by Jeff Nichols with Design Associates Architecture, to renovate the exterior of the building located at 106 Court Street; Tax Map 4734-95-9534.

Sigmon gave the following staff report:

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.

The owner, James Lussier of Beauty from Restoration, LLC, represented by Jeff Nichols with Schaeffer Architecture Design Associates, is requesting to renovate the front, side, and rear façade of the building. The owner would like to restore the storefront in keeping with the original character but with modifications to suit the current use and proposed use of the building. The owner plans to continue using the first floor as retail or a restaurant and renovate the second floor for office space or an apartment.

The owner plans to:

- Remove the existing paint from the brick if possible along the storefront. If the paint cannot be removed the owner will repaint the building and will submit a color scheme to the DRC for approval as needed.
- The existing cast iron column covers will be exposed and painted.
- Install a new storefront will be installed in keeping with original character of the building (see historic photos of the building in applicant's information). Storefront will be a combination of painted aluminum storefront and metal-clad wood.
- Install solid kick panels on the storefront made of metal clad or painted fypon.
- Install a new fabric awning at the upper portion of the storefront along Court Street.
- Install new windows on the second floor of all sides of the building. The windows will be wood metal clad to match the design of the renovated storefront. The owner is consulting with a window manufacturer to provide casement windows that match the frame/trim profiles of the existing single hung windows. Should that not be possible windows will be replaced with new single hung windows.

- Remove the plaster from the west elevation brick. If the brick is viable the west elevation will remain brick. The plaster cannot be removed then the owner will paint the existing plaster another color approved by the DRC.
- The west elevation first floor windows have been bricked over in the past and the owner plans to leave the windows bricked over.
- On the rear façade, the building consists of plaster applied over the brick, a small brick addition on the first floor, and a small CMU addition on the second floor. The owner plans to keep the first floor addition and remove the second floor addition. Where the second floor addition existed previously will be replaced with an extension of the first floor walls and have a balcony with metal railing for the second floor apartment. Additionally, a spiral staircase will be added on this balcony for access to the new rooftop deck.
- The rear elevation first floor openings will be closed in with brick where they are opposite the adjacent building due to proximity to meet building code opening requirements.
- The rear elevation second floor currently has an opening which will remain as a door opening to the new balcony. This door will wood metal-clad.
- The rear elevation will also be painted.
- A new rooftop deck will be added at the Court Street side of the building where occupancy will be limited to five people.
- The deck and walkway from the spiral staircase will be constructed of wood over new roofing.
- Metal railings will be provided along the walkway and deck. On Court Street side the railing will be set inboard of the existing brick parapet so that it will not impact the parapet and could be removed in the future without damaging the original building. This approach also limits the visibility of the railing from the ground.
- New HVAC equipment will be installed on the roof at the same location as the current HVAC units.
- The exterior materials will include fypon trim and the requested awning will be black and white striped fabric material with a painted aluminum frame.

Goode asked for anyone to speak on behalf of the project and James Lussier, owner stated he wants the building to incorporate safety, be airy, and have a lot of light.

Goode asked if sandblasting will be used to remove the paint from the brick and Jeff Nichols, Design Associates stated the intent is restore to the original brick if possible and they will probably use soda to remove the paint on the front but will test on an area first. It has not been determined what method will be used to remove the paint. Goode asked if chemical stripping compounds have been considered and Nichols stated they will consider it and the concern is not to damage the brick and it to look good. Goode stated his experience with historic buildings is that soda sandblasting harms the brick 99% of the time, so he is opposed to it. Jones stated she does not remember this building without paint and removing the paint may not reveal the red brick they are hoping for. Furlow stated sandblasting will harm the brick and the mortar, so pressure washing with chemicals may be a better option.

Goode asked if this is a tax act project and Sigmon stated this building is non-contributing to the downtown due to all of the previous changes. Marshall stated he would like to see an attempt to remove the paint and plaster without damaging the brick and not use sandblasting and Nichols stated that is fair. Goode stated he is in favor to proceed without using mechanical methods to strip the paint.

Jones asked if there will be two store fronts and Nichols stated the left entrance is to the second floor and the there is no change to the tenant space on the ground floor. George asked if the second floor will be sprinkled if it is an apartment and Nichols stated the space will meet code as an office space or a residential space. The intent is to install a residential sprinkler system even though it is technically not required.

Nichols stated the intent to replace the windows on the second floor with casement style windows instead of double hung style windows is for achieving the same look as the existing windows. Marshall asked if the windows are clad on the outside and wood on the inside and Nichols stated yes. The safety concern is for the windows to fully open in case of an emergency.

Jones asked about the roof top area and Nichols stated it is a small roof top deck for use as a hangout space if the second floor is used as an apartment. It is a small space overlooking the park and is limited to five occupants. Jones asked if it provides access to the roof and Nichols stated no, it will have a railing to prevent roof access.

Marshall made a motion to approve Design Review Application DRC 25-04 from James Lussier, represented by Jeff Nichols with Design Associates Architecture to renovate the exterior of the building 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, seconded by George. The motion carried unanimously.

Meeting Minutes

Furlow made a motion to approve the June 12, 2025 DRC meeting minutes as presented, seconded by Jones. The motion carried unanimously.

George made a motion to approve the May 9, 2024 DRC meeting minutes as presented, seconded by Goode. The motion carried unanimously.

