

City of Goldsboro  
Historic District  
Commission  
June 02, 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, June 02, 2026

- I. Call to Order/Roll Call
- II. Action on Minutes – May 05, 2026
- III. Old Business
  1. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.
- IV. New Business
  1. **CA-15-26 – 134 N. John Street (Jeffreys Building)**: The applicant proposes installing an eight-foot fence on the N. John Street side of the 134 N. John Street parking lot, as well as a pedestrian fence of the same size at the rear of the property.
  2. **CA-16-26 – 106 N. Center Street (Laughing Owl)**: The applicant proposes to demolish the existing first floor façade/storefront of glass and wood doors and replacing it with brick to match existing and modern aluminum and glass doors and windows.
  3. **CA-17-26 – 219 N. John Street (rear)**: The applicant proposes to extend existing brick pier and metal fence at the rear of the property and install a four-foot gate for access.
  4. **CA-18-26 – 311 S. John Street (new construction)**: The applicant proposes new construction of a one-story single-family residential house of approximately 864 square feet on a 2-foot crawl space.
- V. Reports/Discussion
- VI. Adjournment



**MINUTES OF THE REGULAR MEETING OF THE  
GOLDSBORO HISTORIC DISTRICT COMMISSION  
MAY 5, 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 May 5, 2026.

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

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

**Approval of Minutes**

Ms. Delia made a motion to approve the minutes of the Regular Meeting of April 7, 2026. The motion was seconded by Ms. Musgrave and unanimously carried.

**Old Business**

**Wayne County Museum**

Paul Saylor, Planner I/Preservation Planner, stated that new doors for the museum are being made by Greg Hunter. He stated the museum will have to apply for a COA to have them installed.

Mr. Knack asked if they had found a way around the ADA concerns. Mr. Saylor stated that the doors will be French doors, so will look like the original and meet ADA compliance. He continued, stating that they will be made of mahogany, so should last a long time. Mr. Saylor stated that the door manufacturer is also looking for original hardware to install on the door as well.

**Saint Paul Methodist Church**

CA-09-25 for Saint Paul Methodist Church at 204 E. Chestnut Street is still tabled as a report from the second engineer has not yet been received. SHPO may be able to stop by to have a look next week while they are in town looking at the depot. Mr. Saylor is aware that hurricane season is almost upon us, so we want to make sure it is safe.

**New Business**

**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. *The item was presented by Paul Saylor, Planner I/Preservation Planner, after being properly sworn in.*

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

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.

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.

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.

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

Mr. Peacock made a motion to approve the request. The motion was seconded by Mr. Roche and unanimously carried.

**Recommend Commissioner for Council to approve**

Mr. Knack stated that he first wanted to express his thanks for the Boards and Commission Appreciation Luncheon. He stated it was nice to be recognized, and nice to be able to sit together with his fellow Commission members and staff in a social setting.

Historic District Commission Members are appointed to 3-year terms, and may serve 2 consecutive terms. When a member retires, members must vote to appoint a new member to complete the appointed term. Richard Best resigned from the Commission following the regular meeting on April 7, 2026. Applications have been received for consideration to replace Mr. Best.

Staff is requesting that the Historic District Commission review the applications, and choose a new member to serve on the Commission.

Mr. Saylor stated that Mr. Roche would be appointed to take over the remainder of Mr. Best's term, and the new appointee would take over the remainder of Mr. Roche's term.

The board discussed the applications.

Mr. Roche made a motion to recommend Lauren Metzler. The motion was seconded by Ms. Manning and unanimously carried.

### **Other Business**

Mr. Peacock asked about properties in the Historic District that are having work done, without coming forward to get a COA. Mr. Saylor acknowledged that some had not gotten a COA, but would be coming before the board soon to ask for after-the fact approval.

Mr. Knack questioned the permitting process. Staff provided an overview of the process and explained the update the system is currently going through.

Mr. Peacock asked about the recent demolition of the old Tom Robinson home on Chestnut Street, which had a lot of historical significance due to the original owner having been the Mayor at one time. Mr. Saylor pulled up the GIS map to show the commission that the property was unfortunately not in the historic district, so they were not able to do anything to save it.

Mr. Peacock stated that he wanted to be sure that the permitting process caught any work being done in the Historic District.

Mr. Roche asked if there was a way to add a historic designation to places, without them being in the district. Mr. Saylor stated that was part of the Commission's mission; to find properties to designate as historic or a landmark. He stated that further information could be found in their binders. He asked that any suggestions be sent to him for further research, and to try to get it landmarked. Mr. Knack asked if the elections building was on already on Mr. Saylor's list to check. Mr. Saylor stated it was not, but he could look into it. Mr. Peacock mentioned properties

on Beech Street that could be added, if we just extend the current district boundary line. Mr. Saylor stated it would likely be easier to get the line moved, rather than try to designate a few individual houses. He stated that properties could be in the City limits or in the ETJ to be landmarked.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Mr. Roche made the motion, and it was seconded by Ms. Musgrave. The motion was unanimously carried, and the meeting was adjourned at 6:08 p.m.

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Fritz Knack  
Chair

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Holly Jones  
Planning Executive Assistant

PLANNING SERVICES DIVISION  
Paul D. Saylor, CZO, Planner I | Preservation Planner

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**Notice Of Public Hearing**

June 02, 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, June 02, 2026, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following Certificate of Appropriateness (COA) requests:

1. **CA-15-26 – 134 N. John Street (Jeffreys Building)**: The applicant proposes installing an eight-foot metal fence on the N. John Street side of the 134 N. John Street parking lot, as well as a pedestrian fence of the same size at the rear of the property.
2. **CA-16-26 – 106 N. Center Street (Laughing Owl)**: The applicant proposes to demolish the existing first floor façade/storefront of glass and wood doors and replacing it with brick to match existing and modern aluminum and glass doors and windows.
3. **CA-17-26 – 219 N. John Street (rear)**: The applicant proposes to extend existing brick pier and metal fence at the rear of the property and install a four-foot gate for access.
4. **CA-18-26 – 311 S. John Street (new construction)**: The applicant proposes new construction of a one-story single-family residential house of approximately 864 square feet on a 2-foot crawl space.

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](http://www.goldsboronc.gov).



**CITY OF GOLDSBORO  
AGENDAMEMORADUM  
JUNE 02, 2026, HISTORIC DISTRICT COMMISSION MEETING**

**TITLE:** CA-15-26 – ATF 134 N. John Street (Jeffreys Building and Parking Lot): (Zoned Central Business District) located within the City of Goldsboro’s Historic Preservation Overlay District. The properties are located on the southeast corner of N. John Street and E. Mulberry Street.

**DEPARTMENT/DIVISION:** Development Services | Planning Division

**BACKGROUND:**

**ADDRESS:** 134 N. John Street

**PARCEL(S):** 2599-95-6972,  
2599-96-6045

**OWNER:** County of Wayne

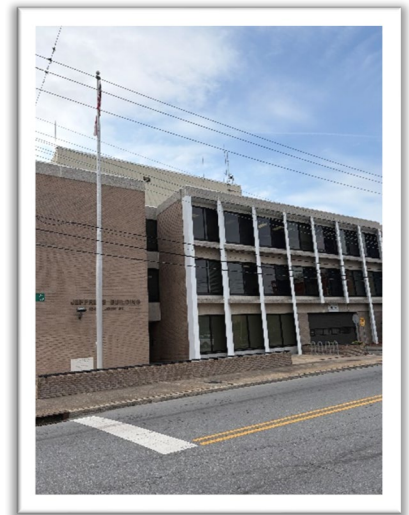
**APPLICANT:** Andrew Neal (County Attorney)

The applicant requests after-the-fact approval of a Certificate of Appropriateness (COA) to install an eight (8) foot fence of metal on the N. John Street side of 134 N. John Street parking lot, as well as a pedestrian fence of the same size at the rear of the property.

Area: 1 acres Frontage: 110.5 ft. Depth: 285 ft.

**SURROUNDING ZONING:**

Adjacent Zoning and Land Uses are Central Business District. The properties to the north and east of 134 N. John Street are a doctor’s office (206 E. Mulberry Street), offices for the Disabled American Veterans (212 E. Mulberry Street) and a parking lot with access to N. William Street (107 N. William Street, Wayne County Memorial Association, Inc). The property to the south (112 S. John) is commercial property with a restaurant on the first floor and apartments above and (118 S. John) a warehouse.



**DISCUSSION:** The applicant is requesting an after-the-fact COA for the subject property to install an eight (8) foot metal fence within the parking lot at 134 N. John Street and a pedestrian fence of the same size at the rear of the property along the east property line. The application was submitted on April 23, 2026.



