

City of Goldsboro
Historic District
Commission
May 05, 2026

The Commission

Fritz Knack - Chairperson

John Peacock – Vice Chairperson

David Archibald

Nancy Delia

Rebekah Dunn - Alternate

Judith McMillen

Manning Musgrave

Derek Roche - Alternate

The Staff

Mark E. Helmer, AICP, CFM, Planning Services Manager

Kenny Talton, Assistant Planning Services Manager

Roy Publico, Senior Planner

Paul D. Saylor, CZO, Planner I

Holly Jones, Planning Executive Assistant

AGENDA | Tuesday, May 05, 2026

- I. Call to Order/Roll Call
- II. Action on Minutes – April 07, 2026
- III. Old Business
 1. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.
- IV. New Business
- V. **CA-12-26 – 200 E. Spruce Street**: The applicant is requesting a Certificate of Appropriateness to approve the installation of a six (6) foot privacy fence that would enclose the rear yard of the property along the southern property line.
- VI. Reports/Discussion
 1. Recommend Commissioner for Council to approve.
- VII. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
APRIL 7, 2026**

The Goldsboro Historic District Commission of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:30 p.m. on April 7, 2026.

Present: Mr. Fritz Knack, Chair, Presiding
Mr. John Peacock, Vice Chair
Ms. Nancy Delia
Mr. David Archibald
Ms. Manning Musgrave

Ms. Rebekah Dunn (ALT)
Mr. Derek Roche (ALT)

Also Present: Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant

Absent: Ms. Judith McMillen

Mr. Knack began the meeting at 5:30 p.m.

Approval of Minutes

Mr. Peacock made a motion to approve the minutes of the Regular Meeting of March 10, 2026. The motion was seconded by Mr. Archibald and unanimously carried.

New Business

CA-10-26 – 801 Park Avenue: The applicant is requesting an after-the-fact Certificate of Appropriateness to approve the installation of the six (6) foot privacy fence of wood slats installed in the gaps around the property. The item was presented by Paul Saylor, Planner I/Preservation Planner after being properly sworn in.

The property had some gaps between masonry walls that needed to be filled to prevent people from trespassing across the yard risking injury to their property.

The gaps in total were approximately 100 feet of fencing in three separate portions of the property: the northern lot line (\pm 20ft.), a gate at the southwest rear corner of the house (\pm 20ft.), and the southeast corner of the house to the east property line (\pm 45ft., \pm 15ft.) The applicant plans to stain the fence to match existing trim work on the house.

Staff recognize the fact that the applicant needed to close off the openings in their backyard due to multiple people trespassing onto their property risking injury. The applicant informed City Staff that adolescents have kicked in their back door and entered their home.

Commission Staff recommends that the after-the-fact application should be issued a Certificate of Appropriateness and is not incongruous with the character of the district and is supported by the current “Design Guidelines for Downtown Goldsboro” however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

Mr. Knack opened the public hearing. No one spoke and the public hearing was closed.

Mr. Peacock thanked the applicant for investing in Goldsboro, in the neighborhood, and in the home.

Ms. Musgrave made a motion to approve the request and issue the Certificate of Appropriateness. The motion was seconded by Ms. Delia and unanimously carried.

Other Business

Mr. Peacock asked that a mailer be sent out to all the property owners in the Historic District, to make them aware of the requirements and regulations to do any work on their homes or properties. Mr. Saylor stated that the funds were not available in this year's budget, but it would be budgeted for next fiscal year so that something could be sent out; something should be able to be sent out in July or August. Ms. Musgrave and Mr. Peacock agreed and requested that something should at least be sent to the Board of Realtors, so they can disseminate the information to all their realtors, and the restrictions of the district could be disclosed to buyers. Mr. Saylor stated that the City will do the best they can to inform residents. Mr. Peacock also mentioned sending something to the Wayne County Bar Association.

Mr. Peacock made a motion to request that staff inform the Wayne County Board of Realtors and the Wayne County Bar Association, either by mail or email, of the importance of informing buyers that their home is in the historic district, and the regulations that it entails. The motion was seconded by Mr. Archibald and unanimously carried.