Marshall made a motion to approve the September 12, 2024 DRC meeting minutes as presented, seconded by Furlow. The motion carried unanimously.

Other Business

Sigmon stated the next regular DRC meeting will be August 14, 2025.

The meeting was adjourned.

Staff Report

To: Design Review Committee Members
From: Marci Sigmon, Planner II
Cc: Sherry Ashley, Planning Director; Herman Caulder, Assistant Planning Director
Date: August 18, 2025
Re: DRC 25-05; 221 East Broad Street, Tax ID 4744-06-9321

Background

The property located at 221 East Broad Street was originally built ca. 1982 and is a commercial style structure originally inhabited by First Union National Bank. Currently, the building is occupied by Wells Fargo Bank.

Request

The owner, First Union National Bank (now Wells Fargo Bank), represented by the applicant, Jarrod Brovero with RW Dake Construction, is requesting to paint the exterior of the building located at 221 East Broad Street.

The request includes:

- Painting the existing metal trim, flashing, metal elements, and soffits with Sherwin Williams Gauntlet Gray (SW 7019) in a satin finish.
- Painting the existing concrete flat walls and door alcoves with Sherwin Williams Dorian Gray (SW 7017) in a satin finish.
- At the drive-thru area, painting the ceiling above where the vehicles drive through Sherwin Williams Original White (SW 7077) in satin finish.
- Painting doors, window frames, and railings Sherwin Williams Black Magic (SW 6991) in a satin finish.

The existing exterior fluted concrete design will remain unpainted. The applicant will clean and repair any of these areas as needed. The applicant has provided elevations with requested paint colors noted on the plans. Please see submitted page titled “Painting Walls – Color Identification Key” in the attached packet.

The signage change was submitted and approved by staff.

Committee Review

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

Pages 13-14: Chapter 2: Changes to Buildings; Section 2. D. Paint



Downtown Design Review Application

8-18-25

Date

Statesville Main

Name of Project

MD
Received by:

Applicant's Information

Name: Jarrod Brovero
Mailing Address: 4338 Motorsport Dr SU Concord, NC 28027
Email: JBrovero@rwdake.com
Telephone and Fax: (690)-970-8123

Owner's Information

(If Different from Applicant)

Name: Jill Lawson
Mailing Address: 420 Montgomery Street San Francisco, Ca 94104
Email: Jill.Lawson@wellsfargo.com
Telephone and Fax: _____

Project Information

Application Date: 8-18-2025
Project Location: 221 East Broad St. Statesville, NC 28677
(Indicate street frontage, nearest intersection, and address, if assigned.)
Parcel Number: 4744069321
Zoning District: CBP
Overlay Area: Downtown Overlay District
(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: Step 1: 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 DRC25-05

PLANS RECEIVED MD

Project Manager Initials	Application Submittal Requirements
_____	<input type="checkbox"/> Design Review Application Form
_____	<input type="checkbox"/> 1 sets of plans and 1 digital copy
_____	<input 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 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 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: <u>Exterior Paint</u>	
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.	

Jordan Brown
Applicant's Signature

Jill S Lawson
Owner's Signature

8/13/2025

Date
08/13/2025

Date

SECRETARY'S CERTIFICATE

WELLS FARGO BANK, NATIONAL ASSOCIATION

I, Alicia Sanchez, hereby certify that I am an Assistant Secretary of Wells Fargo Bank, National Association, a national banking association organized and existing under the laws of the United States of America (the "Bank"), and I hereby further certify as follows:

1. The following is a true and correct extract from resolutions duly adopted by the Board of Directors of the Bank on May 15, 2018, and amended on March 31, 2023 and October 24, 2023, and no modification, amendment, rescission or revocation of such resolutions has occurred affecting such extract as of the date of this certificate:

RESOLVED, that agreements, instruments, or other documents, including amendments and modifications thereto, relating to or affecting the property or business and affairs of the Bank, whether acting for its own account or in a fiduciary or other representative capacity, may be executed in its name by the persons hereinafter authorized;

RESOLVED, that for the purposes of these resolutions, "Senior Executive Officer" shall mean any person appointed, designated or otherwise elected President, Chief Executive Officer, Vice Chairman, Senior Executive Vice President, Executive Vice President or designated an Executive Officer by resolution of the Board of Directors of the Bank, and "Signing Officer" shall mean any Senior Executive Officer, any Senior Vice President, the Treasurer, any Vice President, any Senior Assistant Vice President, any Assistant Vice President, any Analyst, any person whose title includes the word "Officer" (e.g., Commercial Banking Officer, Personal Banking Officer, Trust Officer), or any other person whose title has been or is hereafter designated by the Board of Directors as a title for an officer of the Bank, and such officers are hereby authorized to sign agreements, instruments and other documents on behalf of the Bank in accordance with the signing authorities conferred in Parts A, B and C of these resolutions;

C. Signing Officers

RESOLVED, that any Signing Officer, acting alone, may execute on behalf of the Bank, whether acting for its own account or in a fiduciary or other representative capacity:

3. [Real Property.] Agreements, instruments, certificates and other documents which establish, evidence, modify or terminate, in whole or in part, the Bank's security or ownership interest in real property or in any mineral, well or water rights pertaining to real property, including without limitation any and all deeds, easements, liens, deeds or declarations of trust, mortgages, assignments, acknowledgments of assignment, assumption or subordination or non-disturbance or attornment agreements, cancellations and other terminations of insurance or guaranties, substitution of trustees, releases, satisfactions, discharges, reconveyances, acceptances, allonges, note endorsements or cancellations, certificates of redemption, assignments of sheriff's certificates, subdivision and other maps, conditions, covenants and restrictions, encumbrances, agreements, permits, certificates and other instruments, including instruments which convert an interest in real property to a condominium or otherwise modify the nature or intended use of such property as set forth in any map, lot-line adjustment or other land-use documentation required by any governmental entity; and any consents, waivers, modifications, estoppels, requests, demands, claims for or check endorsements representing insurance proceeds, notices, certificates, statements, memoranda, applications, permits, notices of default, elections to sell or cause to be sold real property securing any extension of credit made by the Bank, notices to a trustee under any deed of trust or under any other document relating to such property or credit, set-aside and other letters and other agreements, instruments and other documents which may be necessary or appropriate in the discretion of a Signing Officer for the purpose of servicing such credit or enforcing the rights of the Bank thereunder or foreclosing on such credit or disposing of such property, including without limitation powers of attorney, bills of sale, deeds, escrow instructions, affidavits, real estate brokerage agreements, listing agreements and other agreements, instruments and other documents which may be necessary or appropriate in the discretion of a Signing Officer for the purpose of administering or disposing of such property.

2. On the date hereof, the following person was a duly appointed, qualified and acting officer of the Bank, that her correct title appears beside her name, and that on said date she was duly authorized to act on behalf of the Bank as set forth in the foregoing resolutions:

Name	Title
Jill Lawson	Vice President

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the seal of the Bank this 23 day of July 2025.


Alicia Sanchez, Assistant Secretary
Wells Fargo Bank, National Association



*** Redacted [Indicates portions of the resolution which have been omitted because they are not relevant to the transaction for which this certificate has been requested.]



NC - STATESVILLE MAIN

BE141195 - AU0067220

221 E BROAD ST, STATESVILLE, NC.

Refurb Scope: Exterior (Grove Incl Signage)

BCM | Branch Formats Architecture & Design






Exterior Pre _ Schematic Design - DATE: 01/31/2025
Final _ Exterior_ Schematic Design - DATE: 05/05/2025

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Refurb Scope Summary - Grove Scope

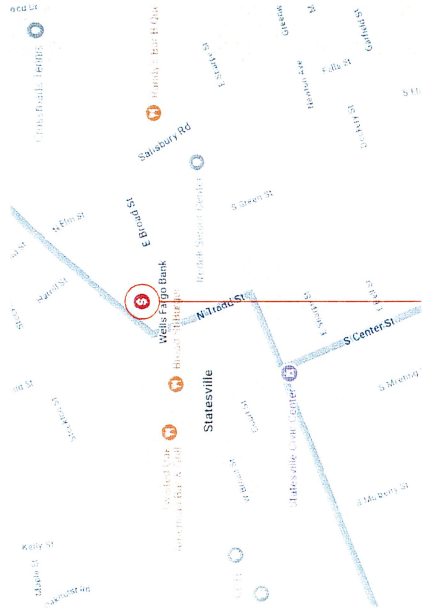
- Signage + Exterior ATM Branding – all branding will follow approved signage brand package. INSTALLED BY OTHERS
- Exterior Paint (all sides per proposed elevations).
 - Fixed any damage area (concrete, peeling off - exterior skin and window/door).
 - Broken light fixture.
 - General cleaning (power wash) is required.

Finish Paint

Finish Tag	Description	Application Guidelines	Color	Specification	Contact
P-1	EXTERIOR PAINT (DARK)	MAY BE APPLIED AS TRIM COLOR OR ACCENT DETAIL		SHERWIN WILLIAMS COLOR: DOVETAIL / SW 7018 FINISH: SATIN	SHERWIN WILLIAMS CUSTOMER SERVICE 1-800-474-3794
P-2	EXTERIOR PAINT (MIDTONE)	MAY BE APPLIED AS AN OVERALL BASE BUILDING COLOR - BEHIND RED STAGING PANEL SIGNAGE, WHITE, OR RED LETTERS		SHERWIN WILLIAMS COLOR: DORIAN GRAY / SW 7027 FINISH: SATIN	
P-3	EXTERIOR PAINT (LIGHT)	MAY BE APPLIED AS THE BUILDING TRIM COLOR, ON COLUMNS, UNDERNEATH SIDE OF EXTERIOR SOFFITS, OVERALL BASE BUILDING COLOR, OR BEHIND RED STAGING PANEL SIGNAGE, WHITE, OR RED LETTERS		SHERWIN WILLIAMS COLOR: ORIGINAL WHITE / SW 7017 FINISH: SATIN	
P-4	EXTERIOR PAINT (VERY DARK)	MAY BE APPLIED AS THE TRIM COLOR AND ON THE UNDERNEATH SIDE OF EXTERIOR SOFFITS		SHERWIN WILLIAMS COLOR: SAINT LET GRAY / SW 7019 FINISH: SATIN	
P-5	EXTERIOR PAINT	MAY BE APPLIED AS AN THE TRIM COLOR ON THE EXISTING WINDOWS, DOORS, STOREFRONT ASSEMBLY		SHERWIN WILLIAMS COLOR: BLACK MAGIC / SW 6891 FINISH: SATIN	