**BRIEF HISTORY**

The Kirby-Robinson House that now stands at 300 S. William Street once stood proudly at the southeast corner of E. Mulberry and N. John Streets. It was moved to its present site in 1904 and lost much of its fine Italianate detail. A handsome post office was constructed in its place. After serving the public for about 60 years, the post office was razed, and the current post office was constructed on the site of the William T. Dortch House at 204 N. William Street. The Jeffreys building was constructed and dedicated in 1968 under the Johnson administration.

**STAFF COMMENTS:** Staff recognize the lot is reserved for the multiple county agencies as well as EMS Station 4 housed at the Jeffreys Building and that the County-owned parking lot adjoining the building is designated for County-only parking. It is known that parking is a constant concern downtown and patrons of downtown businesses have in the past used the parking lot and blocked access to the EMS bay, resulting in delayed EMS response times and disruption of county services at the busiest EMS station in the County. Other concerns are pedestrian traffic through the parking lot and loitering. Securing the Jeffreys building and no-parking signs has not resolved ongoing problems at this location. A security fence is likely the next step.

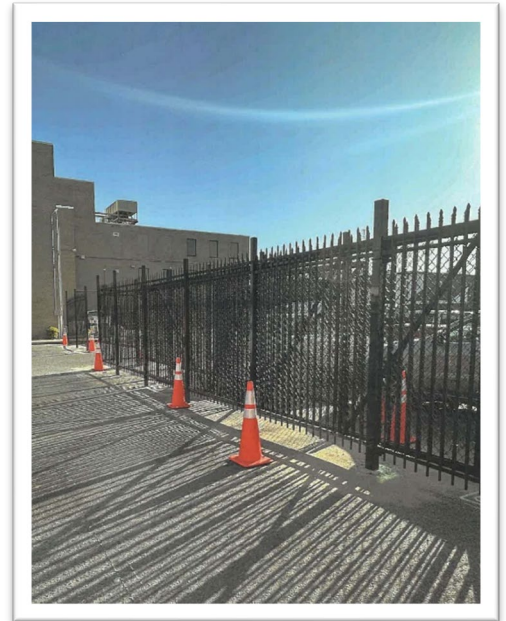


**STAFF FINDINGS:** Per the City of Goldsboro’s Unified Development Ordinance (UDO) Section 5.7.6 of the Historic Preservation Overlay District states required approval for a COA to be that no exterior portion of any building or other structure shall be erected, altered, restored, moved, or demolished 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.

Section 5.7.9 Included in the Minor Work approval process are the following activities:

1. Installation of storm doors or windows, shutters and blinds;
2. Construction of fences (under forty-eight inches in height) for rear and side yards;
3. Installation of mechanical equipment;
4. Tree removal when less than eighteen inches in diameter at four feet above the ground;
5. Installation of temporary handicapped facilities (including handrails);
6. New roof coverings;
7. Installation of awnings, exterior lighting fixtures, historical identification signs;
8. Minor landscaping changes, tree planting and the screening of mechanical equipment;
9. Rear yard decks, paths, walkways and driveways; and
10. Replacement of exterior stairs, landings, etc.



The proposed materials are consistent with the regulations for fences in Section 6.3.11 Recommended fencing and screening materials, in The Design Guidelines for Downtown Goldsboro: “Metal pickets in dark colors with or without masonry piers or foundation walls (for perimeter and parking areas only, not storage areas).”

**STAFF RECOMMENDATION:** Commission Staff recommend that the after-the-fact 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.*

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.

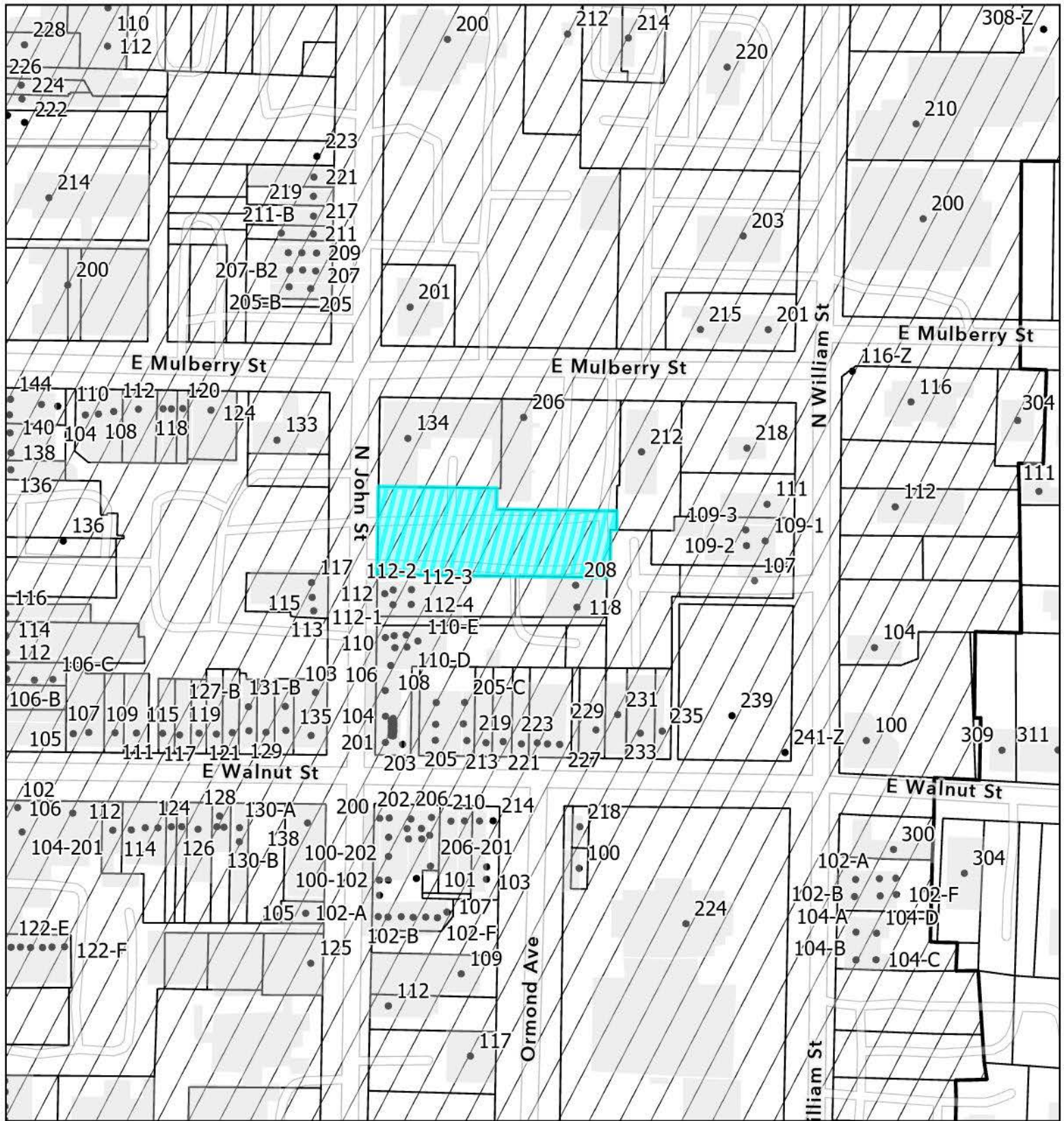
APPROVAL STATEMENT: The Historic District Commission finds the proposal to be not incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

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 \_\_\_\_\_



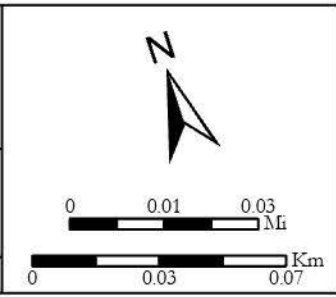


# 134 N. John Street

Esri Community Maps Contributors, Duke University, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Duke University, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Zoning District: **Central Business District** Parcel Identification Number: **2599956972 & 2599966045**

Type of Certificate of Appropriateness:  Minor  Major  After-the-Fact

Property Address: **134 N. John Street, Goldsboro**

Applicant Name\*: **County of Wayne**

Email:

Phone:

Total Acreage: approximately 1 acre

Frontage: 220.5 ft.

Depth: 285 ft.

**\*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

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.

SEE ATTACHED

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.

