



PO Box 1111 Statesville, NC 28687

DATE: February 19, 2026
TO: Statesville Historic Preservation Commission
CC: Erika Martin, Planning Director; Herman Caulder, Assistant Planning Director
FROM: Marci Sigmon, Planner II
SUBJECT: Regular Meeting

The Statesville Historic Preservation Commission will conduct a regular meeting on **February 26, 2026, beginning at 7:15pm**. The meeting will be located at 227 South Center Street in the Council Chambers on the 2nd Floor.

AGENDA

1. Welcome
2. Roll Call
3. Presentation of National Register of Historic Places Plaque.
4. Review and approval of October 23, 2025 HPC Meeting Minutes.
5. Review and approval of November 20, 2025 HPC Meeting Minutes.
6. Consider Certificate of Appropriateness (COA26-04) from Manh Tang to place a custom-built storage building in the rear yard on the property located at 415 South Race Street.
7. Nomination and election of chair and vice-chair for the Historic Preservation Commission will take place on March 26, 2026.



PO Box 1111 Statesville, NC 28687

8. Other Business

9. 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 or Certificate of Appropriateness considerations. Thank you.

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**Historic Preservation Commission Meeting Minutes
October 23, 2025 - City Hall Council Chambers - 7:00 p.m.**

Present: Barry Edwards, Matthew Anderson, Nathan Morgan, Dea Mozingo-Gorman, Scott Stevenson, Glenn Setzer

Absent: Anna Campbell, Erika Gottholm, Matthew Key,

Staff: Marci Sigmon, Joseph Campbell, Jay Daniels

Others: Ron Stroupe, Penny Stroupe

Roll Call & Swearing In

Chairperson Mozingo-Gorman called the meeting to order, called the roll, and asked the board members if any of them had held ex-parte communication regarding the case on the agenda. Hearing none, swore in those who planned to speak.

Approval of minutes

Edwards made a motion to approve the October 9, 2025 HPC minutes. Seconded by Setzer.

Chairwoman Mozingo-Gorman called for a vote on the motion.

Ayes: Edwards, Anderson, Morgan, Stevenson, Setzer

Abstain: Mozingo-Gorman

The motion carried 5 to 0.

Consider Certificate of Appropriateness (COA25-25) from Ron and Penny Stroupe to construct a new single-family home in the Academy Hill Local Historic District on the property located at 431 South Mulberry Street; Tax Map 4734-93-3776.

Marci Sigmon presented the following staff report:

The owners, Ron and Penny Stroupe, are requesting to build a new single-family home on the vacant parcel located at 431 South Mulberry Street. The house will be two stories with a main gable roof. The front of the home facing South Mulberry Street will be twenty-four feet in width for the main portion of the home with an additional fifteen-foot-wide carport. The house plans include a large bump out on the left side of the house making the total structure width forty-three feet. The length of the house will be fifty-two feet which includes the front and rear porches. The height of home will be twenty-nine feet with the main house having a six twelve roof pitch and the front porch, rear porch, and carport having a three twelve roof pitch. The owner is requesting to use CertainTeed Landmark Pro architectural asphalt shingles.

The structure will have a brick foundation with the first floor having cementitious horizontal siding and the second floor having cementitious board and batten siding. The siding will have a five and one-half inch exposure and five fourth inch by six-inch corner boards. The front door and carport door will be wood with glass, and the rear slider door will be aluminum clad. The windows were approved on October 9, 2025, by the HPC and will be aluminum-clad Weather Shield Windows Signature Series two over one black in color. The doors and windows will be cased with cementitious trim at the siding locations. The side casings will be five fourth inch by four inch and the window casing will be five fourth inch by six inch. The windows will have a two-inch sill.

The front porch will be eight feet in depth and per the building plans have YellaWood KDAT (Kiln Dried After Treatment) Super Select Wood Posts. The front porch floor will be concrete with a brick edging, and the front porch ceiling will be wood beadboard or wood tongue and groove. The front porch railings will be wood or aluminum if desired by owners or required for height of the porch. The front porch detailed brackets will be made of wood or composite material. Additionally, a date brick will be placed in the foundation area of the front porch.

The rear screen porch will have built up columns to match the front porch with a pressure treated wood foundation wrapped with horizontal wood or cementitious siding. The owner is requesting to use Azek TimberTech PVC tongue and groove flooring as option #1 for the rear screen porch floor (see attached photo and description) or option #2 would be to install wood flooring. The screen enclosure will have integrated railings made of aluminum or wood and the rear porch ceiling will be a wood beadboard or wood tongue and groove. The rear screen porch steps will have either Azek TimberTech PVC boards or wood steps. The owners stated the steps will match rear porch flooring material. If desired by owners or required for height of the rear porch, the handrails for the screen porch steps will be wood or aluminum. At the bottom of the rear porch steps a concrete patio will be constructed measuring approximately twelve feet by eleven feet. Adjacent to the patio on its south edge a four-foot-tall privacy wall will be built. The privacy wall will be approximately twelve feet long. Depending upon the location of the existing tree roots, either brick or wood will be used to construct the privacy wall.

According to the building plans, the carport will be open and have brick pillars the same height as the brick foundation at the front of the home with respect to grade. Additionally, the brick pillars will have a sloped brick cap. YellaWood KDAT (Kiln Dried After Treatment) Super Select Wood Posts will be installed to meet the carport roof. The carport detailed brackets will be made of wood or composite material. The carport roof will have the same ceiling materials as the front porch with either wood beadboard or wood tongue and groove. The driveway, carport area, and walkway to the front porch will be concrete.

One tree of size will remain on the property and be protected during construction. It measures fifteen inches in diameter and is an oak tree. Other trees less than eight inches in diameter will be removed if they are located within the house or driveway footprint locations.

Commission Review

The commission must consider the following pages in the Design Guidelines when rendering their decision.