Mr. Saylor asked members to get the word out and ask for applications to fill the vacancy left by Rick Best. He also reminded everyone to RSVP for the upcoming Boards and Commission Luncheon.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Ms. Delia made the motion, and it was seconded by Ms. Musgrave. The motion was unanimously carried, and the meeting was adjourned at 5:54 p.m.

Fritz Knack
Chair

Holly Jones
Planning Executive Assistant

**CITY OF GOLDSBORO
AGENDAMEMORADUM
MAY 05, 2026, HISTORIC DISTRICT COMMISSION MEETING**

TITLE: CA-12-26 200 E. Spruce St. (Zoned Central Business District) located within the City of Goldsboro’s Historic Preservation Overlay District. The property is located on the southeast corner of Spruce St. and John St.

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: 200 E. Spruce St.

PARCEL: 2599-94-1681

OWNER: John Dortch Lewis, Jr.

APPLICANT: John Dortch Lewis, III



The applicant requests approval of a Certificate of Appropriateness (COA) to install a six (6) foot privacy fence of wood to enclose the rear yard of the property along the southern property line.

There was an existing fence that was dilapidated and has since been removed and the vegetation cleared.

Area: .51 acres Frontage: 201.5 ft. Depth: 109 ft.

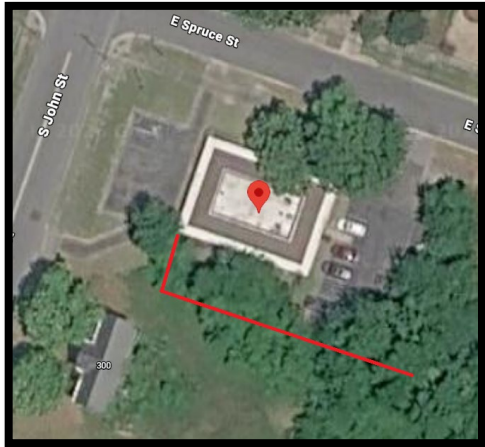
SURROUNDING ZONING

Adjacent Zoning and Land Uses are Central Business District. The property abutting to the east of the applicant is owned by the County.

The property abutting to the south (302 S. John) is the Best-Mangum House which received a COA in March 2026.



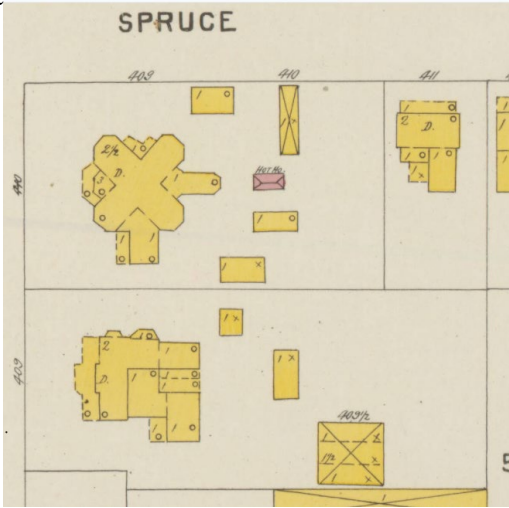
DISCUSSION: The applicant is requesting the COA for the subject property to install a 6 (six) foot privacy fence on along the south property line. The application was submitted on March 27, 2026.



BRIEF HISTORY

Properties have changed their numerical addresses over time, especially corner lots. As Goldsboro grew, it developed the Ward System, dividing the city into smaller geographical districts for administrative and electoral purposes. The 1881 Ward Map indicates the property being in Ward 4 and lists W.H. Green as the owner. The 1896 Ward Map lists the last name Yelverton and a cruciform building appears on the site.

The 1896 Sanborn Map indicates a large two- and one-half-story cross-shaped house at the southeast corner of E. Spruce and S. John with a stable block, a brick greenhouse, and three accessory structures.