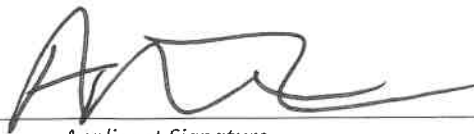
## APPLICANT ACKNOWLEDGEMENT

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

Andrew Neal (County Attorney)



4/23/26

Applicant - Printed

Applicant Signature

Date

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

Fee Type:  Cash  Check #  Credit Card

OWNER AUTHORIZATION

I hereby give CONSENT to Andrew Neal (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

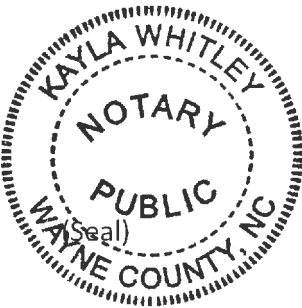
Signature of Owner [Handwritten Signature] Printed Name of Owner Chip Crumpler

North Carolina  
(State)  
Wayne  
(County)

I, Kayla Whitley, a Notary Public in and for said County and State, do hereby certify that Chip Crumpler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 23rd day of April 2020

Notary Public: Kayla Whitley  
(Printed Name)  
Kayla Whitley  
(Signature)



Commission Expires: March 24, 2029

## MINIMUM REQUIRED DOCUMENTS

COA applications should include at a minimum:

- Site plan drawn to scale showing the property boundaries and the location of existing and proposed structures, parking, walkways, driveways, and landscaping;
- Scaled drawings showing all exterior elevations and notes explaining the significant architectural detailing for the proposed projects;
- Sample building materials and/or colors;
- Photographs showing existing conditions, materials and situations; and
- Any other information specifically required that demonstrates adherence to the approval criteria and Design Standards/Guidelines.

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## SITE PLAN REQUIREMENTS

*\*All requirements may not be applicable due to existing site conditions or the nature of the proposal*

- Staff recommends that a Professional Land Surveyor or Professional Engineer prepare the plan, this is not required but the site plan must be drawn to scale of at least 1": 100'
- Property Owner information (name, phone, email, address) to be noted on site plan
- Location of property lines (boundary of property)
- Locations of proposed structures & setbacks from property line (including dimensions)
- Property acreage/sq feet
- Property Tax Parcel number
- Location of existing R/W and easements
- Zoning district (noted on plan)
- Adjacent property uses
- Hours of operation
- Number of employees
- Parking detail
- Buffer detail
- Landscaping detail
- Trash collection area
- Loading/unloading area
- Flood hazard areas
- Number of dwelling units (multi-family details as applicable)
- Floor plan detail for existing structures



**WAYNECOUNTY**  
NORTH CAROLINA

134 North John Street (Jeffreys Building)  
Certificate of Appropriateness Application

Wayne County proposes installing an eight-foot fence on the N. John Street side of the 134 N. John Street parking lot, as well as a pedestrian fence of the same size at the rear of the property. 134 N. John Street (Jeffreys Building) houses multiple county agencies as well as an EMS Station 4. EMS Station 4 is the busiest EMS station in the County and is the primary provider for the City of Goldsboro. The County-owned parking lot adjoining the building is designated for County-only parking. Although the lot is reserved for County parking, citizens patronizing local businesses use the parking lot and block access to the EMS bay. This has resulted in delayed EMS response times and a disruption in county services. Additionally, County employees are unable to secure parking for work. The County has historically had to lease parking spots from First Citizens across the street.

Pedestrian traffic through the parking lot causes safety concerns for employees and EMS personnel. EMS staff must clean the parking lot of needles, bottles, and other hazardous materials daily. Loitering is also a concern given the medications and medical supplies that are stored in the EMS bay. Several security incidents have occurred within the Jeffreys building with citizens using public restrooms for housing and bathing. The County has tried several measures short of a secured fence to curb the issues. An intercom box was installed at the entrance of the facility which requires members of the public to be buzzed into the building. The County also installed no-parking signs in the parking lot. Neither has resolved the ongoing problems. EMS and County operations are strained as a result of private use of the parking lot.

The proposed fence would be 72' for 8' tall black Ameristar fencing and would include two, 11' tall ornamental aluminum cantilever gates with slide gate operators. This would maintain controlled access from N. John Street into the parking lot. Nine lots (6 regular, 3 handicap) would be reserved for public parking along N. John Street outside the fence. The gates would be equipped with safety features to allow access for fire and other first responders in the event of an emergency. The rear pedestrian fence would also be 8' tall and connect to the existing fence located on the Veterans' Association property. A gate will be installed at the existing power pole to allow for service as necessary.

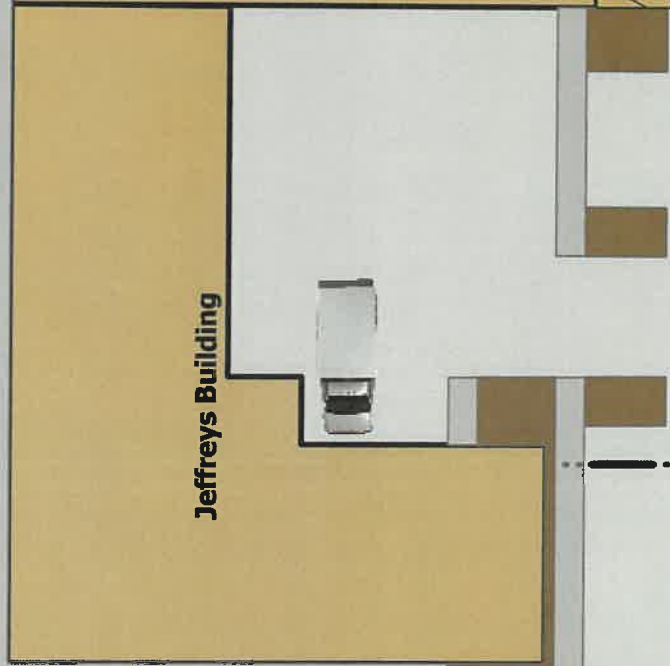
The proposed materials are consistent with the regulations for fences contained in Section 6.3(11) of the Historic District Standards for fencing in commercial corridors. The fence is designed in a manner to match existing architecture while providing secure facilities for the County. Additionally, the setback of the fence from John Street provides public parking for downtown facilities during non-business hours.

The Mulberry Street side of the parking lot would remain open at this time and not be enclosed. In support of the application, please find a map of the proposed fenceline, a summary of the materials to be used, and pictures of the facility.



**E Mulberry St**

**N John St**



**Jeffreys Building**



**The Betterment Center**



**Disabled American Veterans**



**Torrero's Mexican Restaurant**



**Warehouse**





403 Patetown Road  
 Goldsboro, NC 27530  
 Phone: 919-735-8211

**CHAIN LINK • WOOD • ORNAMENTAL • PVC • ACCESS CONTROL • CUSTOM FABRICATION**

Proposal Submitted To: Wayne County Facilities Services Attn: Kendall Lee kendall.lee@waynegov.com	Date 11/12/2025 Job Name Jeffreys Bldg.	Bid # WAWA18482
Street : 804 C Corporate Drive	Job Location 804 C Corporate Drive, Goldsboro, NC	
City, State, and Zip Code Goldsboro, NC 27534	Fax Number	Job Phone 919-222-7272

*We hereby propose the following work:*

**Page 1 Of 2**

*Furnish and install approximately 72' of 8' tall Ameristar fence (customer's fence) plus 2 - 20' ornamental aluminum cantilever gates with Liftmaster slide gate operators with battery backup with photo eye sensors, safety edge sensor and two gooseneck stands and 1 - 5' walk gate with detex weatherized panic bar with black backing plate, electric strike, and hydraulic closure using the following materials.*

*8' w x 8' h ornamental panels (customer's)*

*3" x 3" x 11' x 11ga. line, corner, terminal and gate post (walk gate)*

*4" x 4" x 11' x 11 ga. gate posts (cantilever gates)*

*All posts set in concrete.*

**\$61,939.00**

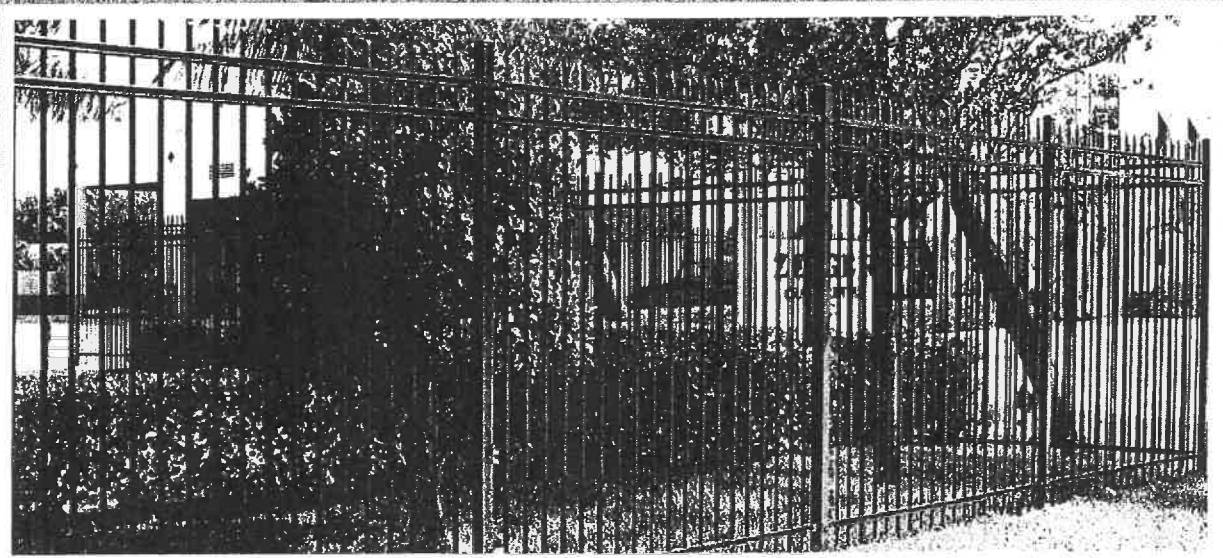
**Note: Power wiring and control conduits by others. There is no return on electronic parts. Warranty labor is not covered under the manufacturer's warranty. Warranty labor is the responsibility of the owner.**