Chapter 4 New Construction & Additions, Pages 49-51: C. New Construction
Appendix: G. New Construction Materials Guide

Also consider:

- Chapter 3 Changes to Building Exteriors, Pages 32-33: F. Roof

- Chapter 3 Changes to Building Exteriors, Pages 39-40: I. Porches, Entrances, & Balconies
- Chapter 3 Changes to Building Exteriors, Pages 36-38: H. Windows & Doors
- Chapter 3 Changes to Building Exteriors, Pages 28-29: C. Masonry & Stone: Foundations & Chimneys
- Chapter 2 District Settings & Site Features, Pages 13-14: D. Driveways, Walkways, & Parking Areas
- Chapter 2 District Settings & Site Features, Pages 11-12: C. Trees, Landscaping & Site Features

Chair Mozingo-Gorman opened the public hearing.

Chair Mozingo-Gorman noted the property is double frontage (Mulberry Street and Bell Street) and stated that the Bell Street elevation must be treated with the same design consideration as the primary facade. The Commission confirmed the maximum height is 35 feet and that the current submittal is a different design than a prior proposal.

Ashley Jimenez stated an updated drawing was available reflecting that a window was removed from the north elevation. Discussion and questions addressed porch column materials and finishes, bracket locations and sizing, siding reveal, corner board dimensions, soffit/fascia treatment, siding finish, door materials and design, and the proposed composite porch flooring material sample.

The Commission discussed front porch floor material, including guideline consistency and practical/visual considerations. The Commission also discussed ventilation considerations that may arise with tongue-and-groove porch flooring and brick skirt requirements, and reviewed building layout impacts on potential vent placement.

Chair Mozingo-Gorman stated the Commission is not permitted to consider precedent and reviews each case on a case-by-case basis.

Chair Mozingo-Gorman closed the public hearing.

Findings of Fact

Chairperson Mozingo-Gorman stated that the Commission must either answer all five Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration. The Findings of Fact results are as follows for each item:

1. The historic character of the property will be retained and preserved.
N/A – Unanimous

2. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.
N/A – Unanimous

3. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.
N/A – Unanimous

4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.

N/A – Unanimous

5. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.

Yes – Unanimous

Edwards made a motion to approve Certificate of Appropriateness COA 25-25 as submitted, with the following acknowledged changes and conditions: the siding reveal revised to six (6) inches; exterior outside corner boards revised to four (4) inches; interior corner boards revised to two and one-half (2½) inches; kitchen and family room bump-out corners revised to two and one-half (2½) inches; and approval of Azek (TimberTech) composite tongue-and-groove flooring for the rear screened porch. Edwards cited Design Guidelines, Chapter 4: New Construction (C) including Placement (1–2), Building Height and Scale (1–3), Materials (1–3), Details (1–2), Texture and Color (1), and Form and Rhythm (1–3). The motion was seconded by Vice Chair Setzer and carried unanimously.

Other Business

Staff announced that the Garfield Green Street Historic District was approved by the North Carolina National Register Committee and will move forward to the National Park Service for review. The Commission confirmed the next regular meeting date as Thursday, November 20, 2025, and discussed quorum considerations due to the proximity of the Thanksgiving holiday. Brief discussion occurred regarding a proposed state historical marker and the City Council process for placement within the public right-of-way. Staff also noted that the City is reviewing compliance related to the fencing and timeline status at the Vance Hotel site.

Sigmon stated the next meeting is November 20, 2025.

Setzer made a motion to adjourn, seconded by Edwards. The motion carried unanimously.



**Historic Preservation Commission Meeting Minutes
November 20, 2025 - City Hall Council Chambers - 7:00 p.m.**

- Present:** Barry Edwards, Nathan Morgan, Glenn Setzer, Scott Stevenson, Matthew Key, Matthew Anderson
- Absent:** Erika Gottholm, Anna Campbell
- Staff:** Marci Sigmon, Jay Daniels
- Others:** Jacob Budd, David and Sally Parker

Roll Call & Swearing In

Chairperson Mozingo-Gorman called the meeting to order, called the roll, and asked the board members if any of them had held ex-parte communication regarding the case on the agenda. Hearing Nathan Morgan (COA25-27), swore in those who planned to speak.

Consider Certificate of Appropriateness (COA25-28) from Jacob and Persephanie Budd to replace the existing metal roofing materials with asphalt shingles on the structure located at 621 West Sharpe Street; Tax Map 4734-73-9593.

Marci Sigmon presented the following staff report:

The structure located at 621 West Sharpe Street, was constructed ca. 1909. The house is known as the J.F. Scroggs House. The historic survey states the structure is a particularly intact German-sided, Queen Anne cottage with classical influence. It has irregular massing with a patterned-tin shingle roof consisting of distinctive multiple gables with sizable clipped-arch vents in the gables. The structure also has a wraparound porch which includes a pedimented entry bay, slightly tapered posts on brick piers and square balusters. Sidelights frame the main entry and two-over-two windows are found in the structure. The kitchen ell extends to the rear of the house. J.F. Scroggs was employed as the Superintendent of Streets for Statesville.

Previous Certificates of Approval include during 2021 repair and completion of the rear addition by adding wood, screening and a rear door to the addition, re-enforcing the rear porch addition with brick and mortar, and painting one chimney.

The owners, Jacob and Persephanie Budd, are requesting to replace the existing metal roofing materials with asphalt shingles. The applicant has included photos of water intrusion inside the house (see attached supporting documents). The asphalt shingles will be Landmark Pro Shingles. The replacement of the roof will include stripping all existing roofing and sub-roofing, replacing any rotten wood, and placing new sub roof materials, a leak proof protection liner on the flat portion of the roof, and the new asphalt shingles on the roof. The asphalt shingles will be black in color.

Commission Review

The commission must consider the following pages in the Design Guidelines when rendering their decision.

Chapter 3 Changes to Building Exteriors, Pages 32-33: F. Roof

Chairperson Mozingo-Gorman opened the public hearing portion.