Existing conditions – Exterior photos



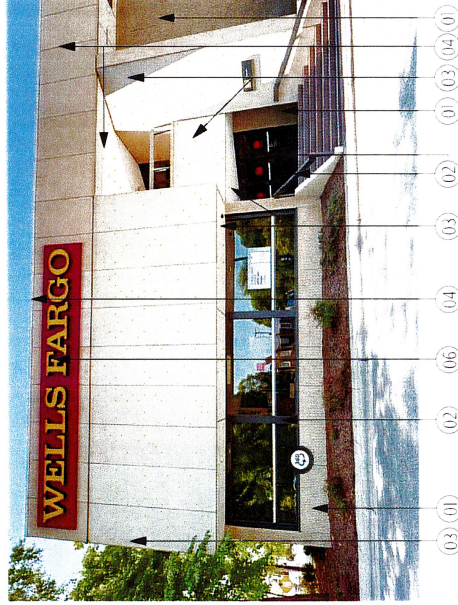
Aerial View

Key Notes

- 01 Existing exterior wall plaster to remain. Clean and repair existing plaster. Cleaning repair methods will be determined after a site visit
- 02 Paint the existing mullions (both inside and outside). Apply paint to the existing railing / metal elements (P-5)
- 03 Paint existing walls / soffit / door / door frame (P-2)
- 04 Existing metal trim / flashing / metal elements / soffit to be painted with electrostatic paint (P-4).
- 05 Clean, paint and repair existing ceiling. Cleaning, repairing, and painting methods will be determined after a site visit (P-3)
- 06 Exterior signage per brand signage package, exact location and size TBD
- 07 ATM branding per brand signage package exact location and size TBD



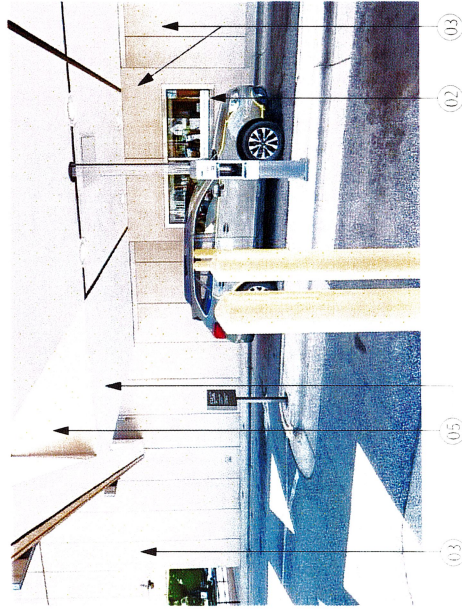
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NC - STATESVILLE MAIN
BE141095 - AU0067220
221 E BROAD ST, STATESVILLE, NC
Refurb Scope Interior (Grove) & Exterior (Grove Incl Signage)

Painting Walls - Color Identification Key

Existing conditions - Exterior photos



Key Notes

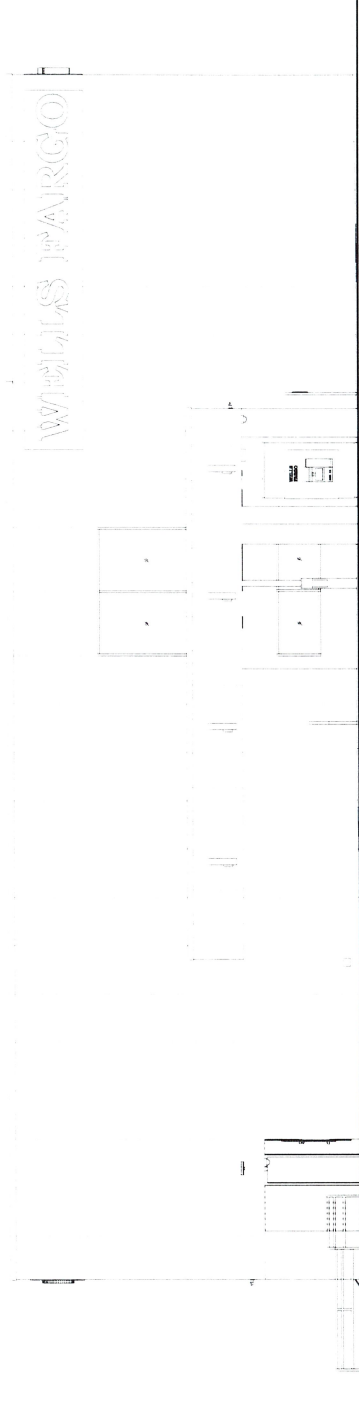
- 01 Existing exterior wall plaster to remain. Clean and repair existing plaster.
- 02 Cleaning repair methods will be determined after a site visit.
- 03 Paint the existing mullions (both inside and outside). Apply paint to existing railing / metal elements (P-5) **Black Magic**.
- 04 Paint existing walls / soffit / door / door frame (P-2) **Dorian Gray**.
- 05 Existing metal trim/flushing/metal elements / soffit to be painted with electrostatic paint (P-4) **Gaukt Gray**.
- 06 Clean, paint and repair existing ceiling. Cleaning, repairing, and paint methods will be determined after a site visit (P-3) **Original White**.
- 07 Exterior signage per brand signage package, exact location and size TBD.
- ATM branding per brand signage package exact location and size TBD.