**Note: Access controls by others.**

**Initial:**

**Continued on Page 2 ....**

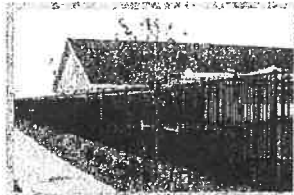
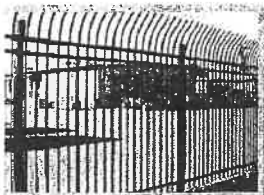
# MONTAGE COMMERCIAL



## **COMMERCIAL ORNAMENTAL STEEL FENCE**

Montage Commercial steel fences have *redefined the commercial fence industry* with strength that matches the *level of security demanded*. In the past commercial fencing was defined as a chain link fence with three strands of barbwire, today Montage Commercial ornamental fences are the *standard for security fencing*.

- **Commercial Developments**
- **Municipal Facilities**
- **Self Storage**
- **Parking Facilities**
- **Parks & Recreation**
- **Schools & Universities**



FENCE PRODUCTS

AMERISTARPERIMETER.COM | 888-333-3422  
Experience a safer and more open world

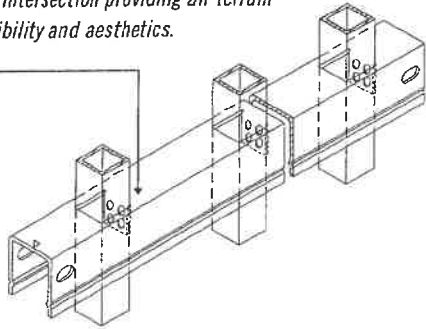
**AMERISTAR®**

**ASSA ABLOY**

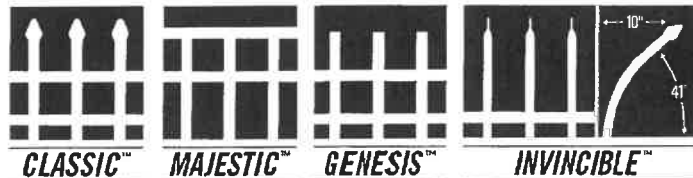
# MONTAGE COMMERCIAL®

.75"sq x 14ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5"sq x 14ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.



## STYLE OPTIONS



Also available in Pool, Pet & Play (3" air spacing) – styles vary



## PROFUSION WELDED STEEL

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket-to-rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket-to-rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



## E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



## 20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.



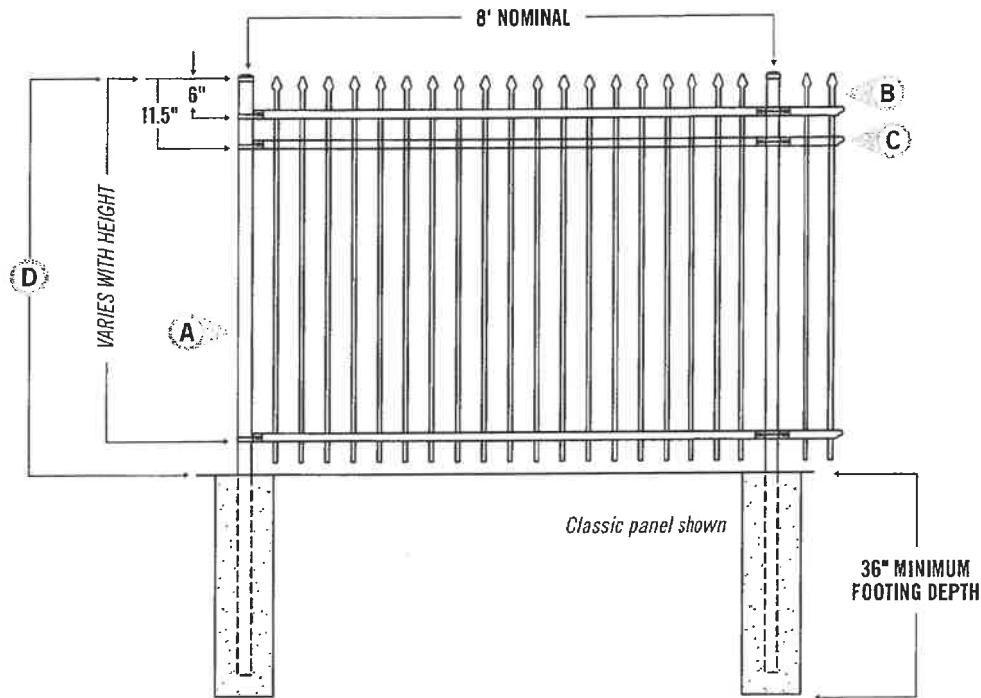
## DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

# MONTAGE COMMERCIAL® | 3 & 4-RAIL OPTIONS | 3" & 4" AIR-SPACE OPTIONS

STANDARD BOTTOM AVAILABLE | \*Available in Invincible only

PATENT NUMBERS: 6254064, 7071439, 7159853, 7282659, 7621510, 7896318,  
7980534, 8523150, 9840854, 10538939, D622870



- Ⓐ 2.5"sq x 14ga POSTS
- Ⓑ 0.75"sq x 14ga PICKETS
- Ⓒ 1.4375"w x 1.5"h x 14ga RAILS
- Ⓓ 7' & 8' PANEL HEIGHTS

*Refer to construction specification & tables within this section for recommended post spans by bracket type*

# MONTAGE COMMERCIAL® | CONSTRUCTION SPECIFICATION 32 31 19

## COMMERCIAL STEEL ORNAMENTAL FENCE SYSTEM – FUSION WELDED & RACKABLE

### PART 1 - GENERAL

#### 1.01 WORK INCLUDED

The contractor shall provide all labor, materials and appurtenances necessary for installation of the welded ornamental steel fence system defined herein at (*specify project site*).

#### 1.02 RELATED WORK

Section \_\_\_\_\_ - Earthwork

Section \_\_\_\_\_ - Concrete

#### 1.03 SYSTEM DESCRIPTION

The manufacturer shall supply a total fence system of (*specify Montage Commercial® standard picket space or Montage Commercial Pool, Pet & Play® 3" air space*) Welded and Rackable (ATF – All Terrain Flexibility) Ornamental Steel (*for standard picket space, specify Classic™, Majestic™, Genesis™, or Invincible™; for 3" air space, specify Classic, Majestic, or Genesis*) design. The ornamental fence system shall be (*specify 7' height or 8' height*) from grade. The system shall include all components (*i.e., panels, posts, gates and hardware*) required.

#### 1.04 QUALITY ASSURANCE

The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified.

#### 1.05 REFERENCES

- **ASTM A653/A653M** – Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy Coated (Galvannealed) by the Hot-Dip Process.
- **ASTM B117** – Practice for Operating Salt-Spray (Fog) Apparatus.
- **ASTM D523** – Test Method for Specular Gloss.
- **ASTM D714** – Test Method for Evaluating Degree of Blistering in Paint.
- **ASTM D1654** – Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments.
- **ASTM D2244** – Test Method for Calculation of Color Differences from Instrumentally Measured Color Coordinates.
- **ASTM D2794** – Test Method for Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).
- **ASTM D3359** – Test Method for Measuring Adhesion by Tape Test.
- **ASTM D6695** – Standard Practice for Xenon-Arc Exposures of Paint and Related Coatings.
- **ASTM F2408** – Ornamental Fences Employing Galvanized Steel Tubular Pickets.

#### 1.06 SUBMITTAL

The manufacturer's literature shall be submitted prior to installation.

#### 1.07 PRODUCT HANDLING AND STORAGE

Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in such a manner to ensure proper ventilation and drainage, and to protect against damage, weather, vandalism and theft.