The Commission discussed the proposal as a stabilization of the building envelope and confirmed that the roofline, pitch, and overall form would remain unchanged. Commissioners confirmed with the applicant that all chimneys would remain intact and emphasized that chimneys and decorative trim are character-defining features that must not be removed.

Members discussed the existing hidden gutter system and advised the applicant to inspect and address any deterioration prior to reroofing to prevent ongoing water damage. The Commission clarified that any future proposal to modify or replace hidden gutters with exposed modern gutters would require separate review and approval. The Commission found the proposed shingle material and color compatible with the structure and determined the work would not adversely affect the historic character.

Chairperson Mozingo-Gorman closed the public hearing portion.

Findings of Fact – Roofing

Chairperson Mozingo-Gorman stated that the Commission must either answer all five Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration. The Findings of Fact results are as follows for each item:

1. The historic character of the property will be retained and preserved.
Yes – Unanimous
2. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.
N/A – Unanimous
3. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.
N/A – Unanimous
4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.
N/A – Unanimous
5. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.
Yes – Unanimous

Setzer made a motion to approve Certificate of Appropriateness (COA25-28) from Jacob and Persephanie Budd to replace the existing metal roofing materials with asphalt shingles on the structure located at 621 West Sharpe Street; Tax Map 4734-73-9593. As submitted, citing F. Roofs, guidelines 1, 3, 5 & 4 Leave molding and Chimneys as they are. Seconded by Anderson. The motion carried unanimously.

Consider Certificate of Appropriateness (COA25-27) from David and Sally Parker to retain the retaining wall located in the north front yard on the property located at 219 North Mulberry Street; Tax Map 4734-86-3139. Chairperson Mozingo-Gorman swore in David Parker. Commissioner Glenn Setzer moved to recuse Commissioner Nathan Morgan. Second, Stevenson Vote unanimously passed and Morgan was recused.

Marci Sigmon presented the following staff report:

The structure located at 219 N Mulberry Street was built ca. 1910. The house is a two-story frame house with Colonial Revival and Classical styling. The house has a hipped roof with an intersecting gable, hipped dormer, and a classical porch with Tuscan columns and plain balustrade. A one-and-a-half gambrel-roofed wing is located on the rear elevation. The 1999 historic survey documents a period playhouse in the rear yard and states the house shutters and brick wall in the rear yard were added features after 1980. The survey also lists a post 1950 frame garage sits on the southwest corner of the lot.

During 2024, Certificates of Approval were granted to build an addition to the house at the rear elevation and remove the deteriorating playhouse in the side yard and rebuild it with new materials. In June 2025 a Certificate of Appropriateness was granted to replace all the window sashes in the existing house, excluding the rear addition windows approved during 2024.

The owners, David and Sally Parker, are requesting an After-the-Fact Certificate of Appropriateness to retain a retaining wall constructed in the north front yard during September 2025. The owner states the property's topography lends itself to extensive water issues which nearly destroyed the historic Playhouse on the property and also caused major damage to the main house effectively rotting the floor joists in the rear of the home. The owner also states the water flowing from east to west from North Mulberry Street and south to north in the rear yard area caused widespread damage to existing buildings and was identified as requiring remediation.

The owners stated due to the owners building a rear addition and replacing much of the privacy wall, the rear yard had to be raised in elevation to: 1) accommodate the storm water removal from the south side of the property to the north side street drains, 2) provide for a new French drain system to protect the existing brick wall, and 3) to carry as much water away from the Playhouse area and on the south side of the brick wall as possible to avoid erosion under the brick wall and Playhouse. The owner states in order to protect the Playhouse from water erosion from the east a retaining wall was built several feet east of the Playhouse. This retaining wall will assist the water flowing from east to west in the north front yard to flow into the street storm drains along North Mulberry Street. The retaining wall is built of brick which matches the privacy wall standing in rear yard before the current owners purchased the property. Per the existing condition photos, approximately seven steps were constructed between the retaining wall, privacy brick wall, and Playhouse. The steps are constructed of rock.

Commission Review

The commission must consider the following pages in the Design Guidelines when rendering their decision.

Chapter 3 District Settings & Site Features, Pages 20-21: I. Fences and Walls

Chairperson Mozingo-Gorman opened the public hearing portion.

The Commission discussed the after-the-fact construction of a brick retaining wall, associated grading, and installation of steps within the front yard area of this corner lot property. Staff clarified that due to dual street frontage, the location qualifies as a front yard and requires Commission review.

The applicant explained that the improvements were undertaken to address significant water intrusion that had caused deterioration to both the primary residence and a contributing historic playhouse. Commissioners acknowledged testimony that drainage issues had resulted in structural concerns and that the grading modifications and French drain system were installed to redirect stormwater and prevent further damage.

The Commission reviewed the scale and materials of the retaining wall. The applicant confirmed the maximum height is 48 inches, tapering toward the street. Members noted that the brick matches the existing privacy wall and found the wall consistent in material, scale, and proportional relationship to the house. The Commission determined that the wall does not alter the character of the streetscape or obscure character-defining features.

Commissioners also discussed the grading modifications and concluded they were undertaken for stabilization and preservation purposes rather than aesthetic alteration. The use of railroad ties behind the wall was reviewed, and members determined they are structural in nature and not visually intrusive from the public right-of-way.

While noting concern about the after-the-fact nature of the work, the Commission concluded that the retaining wall, grading, and steps are compatible with the historic character of the property, do not destroy historic materials, and serve to protect contributing resources within the district.

Chairperson Mozingo-Gorman closed the public hearing portion.

Findings of Fact – Fences and Walls

Vice Chairperson Setzer stated that the Commission must either answer all five Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration. The Findings of Fact results are as follows for each item:

1. The historic character of the property will be retained and preserved.
Yes – Unanimous
2. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.
Yes – Unanimous
3. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.
N/A – Unanimous

4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.

N/A – Unanimous

5. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.