Deeds indicate that William Thomas Yelverton, a Clerk of the Superior and Inferior courts, built the cruciform house c. 1895. The house was deeded to one of his sons, E. Harrison Yelverton (b.1890 d. 1955), a notable graduate of UNC in 1912 and a member of the Diplomatic Corp serving at the Court of St. James’s Palace from 1915-1919. After returning to Goldsboro he was twice elected to the NC General Assembly in 1925 and 1927. He was a devout member of St. Stephen’s Episcopal Church and a principal benefactor. The Victorian iron fence that encloses the churchyard came from the house that the elder Yelverton built on John Street.

The property was sold to the Goldsboro Chamber of Commerce and Merchants Association, Inc. by Sara Yelverton Evans and Robert P. Yelverton in 1968 and then to O’Berry & Lewis, Inc. in 1989. The building that stands at 200 E. Spruce Street was built c. 1970.

STAFF COMMENTS: Staff recognize a buffer is needed to screen the unsightly character to the south and the noise that will ensue when construction begins at 302 S. John Street. Views from office windows are currently unappealing and give a negative feeling while conducting business at O’Berry & Lewis, Inc.

STAFF FINDINGS: Per the City of Goldsboro’s Unified Development Ordinance (UDO) Section 5.7.6 of the Historic Preservation Overlay District states required approval for a COA to be that no exterior portion of any building or other structure shall be erected, altered, restored, moved, or demolished within such district until after a COA has been submitted. Section 5.7.8 of the same ordinance states the approval procedure for Major Works as being any activity that does not meet the definition of a Minor Work or Normal Maintenance. Section 5.7.9 of the same ordinance states that “Construction of fences (under forty-eight inches in height) for rear and side yards” are considered Minor Works. Construction of fences over forty-eight (48) inches shall be considered Major Works.



STAFF RECOMMENDATION: Commission Staff recommend that the application should be approved and a Certificate of Appropriateness be issued. The fence is not incongruous with the character of the district and is supported by the current “Design Guidelines for Downtown Goldsboro” however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

The Historic Commission shall now close the public hearing, enter into deliberation and vote.

Date: 05/05/2026
Paul D. Saylor, CZO
Planner I | Preservation Planner

CITY OF GOLDSBORO
HISTORIC DISTRICT COMMISSION
WORKSHEET

Per NCGS 160D-947, Certificates of Appropriateness are quasi-judicial and shall follow the quasi-judicial procedures of NCGS 160D-406. When voting to approve or deny for a Certificate of Appropriateness, the Commission must vote to determine if the proposal would be incongruous with the special character of the landmark or district. The *Design Guidelines for Downtown Goldsboro* serve as the guiding document for the Commission when making these decisions. The NCGS provides for the Commission to impose reasonable conditions, when necessary, upon approvals in order to achieve congruity with the district.

APPROVAL STATEMENT: The Historic District Commission finds the proposal to be not incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

Yes _____ No _____

DENIAL STATEMENT: The Historic District Commission finds the proposal to be incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

Yes _____ No _____

CA-¹²X-26

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: <u>CBD</u>	Parcel Identification Number: <u>2599941681</u>
Type of Certificate of Appropriateness: <input checked="" type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> After-the-Fact	
Property Address: <u>200 E Spruce St. Goldsboro, NC 27530</u>	
Applicant Name*: <u>O'Berry & Lewis, Inc</u>	
Email: 	Phone: 
Total Acreage: <u>.51</u>	Frontage: <u>201.5</u> Depth: <u>109</u>

***If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission. Be sure to submit an Owner's Authorization Form.**

DEVELOPER INFORMATION

Company Name: <u>Same as above</u>	Contact Name
Address	
Phone	Email

CONSULTANTING/ENGINEERING FIRM

Company Name	Contact Name
Address	
Phone	Email

WRITTEN DESCRIPTION

Describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Use additional pages, if necessary. Refer as specifically and completely as possible to the City's Design Guidelines.

Privacy fence on property line 6'
36' West side
150' along South Property line

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing of notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees **must** be paid at the time the application is submitted.