#### 1.08 PRODUCT WARRANTY

- A. All structural fence components (*i.e., rails, pickets, and posts*) shall be warranted within specified limitations by the manufacturer for a period of 20 years from date of original purchase. Warranty shall cover any defects in material finish, including cracking, peeling, chipping, blistering or corroding.
- B. Reimbursement for labor necessary to restore or replace components that have been found to be defective under the terms of manufacturer's warranty shall be guaranteed for five (5) years from date of original purchase.

### PART 2 - MATERIALS

#### 2.01 MANUFACTURER

The fence system shall conform to (*specify Montage Commercial standard picket space or Montage Commercial Pool, Pet & Play 3" air space*) Welded and Rackable (ATF – All Terrain Flexibility) Ornamental Steel, (*for standard picket space, specify Classic, Majestic, Genesis, or Invincible; for 3" air space, specify Classic, Majestic, or Genesis*) design, *extended picket* bottom rail treatment, (*specify 3-Rail, 4-Rail, or 3-Rail with Double Rings, 4-Rail with Double Rings*) style manufactured by Ameristar Fence Products, Inc. in Tulsa, Oklahoma.

#### 2.02 MATERIAL

- A. Steel material for fence panels and posts shall conform to the requirements of **ASTM A653/A653M**, with a minimum yield strength of 45,000 psi (310 MPa) and a minimum zinc (hot-dip galvanized) coating weight of 0.60 oz/ft<sup>2</sup> (184 g/m<sup>2</sup>), Coating Designation G-60.
- B. Material for pickets shall be .75" square x 14 Ga. tubing. The rails shall be steel channel, 1.5" x 1.4375" x 14 Ga. Picket holes in the rail shall be spaced (*specify 4.675" o.c. for standard picket space or 3.500" o.c. for 3" air space*). Fence posts and gate posts shall meet the minimum size requirements of **Table 1**.

Form 32-31-19-1

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ASSA ABLOY

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# MONTAGE COMMERCIAL® | CONSTRUCTION SPECIFICATION 32 31 19

## COMMERCIAL STEEL ORNAMENTAL FENCE SYSTEM – FUSION WELDED & RACKABLE

### 2.03 FABRICATION

- A. Pickets, rails and posts shall be pre-cut to specified lengths. Rails shall be pre-punched to accept pickets.
- B. Pickets shall be inserted into the pre-punched holes in the rails and shall be aligned to standard spacing using a specially calibrated alignment fixture. The aligned pickets and rails shall be joined at each picket-to-rail intersection by Ameristar's proprietary fusion welding process, thus completing the rigid panel assembly (*Note: The process produces a virtually seamless, spatter-free good-neighbor appearance, equally attractive from either side of the panel*).
- C. The manufactured panels and posts shall be subjected to an inline electrode position coating (E-Coat) process consisting of a multi-stage pretreatment/wash, followed by a duplex application of an epoxy primer and an acrylic topcoat. The minimum cumulative coating thickness of epoxy and acrylic shall be 2 mils (0.058 mm). The color shall be Black. The coated panels and posts shall be capable of meeting the performance requirements for each quality characteristic shown in **Table 2** (*Note: The requirements in Table 2 meet or exceed the coating performance criteria of ASTM F2408*).
- D. The manufactured fence system shall be capable of meeting the vertical load, horizontal load, and infill performance requirements for Industrial weight fences under **ASTM F2408**.
- E. Gates with an out-to-out leaf dimension less than and including 72 inches shall be fabricated using Montage Commercial ornamental panel material and 1-3/4" sq. x 14ga. gate ends. Gate leaves greater than 72 inches shall be fabricated using ForeRunner rails, intermediate uprights, gussets and 1-3/4" sq. x 14ga. gate ends. All rail and upright intersections shall be joined by welding. All picket and rail intersections shall also be joined by welding.

### PART 3 - EXECUTION

#### 3.01 PREPARATION

All new installation shall be laid out by the contractor in accordance with the construction plans.

#### 3.02 INSTALLATION

Fence post shall be spaced according to **Table 3**, plus or minus .25". For installations that must be raked to follow sloping grades, the post spacing dimension must be measured along the grade. Fence panels shall be attached to posts with brackets supplied by the manufacturer. Posts shall be set in concrete footers having a minimum depth of 36" (*Note: In some cases, local restrictions of freezing weather conditions may require a greater depth*). The "Earthwork" and "Concrete" sections of this specification shall govern material requirements for the concrete footer. Posts setting by other methods such as plated posts or grouted core-drilled footers are permissible only if shown by engineering analysis to be sufficient in strength for the intended application.

#### 3.03 FENCE INSTALLATION MAINTENANCE

When cutting/drilling rails or posts adhere to the following steps to seal the exposed steel surfaces; 1) Remove all metal shavings from cut area. 2) Apply zinc-rich primer to thoroughly cover cut edge and/or drilled hole; let dry. 3) Apply 2 coats of custom finish paint matching fence color. Failure to seal exposed surfaces per steps 1-3 above will negate warranty. Ameristar spray cans or paint pens shall be used to prime and finish exposed surfaces; it is recommended that paint pens be used to prevent overspray. Use of non-Ameristar parts or components will negate the manufacturer's warranty.

#### 3.04 GATE INSTALLATION

Gate posts shall be spaced according to the manufacturer's gate drawings, dependent on standard out-to-out gate leaf dimensions and gate hardware selected. Type and quantity of gate hinges shall be based on the application; weight, height, and number of gate cycles. The manufacturer's gate drawings shall identify the necessary gate hardware required for the application. Gate hardware shall be provided by the manufacturer of the gate and shall be installed per manufacturer's recommendations.

#### 3.05 CLEANING

The contractor shall clean the jobsite of excess materials; post-hole excavations shall be scattered uniformly away from posts.

# MONTAGE COMMERCIAL® | CONSTRUCTION SPECIFICATION 32 31 19

COMMERCIAL STEEL ORNAMENTAL FENCE SYSTEM – FUSION WELDED & RACKABLE

TABLE 1 MINIMUM SIZES FOR MONTAGE COMMERCIAL POSTS	
FENCE POSTS	PANEL HEIGHTS
2½" x 14 ga.	7' & 8' heights
GATE LEAF	GATE HEIGHT
up to 4'	2.5" x 12 gauge
4'1" to 6'	3" x 12 gauge
6'1" to 10'	4" x 11 gauge
10'1" to 16'	6" x 3/16" wall

*Note: For gates constructed with panic and kick tubes or plates it is recommended to move up to the next post size.*

TABLE 2 COATING PERFORMANCE REQUIREMENTS		
QUALITY CHARACTERISTICS	ASTM TEST METHOD	PERFORMANCE REQUIREMENTS
ADHESION	D3359 – METHOD B	Adhesion ( <i>retention of coating</i> ) over 90% of test area ( <i>tape and knife kit test</i> ).
CORROSION RESISTANCE	B117, D714, D1654	Corrosion resistance over 1,000 hours ( <i>scribed per D1654; failure mode is accumulation of 1/8" coating loss from scribe or medium #8 blisters</i> ).
IMPACT RESISTANCE	D2794	Impact resistance over 60" lb. ( <i>forward impact using 0.625" ball</i> ).
WEATHERING RESISTANCE	D822, D2244, D523 (60° method)	Weathering resistance over 1,000 hours ( <i>failure mode is 60% loss of gloss or color variance of more than 3 delta-E color units</i> ).