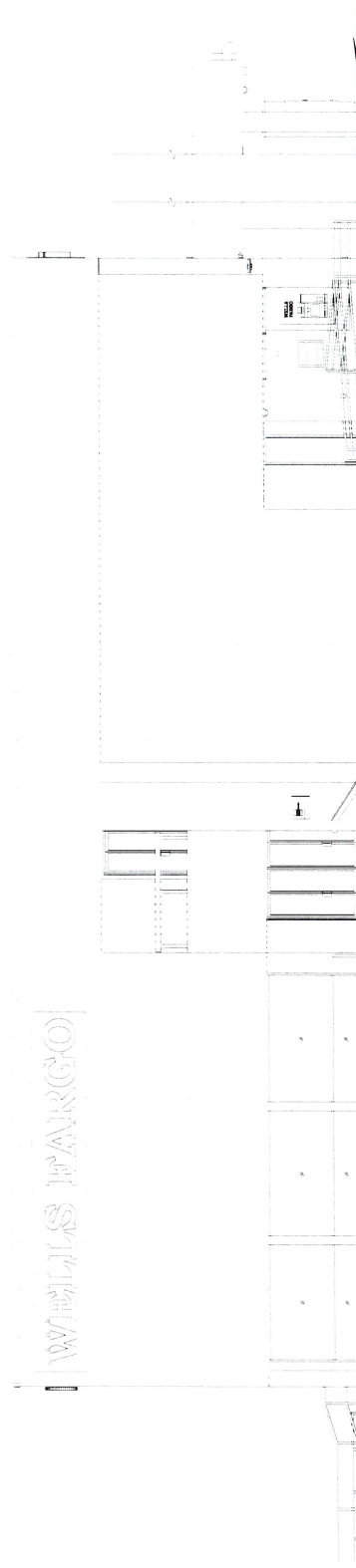
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 BEH1195 - AU0067220
 221 E BROAD ST, STATESVILLE, NC
 Refurb Scope: Interior (Grove) & Exterior (Grove Inc Signage)

Existing Exterior Elevation (Ground Signature)



Existing Elevation East View



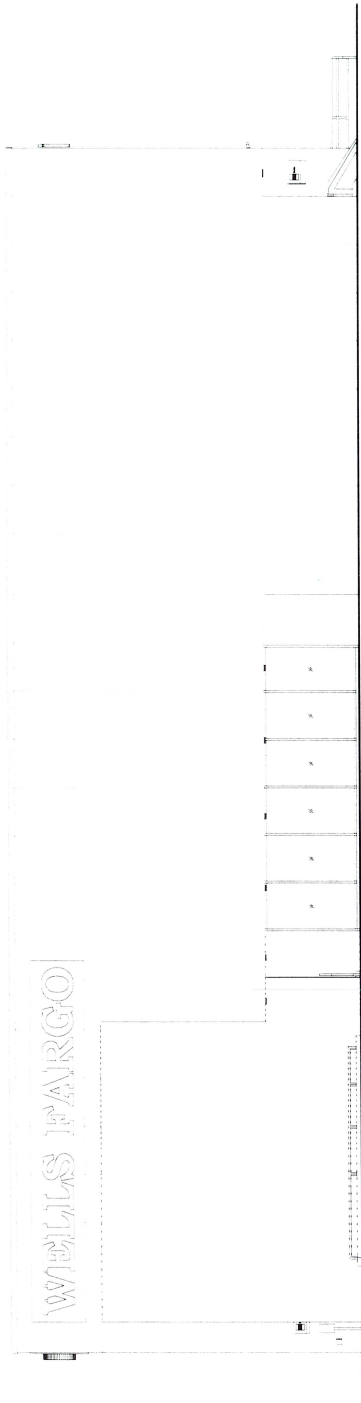
Existing Elevation North View



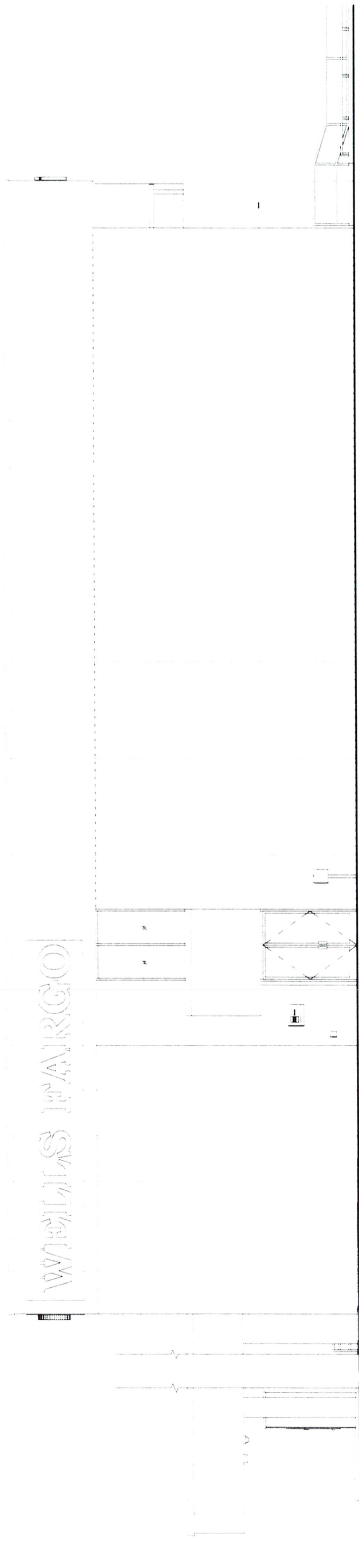
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NC - STATESVILLE MAIN
BE141195 - AU0067220
221 E BROAD ST, STATESVILLE, NC
Refurb Scope Interior: (Grove) & Exterior (Grove Incl Signage)