APPLICANT ACKNOWLEDGEMENT

By submitting this application, you agree to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

SIGNATURE REQUIRED

John Dortch Lewis III
Applicant - Printed

John Dortch Lewis III
Applicant Signature

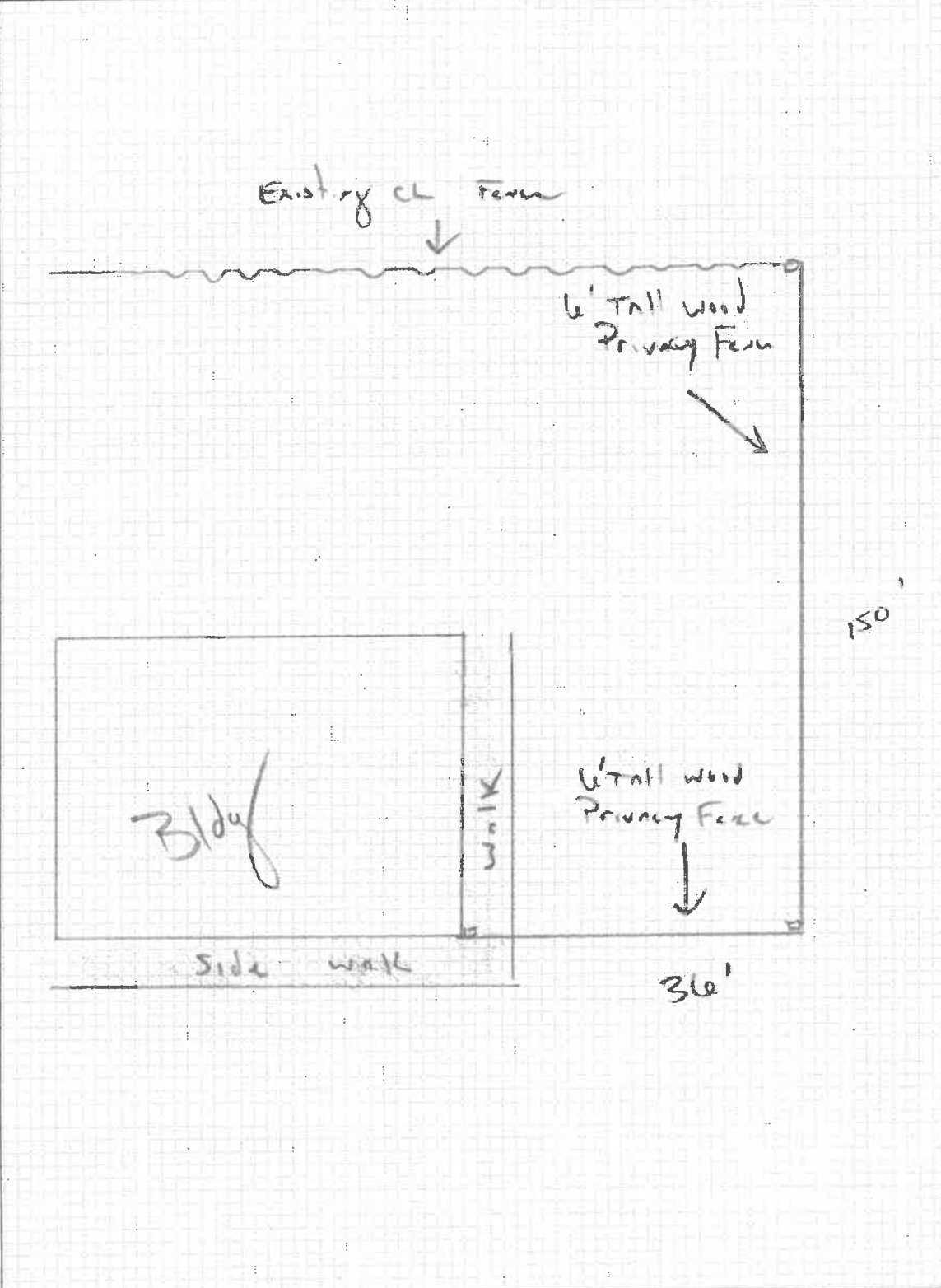
3/27/2026
Date

Application Fees (Includes advertisement fee): Minor = \$ 50
Major = \$ 150
ATF = \$ 250