TABLE 3 MONTAGE COMMERCIAL POST SPACING BY BRACKET TYPE												
SPAN	Invincible / 8' nominal (91.445" rail)				Classic, Genesis & Majestic / 8' nominal (91.95" rail)							
	2½"		3"		2½"		3"		2½"		3"	
POST SIZE	2½"		3"		2½"		3"		2½"		3"	
BRACKET TYPE	Montage Commercial Invincible Flat Mount (BB118SR)		Montage Commercial Invincible Line 2½" (BB119SR) / 3" (BB120SR)		Montage Commercial Universal (BB112SR)		Montage Commercial Line Blvd. (BB114SR)		Montage Commercial Swivel (BB113)*			
POST SETTINGS ± ¼" O.C.	94"	94½"	94"	94½"	95"	95½"	95"	95½"	*95"	*95½"		
<p>*When using BB113 swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post and adjoining pickets meets applicable codes. This will require trimming one or both ends of the panel.</p>												

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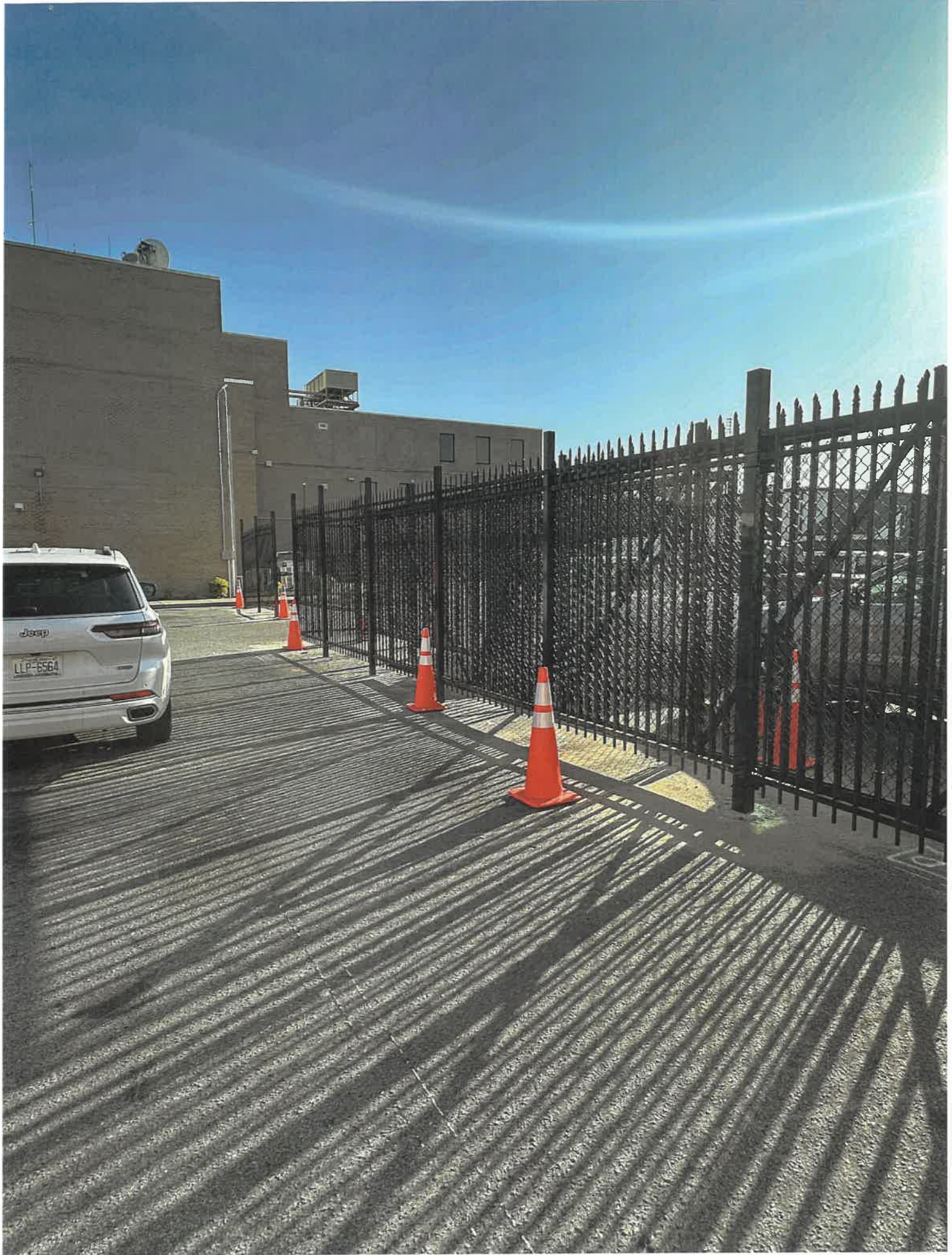


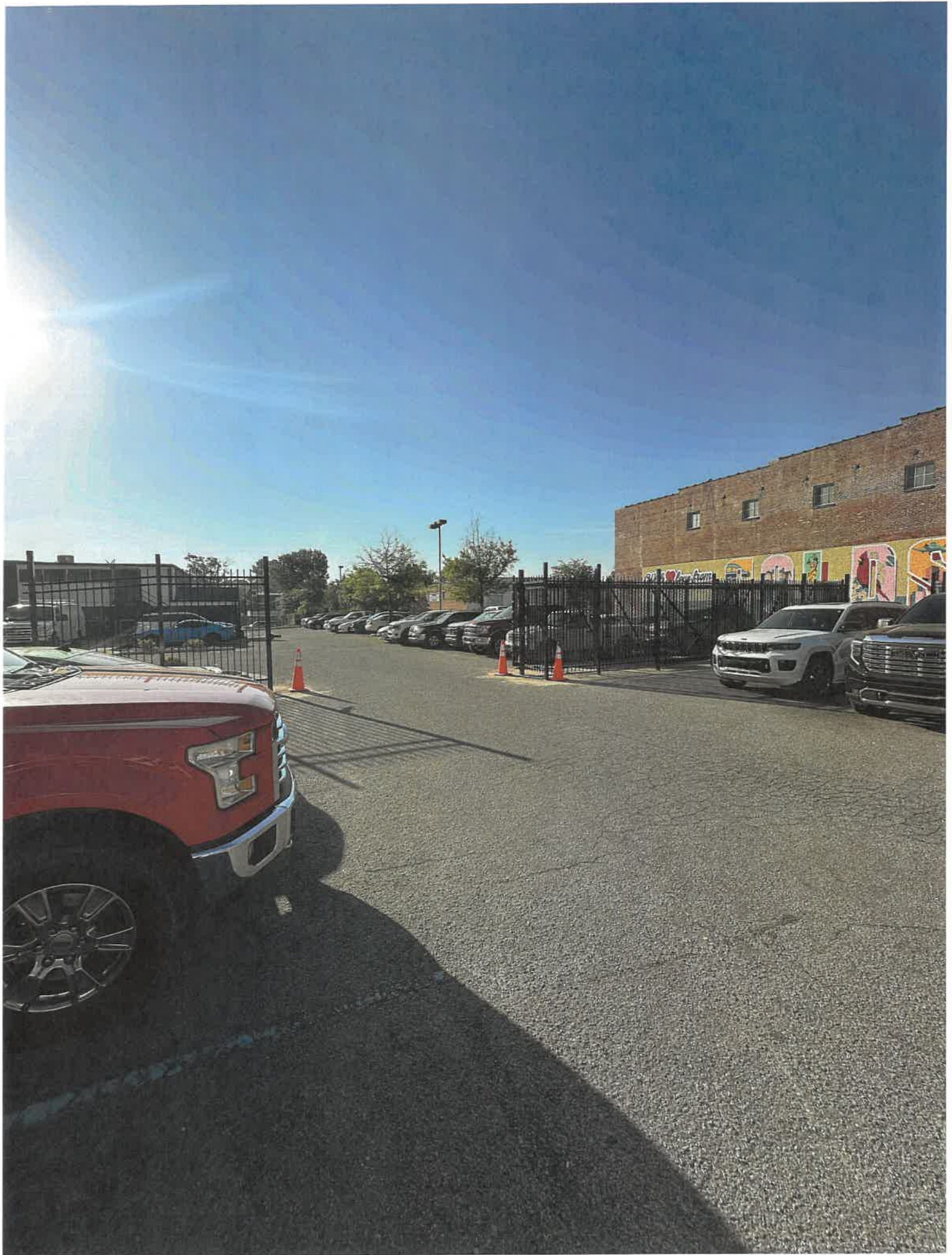
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BUILDING FRONT  
(N. JOHN STREET)