Yes – Unanimous

Anderson moved to approve COA 25-27 for the property located at 219 North Mulberry Street (Tax Map 4734-86-3139.000) as submitted, citing Section I. Fences and Walls, Guidelines 1–6 of the Historic Design Guidelines. The motion was seconded by Edwards and carried unanimously. The commission makes a motion to bring back Morgan motion was approved unanimously.

Consider Certificate of Appropriateness (COA25-26) from Grace Cunningham to replace the existing front porch columns with columns with a new design on the structure located at 628 West End Avenue; Tax Map 4734-75-0608.

Marci Sigmon presented the following staff report:

The structure located at 628 West End Avenue was built ca. 1935 and is referenced in the historic survey as the Hefner House. The structure is a classical revival-style two-story, brick house with a gable roof, exterior end chimneys, classical entrance with sidelights and transom, and a two-story pedimented portico. A brick gable-roof garage stands behind the house. In 1999, the garage was enlarged and converted to a residence. A chimney now occupies one gable end.

The home was constructed by Burton N. Hefner and his wife, Julia. Burton Hefner owned Hefner's Café, a popular eatery located at 119 E. Broad Street in downtown Statesville. Ina Hefner, whose relation to Burton N. Hefner is not determined, later owned the house. Ina Hefner owned Ina's Beauty Shop in Cooper Street.

In 1999, a COA was granted to enclose the garage with matching brick. During 2004, approval was given to expand the driveway and parking area. During 2019, an application was approved to replace the metal roof shingles on the house and detached garage with architectural shingles. In March 2020, the existing detached garage had a fire and destroyed the structure. The garage demolition was approved by city council on May 18, 2020. Additionally, during 2020, a COA was granted to build a new detached garage in the rear yard of the property.

The owner, Grace Cunningham, is requesting to remove the fluted wood coverings on the front porch columns and replace them with flat wood coverings. The owner states the fluted wood on the four front porch columns is deteriorating and in need of maintenance. Each column is fifteen feet tall with fluted wood on all sides of each column. The owner states each fluted wood column will be replaced with fifteen-foot-tall flat wood cut to be same size as the existing fluted wood pieces and painted white.

Commission Review

The commission must consider the following pages in the Design Guidelines when rendering their decision.

Chapter 3 Changes to Building Exteriors, Page 26: B. Wood

Chapter 3 Changes to Building Exteriors, Pages 34-35: G. Exterior Walls & Trim

Chapter 3 Changes to Building Exteriors, Pages 39-40: I. Porches, Entrances, & Balconies

Chairperson Mozingo-Gorman opened the public hearing portion.

The Commission discussed the proposal as a change of design rather than an in-kind repair. Commissioners stated the square; fluted columns are a defining feature of the house and critical to its historic character. The Commission emphasized repair should be pursued where feasible and that if replacement is required, replacement must be like-for-like and replicate the existing fluting and associated trim/cap details. Members stated that replacing the fluted appearance with smooth, flat boards would be incompatible and inconsistent with applicable porch guidelines and could risk loss of contributing status.

The Commission discussed that localized repairs (including epoxy repair and caulking at seams) may be feasible depending on the extent of deterioration, and that moisture exposure at column bases contributes to damage. The Commission advised the applicant that replacement is permissible only if the finished result matches the existing design and detailing.

The Commission elected to take formal action rather than treat the matter as a withdrawal, citing the importance of maintaining a clear record of the Commission's determination.

Chairperson Mozingo-Gorman Closed the public hearing portion.

Findings of Fact – Porches, Entrances, & Balconies

Chairperson Mozingo-Gorman stated that the Commission must either answer all five Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration. The Findings of Fact results are as follows for each item:

1. The historic character of the property will be retained and preserved.

No – Unanimous

2. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.

No – Unanimous

3. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.

N/A – Unanimous

4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.

N/A – Unanimous

5. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will

be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.

No – Unanimous

Edwards moved to deny COA 25-26 for the property located at 628 West End Avenue, citing Porches and Entrances Guidelines 1, 2, and 6 of the Historic Design Guidelines. The motion was seconded by Anderson and carried unanimously.

Consider Certificate of Appropriateness (COA25-29) from Greg Lewis to place railings on the front porch of the structure located at 327 South Oak Street; Tax Map 4734-73-4794.

Marci Sigmon presented the following staff report:

The structure located at 327 South Oak Street is a three bay I-House with a side-gable roof with cornice returns and one- and two-story gable-roofed rear ells. The historic file states the windows were six-over-six throughout the home. Transom and sidelights surround the main entry doorway, and the hip-roofed front porch has replacement square posts.

Certificate of Appropriateness approvals include, during 2001, replacing the front sidewalk and adding a new sidewalk on the south side of the home, installing a wood picket fence in rear yard, installing a wood front porch rail system and replacing the front porch decking with new tongue and groove wood decking. During 2017, a request to retain after-the-fact vinyl windows installed throughout the house was denied. In August 2021, approval was given to install a storage building in rear yard.

In 2020, the City of Statesville instituted litigation against the property owner, Greg Lewis, due to the Historic Preservation Commission denying the owner's request for a Certificate of Appropriateness (COA) during 2017 to retain the vinyl windows in the structure and Mr. Lewis not removing the vinyl windows to come into compliance with the HPC's decision. The court ordered Mr. Lewis to place the wood windows he removed from the home back into the structure.

During September 2021, the owner, Greg Lewis, submitted a request once again to retain the vinyl windows installed in the structure to the Historic Preservation Commission. The Historic Preservation Commission followed their Rules of Procedure and voted the COA application did not meet the criteria of Rules of Procedure Section 8.0 titled "Reconsideration of Applications Which Have Been Denied" to rehear the case. The commission stated the project proposal had not been substantially redesigned nor had there been a substantial change of circumstances affecting the property. Then during July 2025, the owner was granted approval to install thirteen wood sash packs to replace the vinyl windows installed during 2017 on the front elevation, south elevation and north elevation.