Existing Exterior Elevation (Grove incl Signage)



Existing Elevation South View



Existing Elevation West View



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BE141195 - A00067220
221 E BROAD ST, STATESVILLE, NC
Refurb Scope: Interior (Grove) & Exterior (Grove Incl Signage)

Proposed Color Exterior Elevation (Grove and signage)

Finish Notes

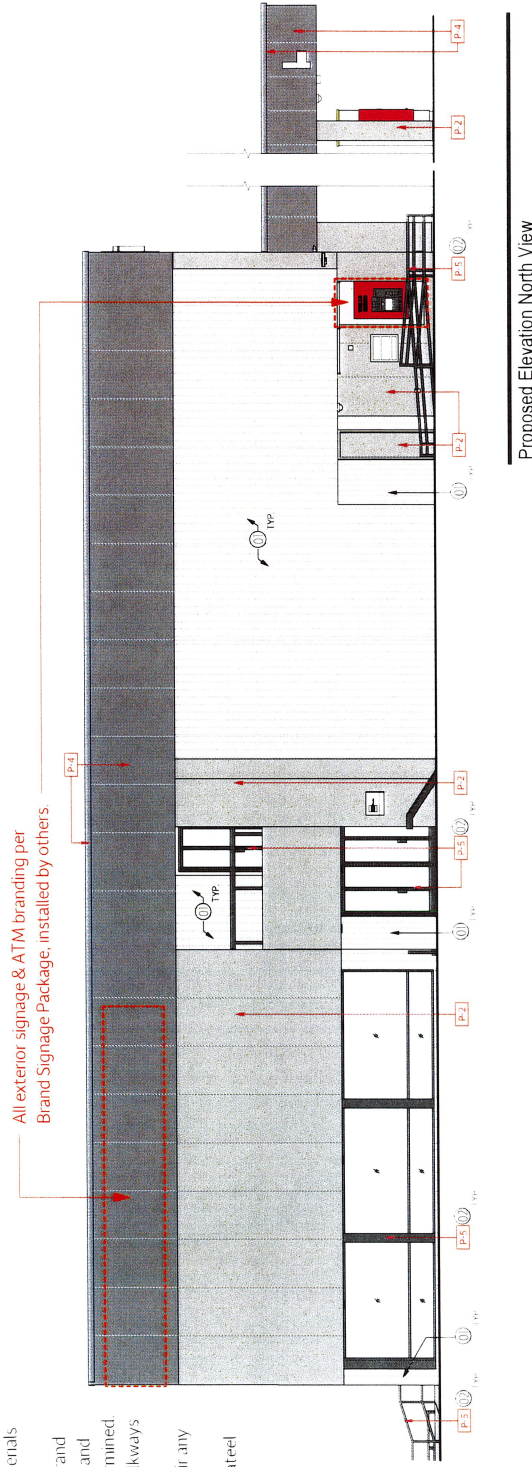
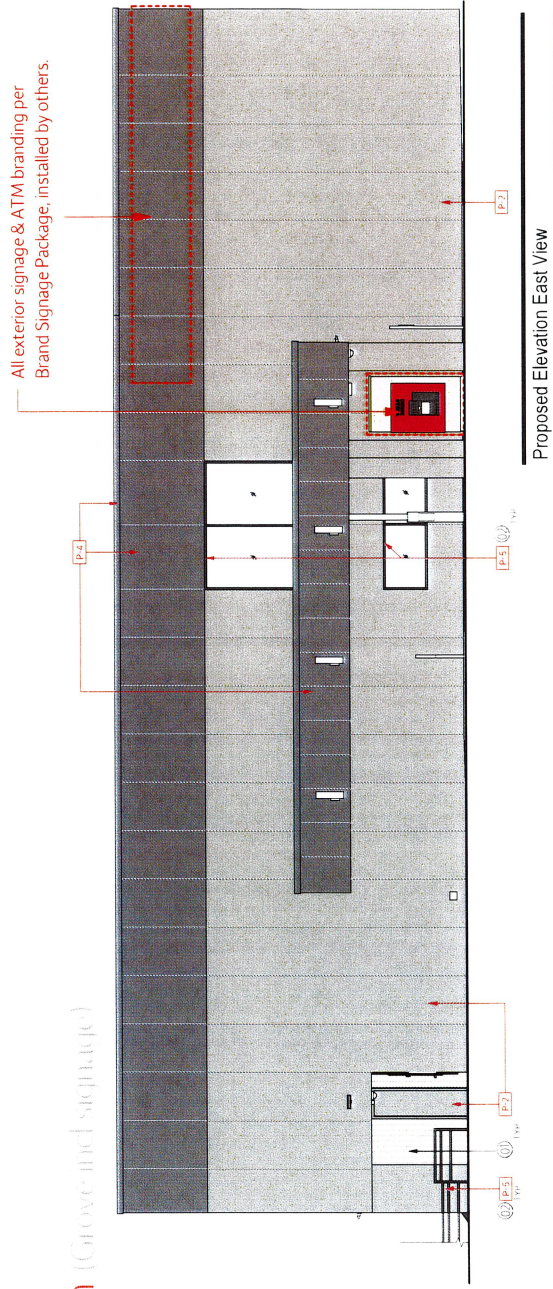
- P-1** Exterior Paint _ Dark Sherwin Williams
Color: Dovetail / SW 7018 Finish: Satin
- P-2** Exterior Paint _ Midtone Sherwin Williams
Color: Dorian Gray / SW 7017 Finish: Satin
- P-3** Exterior Paint _ Light Sherwin Williams
Color: Original White / SW 7077 Finish: Satin
- P-4** Exterior Paint _ Very Dark Sherwin Williams
Color: Gauntlet Gray / SW 7019 Finish: Satin
- P-5** Exterior Paint _ Black Sherwin Williams
Color: Black Magic / Finish: satin
- P-5** *Storefront glazing mullion, handrail (metal) ONLY*