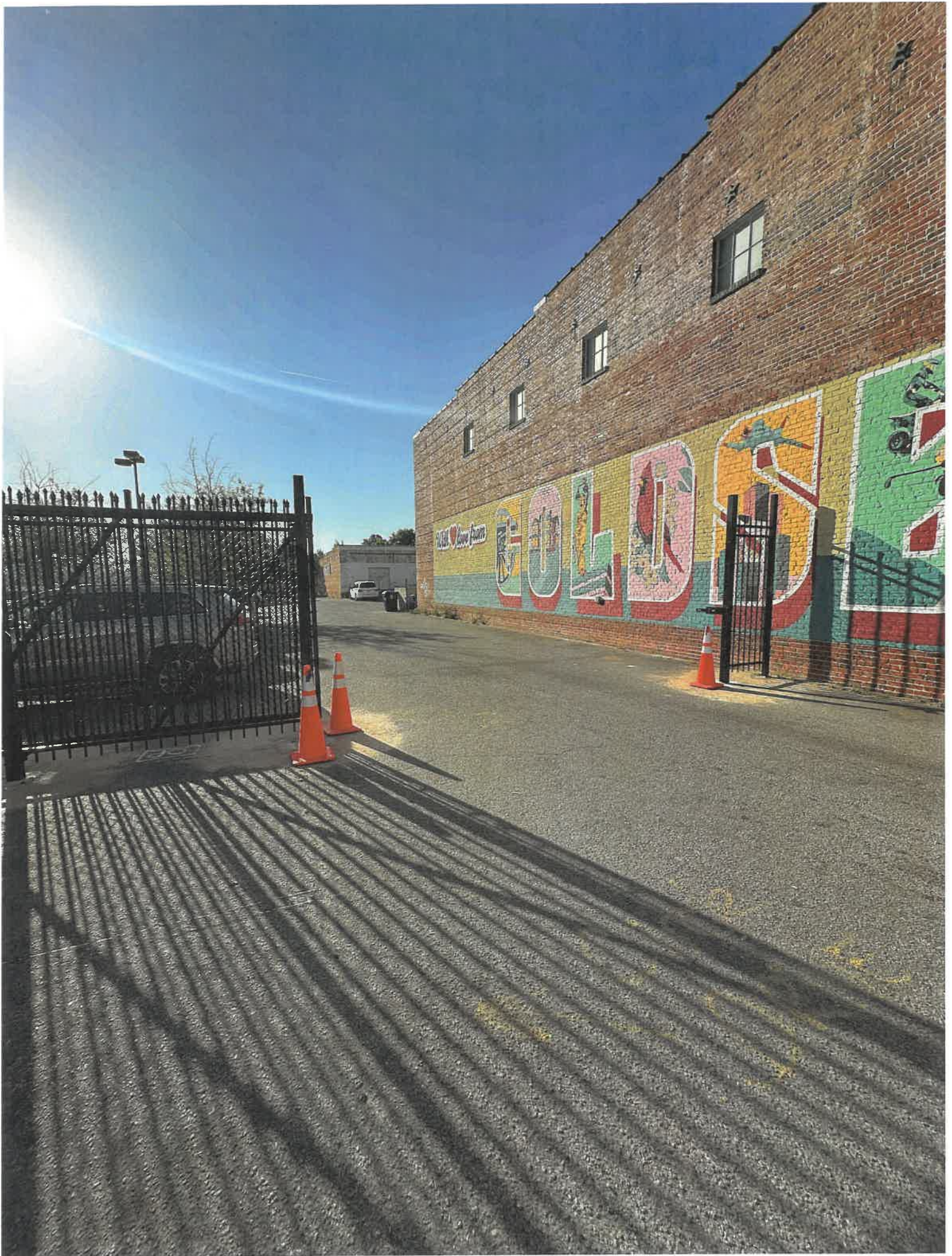
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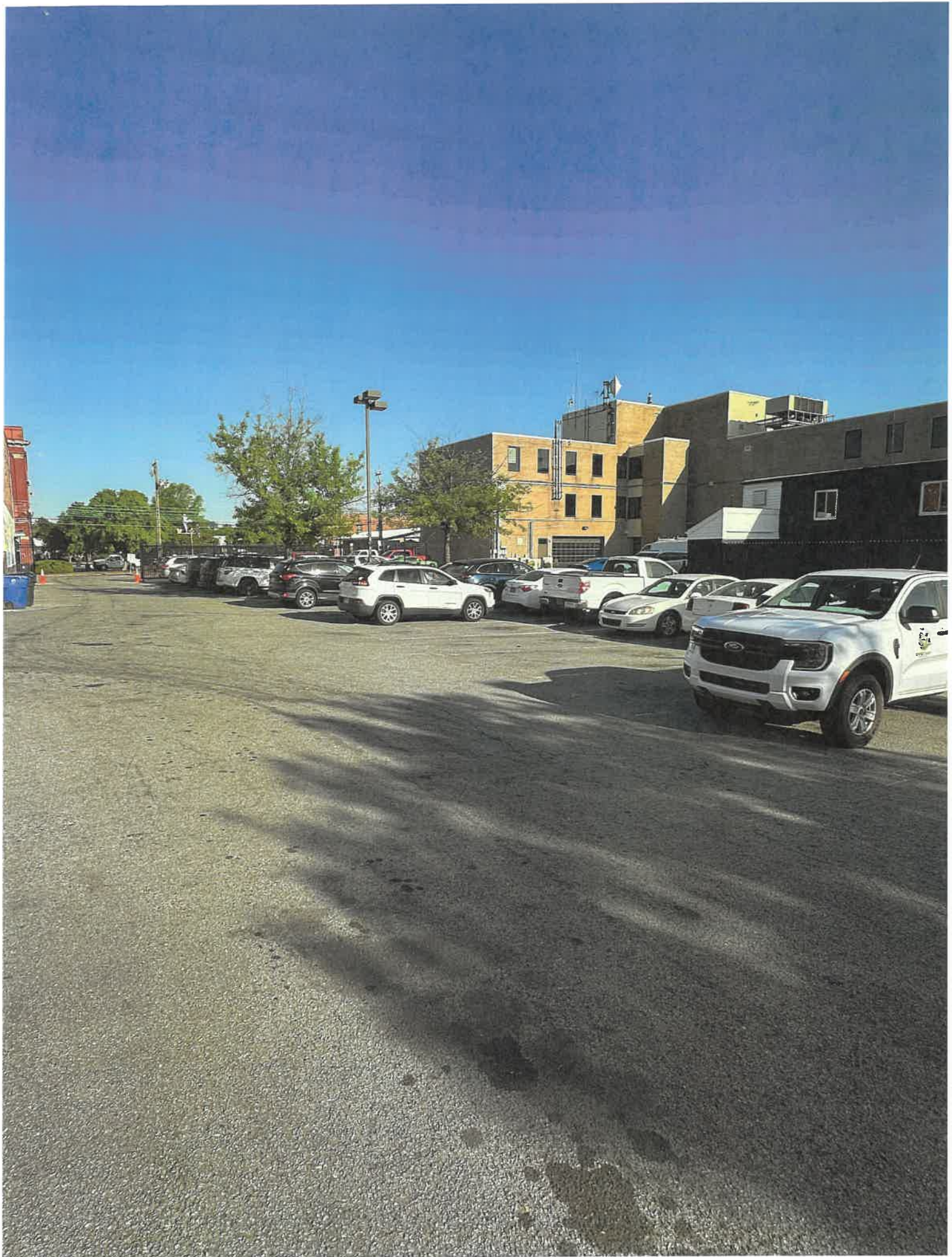
JEFFREYS  
BUILDING REAR