The owner, Greg Lewis, is requesting an After-the-Fact Certificate of Appropriateness to retain new railings installed on the front porch of the house. The railings are constructed of wood.

The commission must consider the following pages in the Design Guidelines when rendering their decision.

Chapter 3 Changes to Building Exteriors, Pages 39-40: I. Porches, Entrances & Balconies

Chairperson Mzingo-Gorman opened the public hearing portion.

The Commission discussed the after-the-fact installation and noted the applicant was not present.

Commissioners reviewed the photographs and discussed whether the railing design was compatible with the structure and historic district. Members generally found the railing height and spacing consistent with what would typically be appropriate for a historic porch railing.

The Commission discussed observed concerns regarding maintenance/finish issues and the use of OSB in areas near column bases; however, members noted construction quality and certain maintenance items are not typically within Commission authority unless they result in an incompatible design change. The Commission emphasized maintaining focus on the most significant preservation issue for the property—window compliance—and expressed a desire to avoid further escalation into extended enforcement or litigation over a comparatively minor feature where compatibility was generally met.

The Commission reached consensus to approve the railings as installed and direct staff to communicate additional requested repairs informally as a non-COA follow-up.

Chairperson Mozingo-Gorman closed the public hearing portion.

Findings of Fact – Porches, Entrances & Balconies

Chairperson Mozingo-Gorman stated that the Commission must either answer all five Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration. The Findings of Fact results are as follows for each item:

1. The historic character of the property will be retained and preserved.
Yes – Unanimous
2. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.
N/A – Unanimous
3. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.
N/A – Unanimous
4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.
N/A – Unanimous
5. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.
Yes – Unanimous

Key moved to approve COA 25-29 for the property located at 327 South Oak Street as submitted, citing Chapter 3B (Wood), Guideline 6 and applicable porch railing compatibility standards of the Historic Design Guidelines. The motion was seconded by Anderson and carried unanimously.

Other Business

The Commission discussed scheduling for the December meeting and upcoming membership expirations and vacancies. The Commission also discussed updates related to a proposed historic marker and other preservation items.

The Commission reached consensus to tentatively schedule the December meeting for Wednesday, December 17, pending final confirmation by staff.

Edwards moved to adjourn, seconded by Anderson. The motion carried unanimously.

Staff Report

To: Historic Preservation Commission Members
From: Marci Sigmon, Planner II
Cc: Erika Martin, Planning Director; Herman Caulder, Assistant Planning Director
Date: February 19, 2026
Re: COA26-04, South Race Street; Tax Map 4734-83-3672

Background

The house located at 415 South Race Street was built circa 1900. The structure is known as the H.G. Hallyburton House in the 1995 Historic Survey. The house is a substantial frame Queen Anne dwelling with an asymmetrical massing and a gable-on-hip roof and projecting cut-away bays on the front and south elevations. The wing on the south side is capped by an engaged conical roof, while the front facing projection has a pedimented gable with patterned wood shingles and a square ventilator. The wraparound porch features turned posts, balustrade, and delicate swan work brackets. The fenestration varies in shape, including single, double, tripartite, and circular windows. Many two-over-two windows remain but most of the double hung windows have one-over-one sash. The rear elevation has been weatherboarded, and the gable-roofed kitchen is attached to the main block by an enclosed breezeway. The historic survey states Hallyburton is listed in the 1916-1917 city directory as a plasterer.

Request

The owner Savon Pen LLC, represented by Manh Tang, is requesting to construct a custom-built accessory structure in the rear yard. The accessory structure will be fourteen feet wide, twelve feet long, and twelve feet tall at the peak of the roof. The building will be constructed of wood siding and have a shingled roof. The interior area for storage will be eight feet tall, and the roof section of the building will be four feet tall. One wood door and one wood window will be installed in the structure. The requested accessory structure will be located twenty-four feet from the rear of the primary structure and sit approximately thirty-nine feet from the north property line and approximately thirty-nine feet from the south property line.

Any accessory structure in a local historic district measuring more than one hundred forty-four feet must be approved by the Historic Preservation Commission. The owner states the parcel width is ninety-two feet.

Related Findings of Fact

The commission must consider the following pages in the Design Guidelines when rendering their decision.

Chapter 2 District Settings & Site Features, Pages 16-17: F. Garages & Accessory Buildings & Structures

Findings of Fact

The Commission must either answer all five (5) Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration:

- 1.** The historic character of the property will be retained and preserved.
- 2.** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.
- 3.** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.
- 4.** Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.
- 5.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.



City of Statesville
Planning Department
Physical: 227 S Center Street
Mailing: PO Box 1111
Statesville, NC 28687

Staff Contact:
704-878-3578

File #	COA 26-04
Rec'd date:	
Rec'd by:	<i>MB</i>
PIN	4734-83-3672
Minor Work	<input checked="" type="radio"/> Major Work
Zoning Clearance	Building permits
Staff Use Only	

Please use **BLACK or BLUE INK**. Do not use other colors, or pencil. They do not photocopy.

Street Address of Property: 415 S Race St. Statesville NC 28677

Historic District: _____

Historic Property/Landmark name (if applicable): _____

Applicant's Contact Information:

Applicant's Name: Manh Tang

Applicant's Address: 1314 Ashley meadow DR Charlotte NC 28213

Phone: (H) _____ (W) _____ (C) 704 488 4822

E-mail: manhtang18@gmail.com

Applicant's Signature: *Manh Tang*

Owner's Contact Information:

Owner's Name: Manh Tang

Owner's Address: 415 S Race St. Statesville NC 28677

Phone: (H) _____ (W) _____ (C) 704 488 4822

E-mail: _____

Owner's Signature: *Manh Tang*

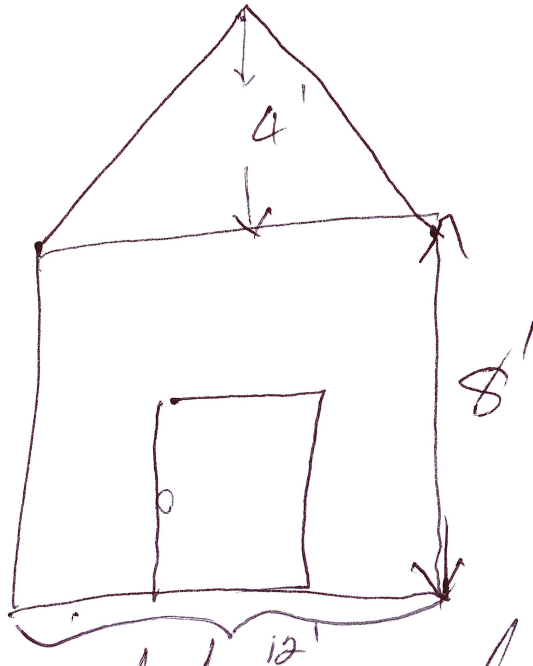
Lot size: 89' feet by 200' feet
(Width) (Depth)

Zoning: R-8 HD Setbacks: Front + Rear = 25 feet
Side = 8 feet

Please Note: By signing this application as the applicant, owner or both you are granting permission to staff to visit the subject property to understand site conditions.

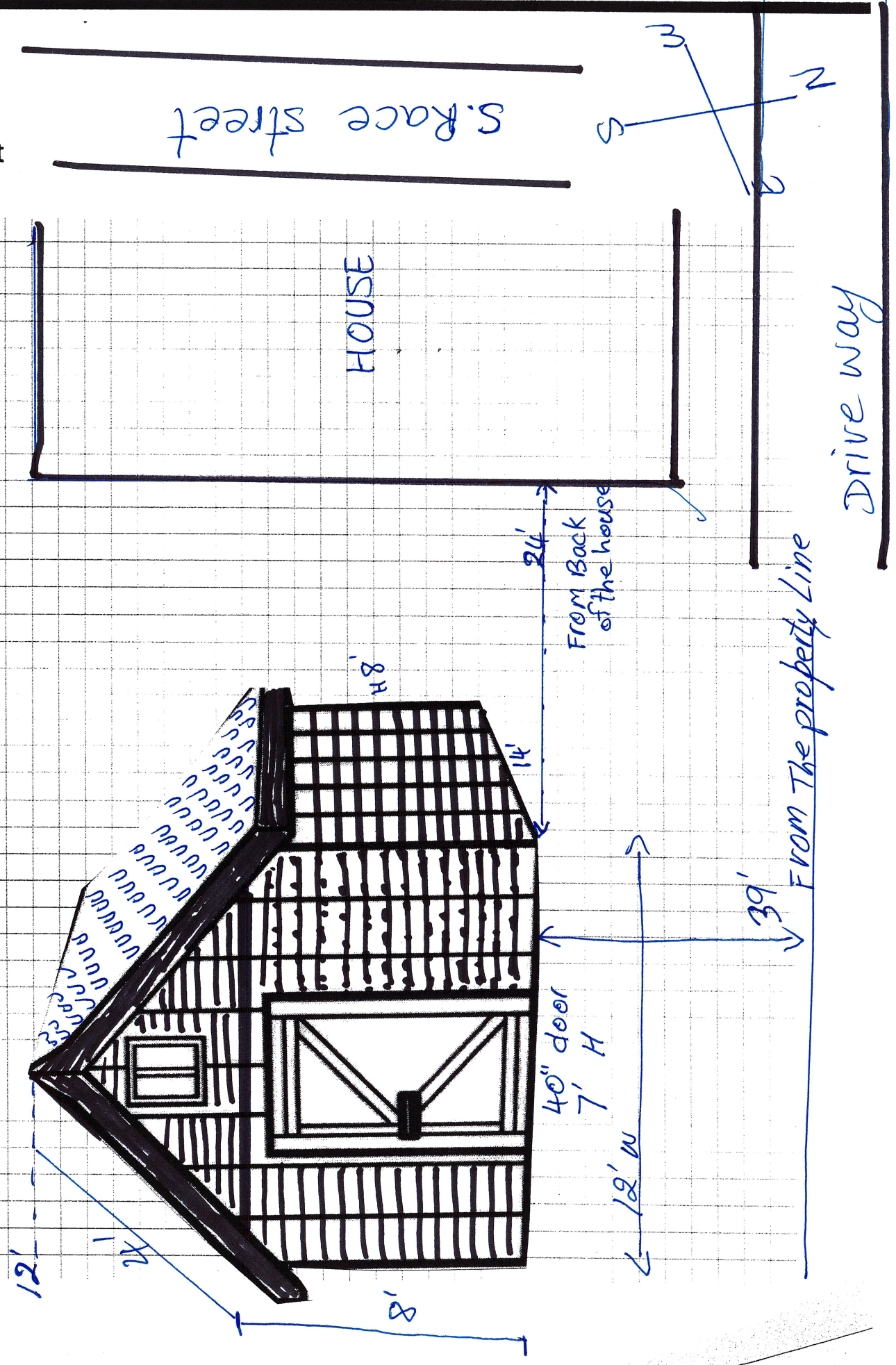
Please describe all work that is being requested, including all dimensions, height, materials, colors, and any other pertinent information (please attach any photos, drawings or brochures that will help explain your request):