General Notes

- A** G.C. to visit site, confirm existing conditions, materials and compatibility of proposed scope.
- B** New exterior signage and branding shall be per Brand Signage Package. Signage area location, material and compliance with zoning requirements to be determined.
- C** Powerwash existing concrete pads, curbs and walkways where occurs.
- D** Wash existing brick/masonry where occurs; repair any defects, damage grout and repoint accordingly.
- E** Paint existing site elements I.E. railings, exposed steel bollards, etc

Key Notes

- 01** Existing exterior wall plaster to remain. Clean and repair existing plaster. Cleaning repair methods will be determined after a site visit.
- 02** Paint the existing mullions (both inside and outside). Apply paint to the existing railing / metal elements (P-5)



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NC - STATESVILLE MAIN
BE141195 - AUG06/220
221 E BROAD ST., STATESVILLE, NC
Refurb Scope: Interior (Grove) & Exterior (Grove Inc) Signage)

Proposed Color Exterior Elevation (Grove and Packard)

Finish Notes

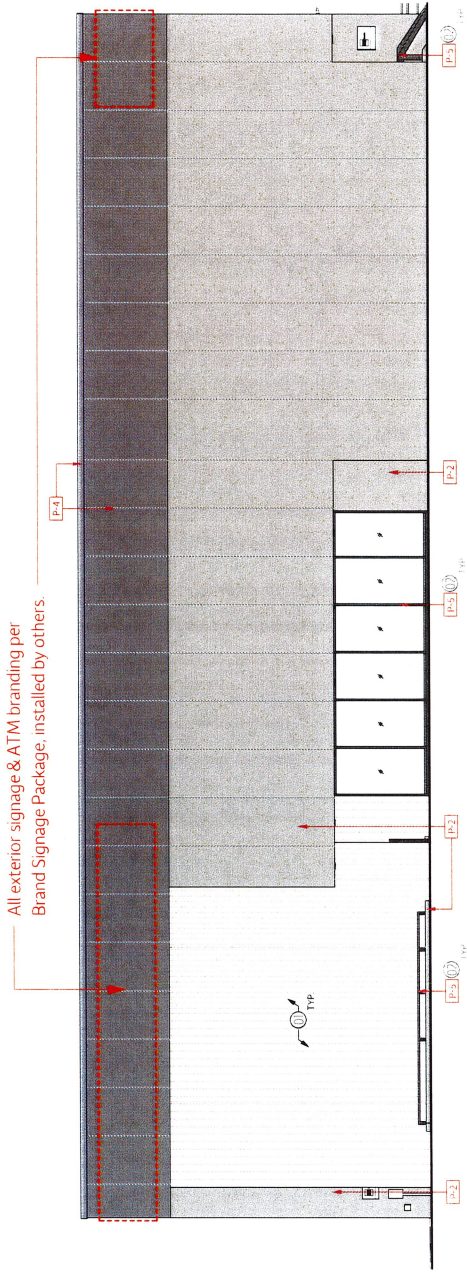
- P-1** Exterior Paint _ Dark Sherwin Williams
Color: Dovetail / SW 7018 Finish: Satin
- P-2** Exterior Paint _ Midtone Sherwin Williams
Color: Dorian Gray / SW 7017 Finish: Satin
- P-3** Exterior Paint _ Light Sherwin Williams
Color: Original White / SW 7077 Finish: Satin
- P-4** Exterior Paint _ Very Dark Sherwin Williams
Color: Gauntlet Gray / SW 7019 Finish: Satin
- P-5** Exterior Paint _ Black Sherwin Williams
Storefront glazing mullion, handrail (metal) ONLY
Color: Black Magic / Finish: satin