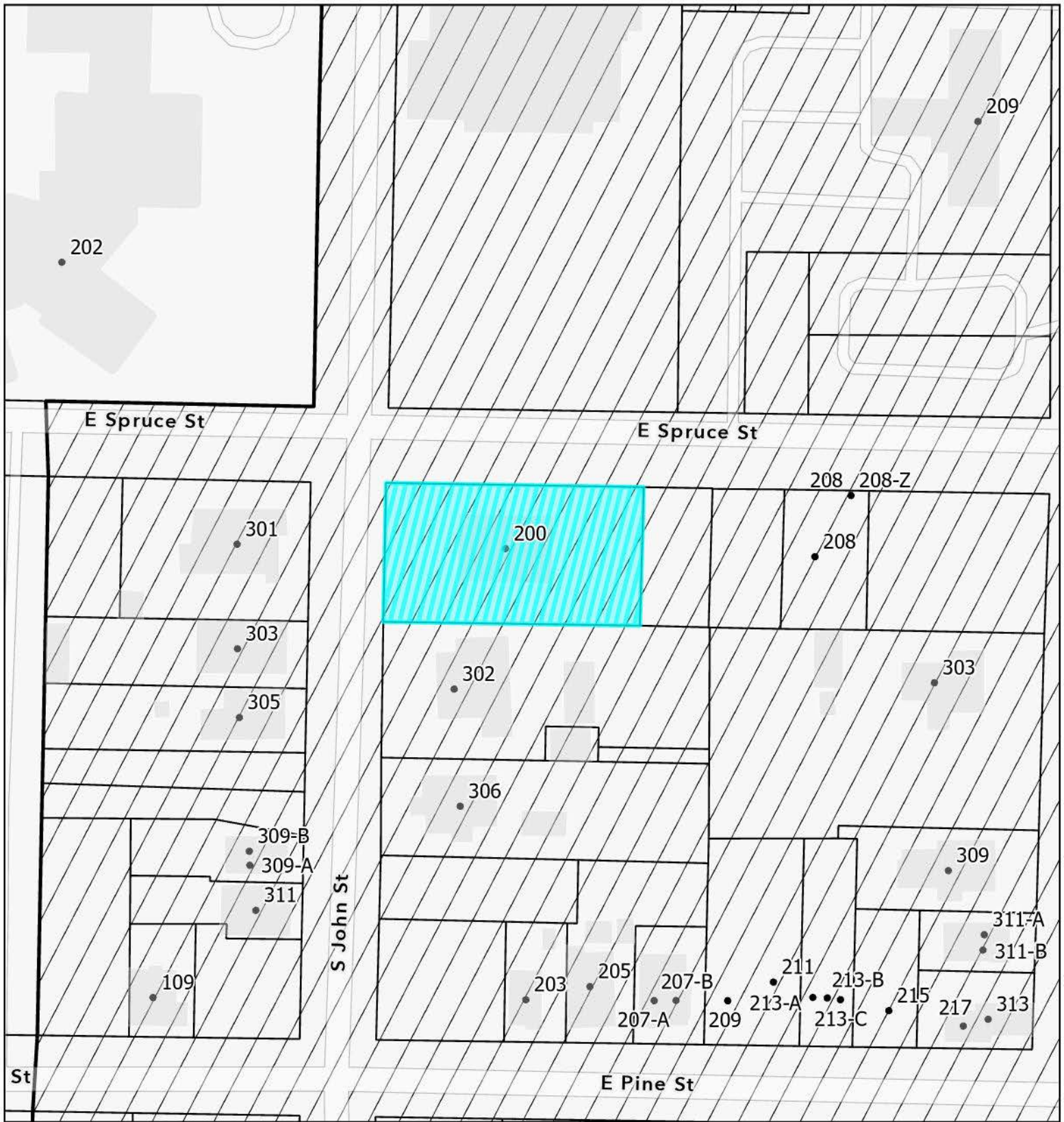
Fee Type: Cash Check # 6273 Credit Card

Job #	WAWA19206	Customer	Oberry & Lewis	Appt. Date	
Estimator	JPRICE	Reportable	Job/Location	Wood Pnvcy / 200 E. Spruce Street, Goldsboro, NC	Time
Contact	John Lewis - 919-920-2073				