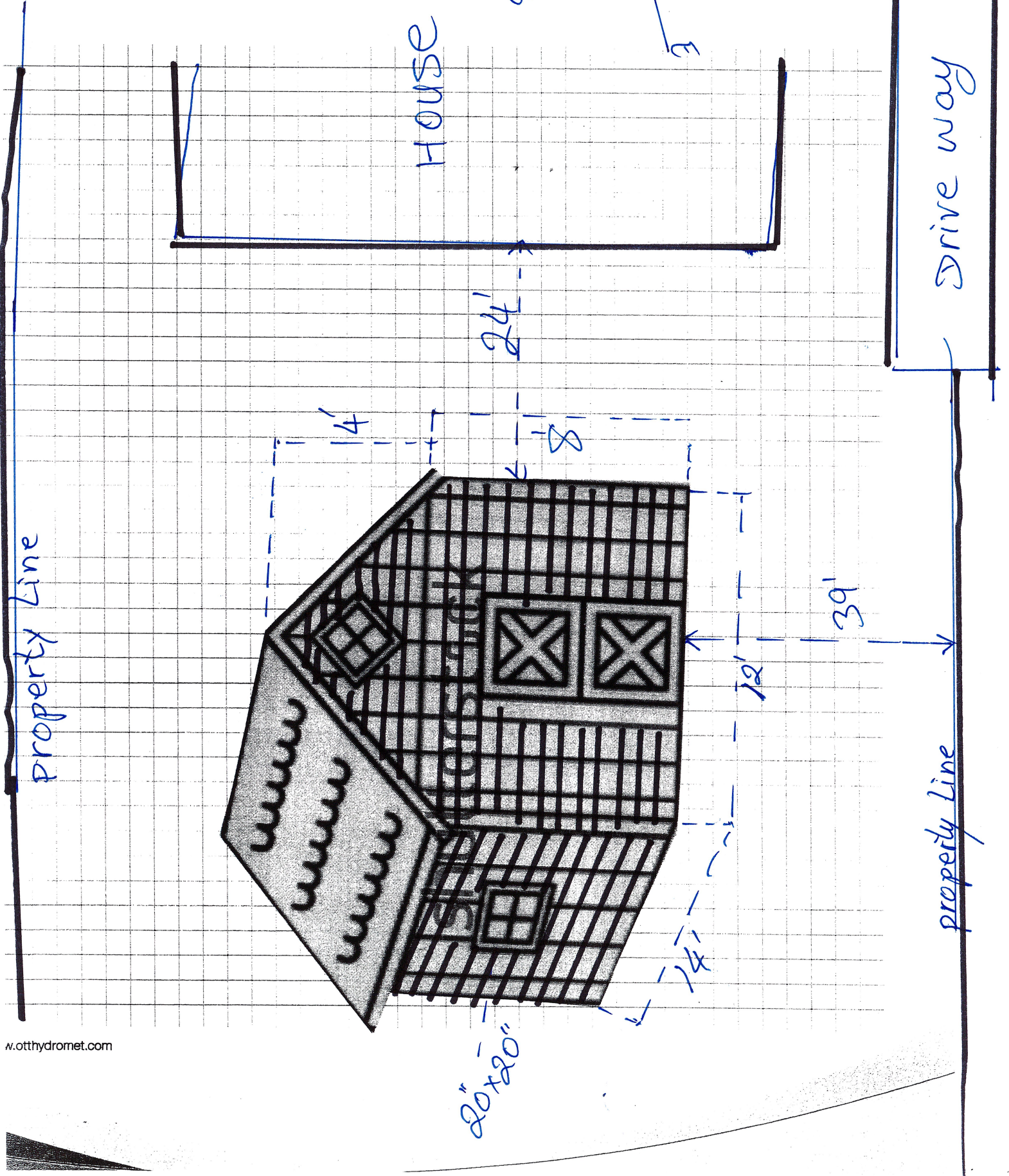
415 S. Race St. Statesville NC 28677
Request to build a shed custom build
12' x 14' and 12' tall at the peak of the
Roof. A single Roof 5" wood siding
shed will begin at back of house 24'.