General Notes

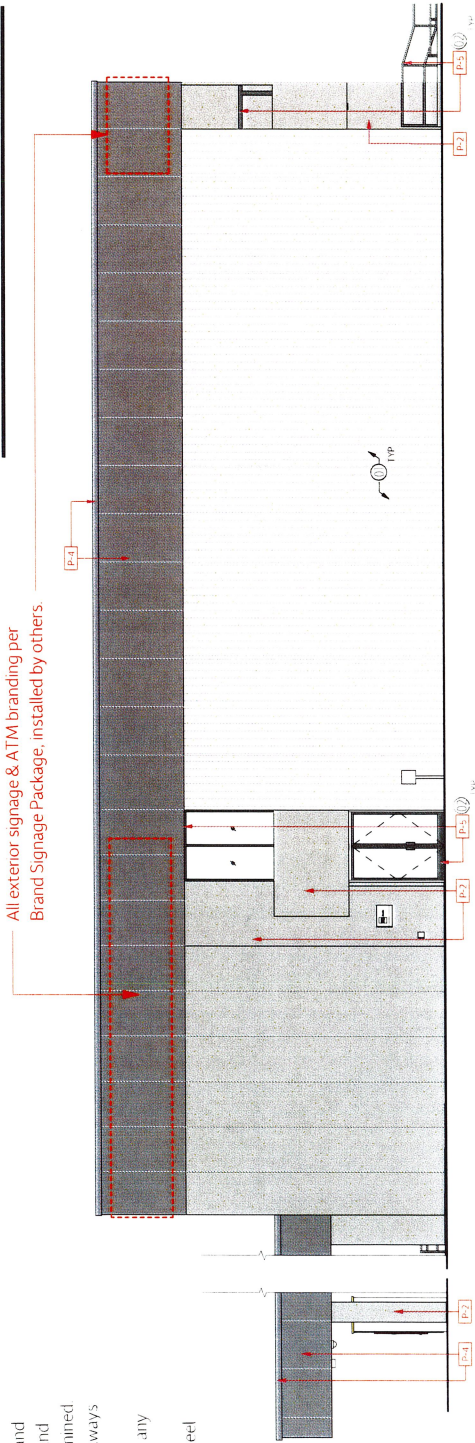
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- C** Powerwash existing concrete pads, curbs and walkways where occurs.
- D** Wash existing brick/ masonry where occurs; repair any defects, damage/grout and repoint accordingly.
- E** Paint existing site elements (i.e. railings, exposed steel bollards, etc.

Key Notes

- 01** Existing exterior wall plaster to remain. Clean and repair existing plaster. Cleaning repair methods will be determined after a site visit.
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Proposed Elevation South View



Proposed Elevation West View



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BE141195 - AU0067220
221 E BROAD ST, STATESVILLE, NC
Refurb Scope Interior (Grove) & Exterior (Grove Incl Signage)

221 E Broad Street



East Elevation

221 E Broad Street



East Elevation – Drive-Tru View

221 E Broad Street



North Elevation



North Elevation

221 E Broad Street



West Elevation

221 E Broad Street



South Elevation

14. If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.
15. Retain and preserve original masonry walls, foundations roofs and features that are character defining elements of historic buildings.
16. It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
17. It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for re-pointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
18. Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed.
19. Retain and preserve all wooden features that are character-defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments, and architraves.
20. If replacement of an architectural metal element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion and detail.

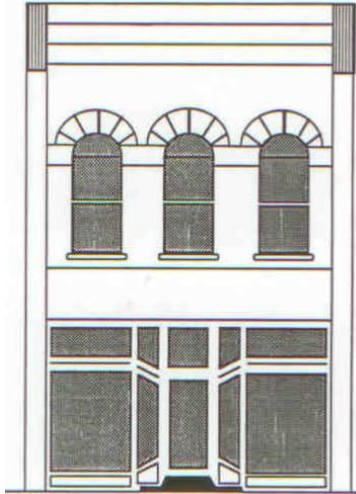
2. D. Paint

Masonry, the primary building material in downtown Statesville, was historically not painted. Therefore, most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted - sometimes in order to provide a protective coating to deteriorated brick. Painting an unpainted masonry surfaces is not allowed, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and preparation is recommended. Some painted brick structures have been restored to their original, natural brick finish.

Generally, the painted surfaces in Statesville's downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color. Color palettes have been selected and are located in the Building Materials and Planning Reference Manual. Most paint stores/companies have a library of historical palettes that can be utilized in the design process. The diagram below clearly labels the areas which are considered Base Areas, Major Trim Areas, and Minor Trim Areas. Please reference the Glossary located in Appendix C for a description of the features below.

MINOR TRIM

- Window Sash
- Doors
- Storefront Frame
- Small details on cornices, window hoods and bulkheads

**MAJOR TRIM**

- Cornice
- Window Caps
- Window Frames
- Storefront Cornice
- Storefront Columns
- Bulkheads

BASE COLOR

- Wall Surfaces
- Storefront Piers

Paint Guidelines:

1. It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze unless it is extremely mismatched or so deteriorated that it cannot withstand the weather.
2. Preserve, maintain, or restore original stone or brick foundation materials and design.
3. Protect original building material that was painted by maintaining a sound paint film.
4. Keep color scheme simple using no more than four colors on entire building. Please reference the Building Materials and Planning Reference Manual for appropriate color schemes. If there is not a color scheme suitable to the applicant, it will be up to the applicant to create a color scheme that is keeping within the historic period in which the structure was built. Supporting documentation will need to be provided. Note: Usually soft muted earth tones or pastels for the base or body of the building. Actual colors of, or complimentary to, the dominant neutral building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) are recommended. Do not use loud, harsh, or garish colors.
5. Accent colors should be used sparingly and only on architectural details. Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.
6. Spray-on vinyl coatings are not an appropriate substitute for paint.