- CONCERNS**
- Escalation
 - Covenants
 - Permits
 - Set Backs
 - Utility Issues
 - Public
 - Private
 - Foundations
 - French Drains
 - Offset Posts
 - Spoils Disposal
 - Roots/Vines
 - Clearing
 - Demo
 - Dump Fee
 - Raked Gates
 - Post Inspection checklist details
 - Take pictures
- ORN ALUM/STEEL**
- Brochures
 - Arched Gates
 - Color
 - Style
- WOOD**
- Brochures
 - Post Master
 - Gate Frames
 - Mfg. Labels
 - Pkt Spacing
- PVC**
- SVM Quote
 - Avail. Colors
 - VW Gate
 - Gate Insert
- GEN POOL CODE**
- 4' Min Ht.
 - 45" Rule
 - < 2" Floated
 - 4" Max Space
 - Wall Mounts!
 - Gate Open Out
 - Latch > 54"
 - Local codes?
- QUICK ATTACH**
- Clear Opening
 - 6,7,8' Frames
 - Bottom of gate frame lines up with the centerline of bottom pivot ring



- EQUIPMENT**
- Generator
 - Gas Post Driver
 - Ladder
 - Auger _____"
 - Scaffold
 - Core Drill _____"
 - Water Tank
 - Chain Saw
 - Quicke Saw
 - Jack Hammer
 - Skid Steer
 - Scissor Lift
- SLIDE GATES**
- Grade Issues
 - Rollback Area
 - +40% Tail
 - UL325 Latch
 - Free Standing vs.
 - In Fence Line
 - Bury post bands within the footers to prevent lifting
- OPERATORS**
- Power
 - Type
 - Gate Size/Wt?
 - Conduits
 - UL 325
 - Exit Device
 - Entry Device
 - Conduits Req'd
- ALWAYS**
- Serve the customer's needs - they are the reason we exist.
 - Be Punctual.
 - Greet First.
 - Deliver More.
 - Wow Factor...
 - "Is there any thing else I can help you with?"
- NEVER**
- Say "No"
 - View Phone
 - A.S.S.U.M.E

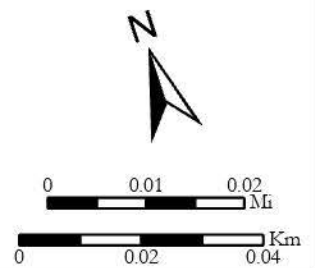


200 E. Spruce Street

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2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



PLANNING DEPARTMENT
Paul D. Saylor, CZO, Planner I | Preservation Planner

Notice Of Public Hearing

April 24, 2026

Notice is hereby given that the Historic District Commission of the City of Goldsboro will conduct a public hearing during the course of their open meeting **on Tuesday, May 05, 2026, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following requests:

1. **CA-12-26 – 200 E. Spruce Street**: The applicant is requesting a Certificate of Appropriateness to approve the installation of a six (6) foot privacy fence that would enclose the rear yard of the property perpendicular to the south wall of the office building (36 feet) and running south (150 feet) along the south property line that borders 302 S. John Street.

All interested persons are encouraged to attend. Applications to be heard by the Commission require the owner/applicant, or appointed representative to appear before the Commission on the scheduled meeting date to make their request for a COA. To accommodate persons with disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. **All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.**

Abutting Property Owners of CA-12-26

PIN	Owner Name	Address	City	State	Zip
2599-94-1570	Andrew & Ebony Sowell	5003 Dunwoody Tr.	Raleigh	NC	27606