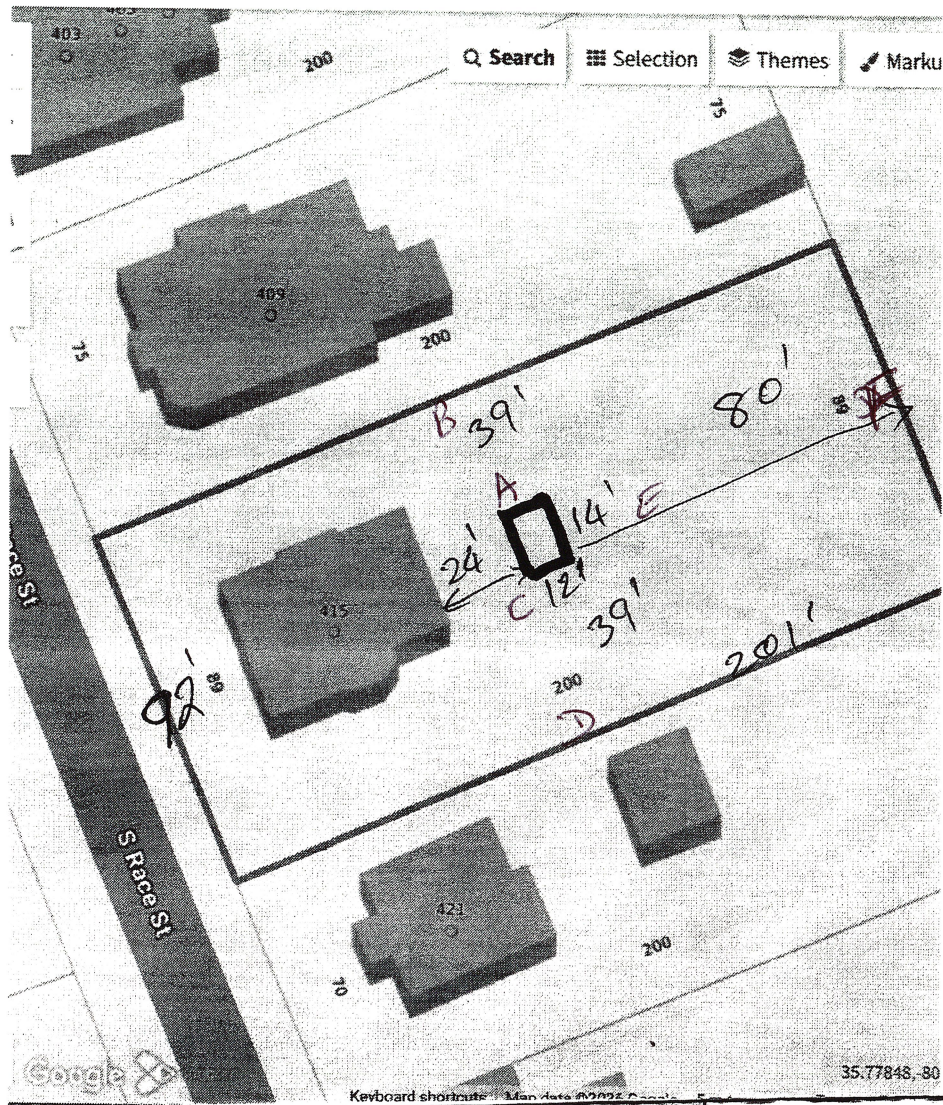


solid wood door and solid wood
window will be installed and
inside the building.

Mark Hall
2/2/26







Keyboard shortcuts: Map data ©2025 Google

35.77848,-80

Tax Map Information

- PIN 4744174027.000
- Address 328 DAVIE AV
- Account # Acct 80114818
- Tax Owner MST ENTERPRISE LLC
- Mailing Address 13141 ASHLEY MEADOW DR
CHARLOTTE, NC 28213
- GIS Owner MST ENTERPRISE LLC
- Deed Info 3084 / 1697 - WD - 20240909
- Tax Acres 0.4008 AC
- Lot #
- Description 328 DAVIE AV
- Zoning B-1 H-D
- Old Parcel # 0106J13000A020
- Bldg Value \$135,980
- OBXF Value \$0
- Land Value \$82,000
- Total Value \$217,980
- Defer Value \$0
- Tax Districts STATESVILLE--



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Iredell County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/31/2025
Data updated 10/23/2025

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

Point A to B: ~ 39'

E to F: ~ 80'

C to D: ~ 39'

415 S Race Street



Front Façade from S Race Street

415 S Race Street



North Elevation

415 S Race Street



South Elevation

415 S Race Street



North Elevation Looking Toward Rear Yard from Sidewalk (Looking Southeast)



South Elevation Looking Toward Rear Yard from Sidewalk (Looking Northeast)



Zoom In – Rear Yard Area Looking Southeast Where Storage Building will be Placed



Zoom In – Rear Yard Area Looking Southeast Where Storage Building will be Placed

F. Garages and Accessory Buildings and Structures

A number of early garages, outbuildings, and storage sheds can still be found within Statesville's historic districts. The garages are typically one bay wide, located in the back yard, and are oriented with the large doors opening towards the street. Most are frame structures although a few brick houses have matching brick garages. Traditionally, smaller storage sheds and accessory buildings were also located in the rear yards, and were painted to match the primary structure.

It is most common in the historic districts to find accessory structures such as but not limited to satellites, antennas, mechanical equipment, dumpsters, etc. It is important to understand that even though the historic districts are constructed with older homes and accessory buildings many of the accessory structures may not be original. Many of today's accessory structures are made of contemporary materials. In historic districts, the introduction of large contemporary manmade accessory structures such as large playground equipment, pools and outdoor kitchen facilities are often a challenge. Such features require identifying an unobtrusive location that minimizes their impact on the historic district and successfully screens their visibility from the street. Smaller features, such as mechanical equipment units and garbage cans can usually be located in side or rear yards and screened from view through plantings or fencing.

Historic homes are continually being repaired, preserved and maintained, it is not uncommon to have property owners request the use of a temporary dumpster (usually about 1 to 3 weeks) to complete cleaning before or after a large renovation project. Due to the dumpster being temporary in nature placement in the front yard is acceptable.



Guidelines

1. New Accessory Buildings must be constructed using materials and finishes that are in keeping with the main building they serve. Appendix G: New Construction Materials Guide should be utilized.
2. Garage doors that are sustainably visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate.
3. It is not appropriate to add features or details in an attempt to create a false historical appearance.
4. Aluminum or vinyl clad storage units are not appropriate; however prefabricated, wood-sided utilitarian storage sheds may be considered for rear yard locations that are not visible from the street
5. Introduce contemporary accessory structures such as swimming pools, mechanical units, back-flow preventers, playground equipment, concrete pads, storage buildings, basketball goals, tree houses, solar panels, trash receptacles and telecommunication equipment, only in locations that are not visible from the street and do not compromise the historic character of the site or district.
6. Satellite dishes shall not be visible from the street. They shall be concealed with flat material or placed in the side or rear yard.

7. The members of the Statesville Historic Preservation Commission and its staff will work with property owners seeking antenna installation approval to determine an installation location that meets the technological needs of the owner while having the least impact on the district. Both parties will be responsible for working in good faith to find a balance between the needs of the applicant and the legal mandate of the Commission. The SHPC cannot prohibit the installation of such antennae, but at the same time it is under no obligation to approve any antenna configuration or location brought before it that fails to meet the Secretary of Interior Standards.
8. Temporary Dumpster/Temporary storage unit can be utilized in the front yard, not to exceed a period of four weeks. A COA can be renewed. However it will not to exceed a total of three months from the original date of issuance.

Major:

New building or an addition to a building (including carports) larger than 144 sq. ft.
Removal of Accessory building (including carports) which is architecturally significant. Any accessory structure that is visible from the street

Minor:

New building or an addition to a building (including carports) that is 144 sq. ft or smaller.
Temporary dumpsters/temporary storage unit
Accessory structure not visible from the street

Routine Maintenance:

Repair and preserve existing building, site feature or garage.

Application Requirements:

Site Plan
Brochure or dimensional information
Photos
Dimensions

Appropriate materials:

Reference Appendix G: New Construction Materials Guide