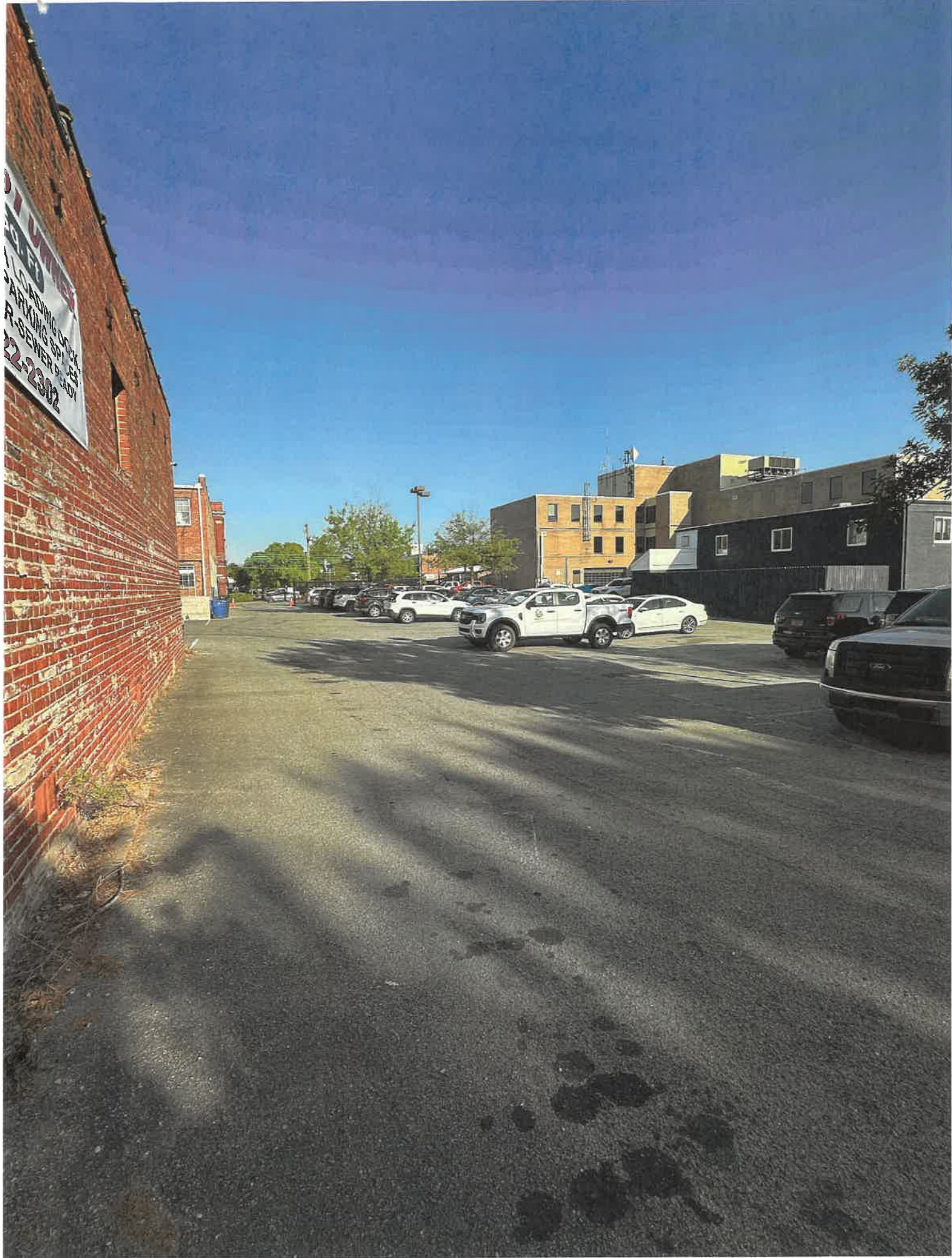






JEFFREYS  
BUILDING PARKING  
LOT





Abutting Property Owners to CA-15-26

PIN	Owner Name	Address	City	State	Zip
2599-96-7031	Four Free, LLC Mathew Wilding	206 E. Mulberry St.	Goldsboro	NC	27530
2599-95-8975	Chapter 45 Disabled American Veterans Inc.	212 E. Mulberry St.	Goldsboro	NC	27530
2599-95-8719	Wayne County Community Memorial Association Inc.	PO Box 127	Goldsboro	NC	27533
2599-95-7823	Bear Creek Plantation East LLC	112 N. William St.	Goldsboro	NC	27530
2599-95-6845	Bear Creek Plantation East LLC	112 N. William St.	Goldsboro	NC	27530

**CITY OF GOLDSBORO  
AGENDAMEMORADUM  
JUNE 02, 2026, HISTORIC DISTRICT COMMISSION MEETING**

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**TITLE:** CA-16-26 – ATF 106 N. Center Street (Laughing Owl Restaurant):  
(Zoned Central Business District) located within the City of Goldsboro’s  
Historic Preservation Overlay District. This property is located on the east  
side of N. Center Street between E. Walnut Street and E. Mulberry Street.

**DEPARTMENT/DIVISION:** Development Services | Planning Division

---

**BACKGROUND:**

ADDRESS: 106 N. Center Street

PARCEL(S): 2599-95-0960

OWNER: Noe Mejia Rivera

APPLICANT: Ulyses Roja (GC)

The applicant requests after-the-fact approval of a Certificate of Appropriateness (COA) to demolish the existing first floor façade/storefront of glass and wood doors and replace it with brick to match existing and modern aluminum and glass doors and windows to match 100 N. Center Street.

Area: .06 acres Frontage: 28.68 ft. Depth: 91.35 ft.

**SURROUNDING ZONING:**

Adjacent Zoning and Land Uses are Central Business District (CBD).



**DISCUSSION:** The applicant began to dismantle the first-floor facade before a COA was applied for. Two glass showcase windows were removed, and metal framing has been installed. A stop work order was issued and a letter of violation was sent to the owner. The historic doors appear to be from the early 20<sup>th</sup> century remain in place. The application was submitted on April 30, 2026.



**BRIEF HISTORY:** 106 N. Center Street has remained a commercial building on the first floor through history and various residential uses on the second floor. The second story windows have been replaced in recent history but remain in keeping with historic photographs with their nod to the former arched openings.

**STAFF COMMENTS:** Staff were aware of work being done to the interior of 106 N. Center but had not been notified of the exterior work that began without a COA. The applicant was wrongly approved for a building permit that included alterations to the exterior of the building. This hearing will determine if the proposed work is or is not incongruous with the Design Guidelines for downtown Goldsboro.

**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 Included in the Minor Work approval process are the following activities:

1. Installation of storm doors or windows, shutters and blinds;
2. Construction of fences (under forty-eight inches in height) for rear and side yards;
3. Installation of mechanical equipment;
4. Tree removal when less than eighteen inches in diameter at four feet above the ground;
5. Installation of temporary handicapped facilities (including handrails);
6. New roof coverings;
7. Installation of awnings, exterior lighting fixtures, historical identification signs;
8. Minor landscaping changes, tree planting and the screening of mechanical equipment;
9. Rear yard decks, paths, walkways and driveways; and
10. Replacement of exterior stairs, landings, etc.

## STAFF FINDINGS Cont'd:

### Documentation:

- I. Design Guidelines for Downtown Goldsboro, 2009: Section 3.3 Historic Architecture Rehabilitation Guidelines are based on the U.S. Department of the Interior National Park Service Secretary of the Interior's Standards for Rehabilitation. If many of the original details of buildings to be rehabilitated have been lost over time, it is recommended that the owners try to find photographs of the building from near the time it was built, or study examples of similar buildings that have been restored in order to gather information on appropriate architectural details for each building type.

### Section 3.3 – General Guidelines (pgs. 11 & 12)

#### General Guidelines

- Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained. Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornaments should never be covered to avoid the need for maintenance, painting or refinishing.

### Section 3.3 – Windows (pg. 14):

In commercial storefronts, if the original structure remains or if there are records of its original appearance it shall be restored; if the storefront has been modified and there are no records of its original appearance, renovation should reflect the likely appearance of a building of that style and period.

Photograph: c.1940 N. Center Street east side



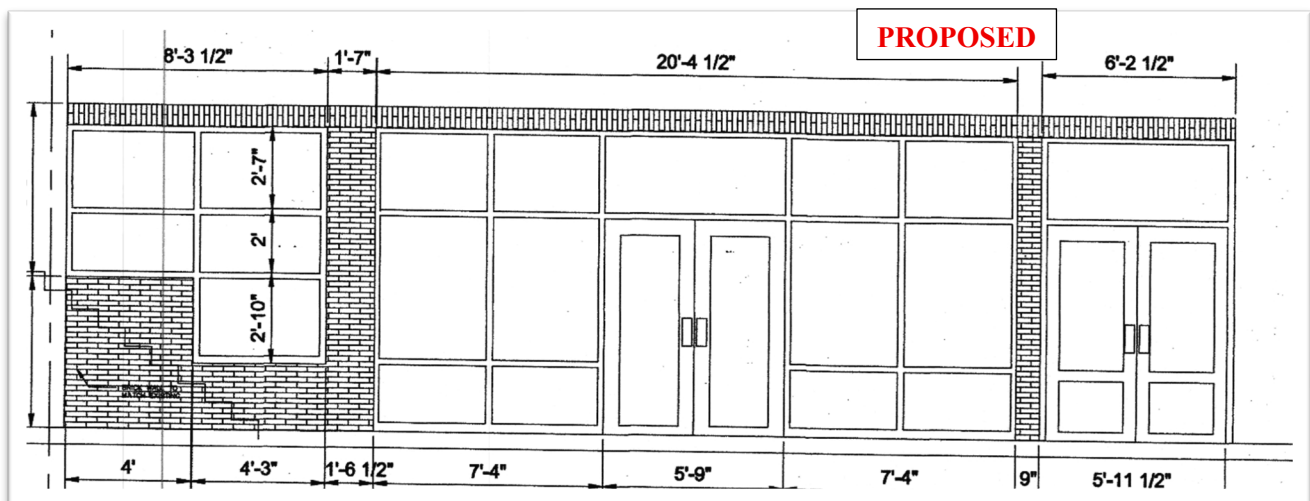
## II. Secretary of the Interior's Standards, 2017.

### a. NPS Guidelines for Rehabilitating Historic Buildings:

#### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>



b. Building Features and Systems:

STOREFRONTS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.</p>	<p>Removing or substantially changing storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the storefront so that it has a residential rather than commercial appearance.</p> <p>Introducing features from an earlier period that are not compatible with the historic character of the storefront.</p> <p>Changing the location of the storefront's historic main entrance.</p> <p>Replacing or covering a glass transom with solid material or inappropriate signage, or installing an incompatible awning over it.</p>
<p>Retaining later, non-original features that have acquired significance over time.</p>	<p>Removing later features that may have acquired significance.</p>

STOREFRONTS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Protecting and maintaining</i> masonry, wood, glass, ceramic tile, and metals which comprise storefronts through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.</p>	<p>Failing to protect and maintain storefront materials on a cyclical basis so that deterioration of storefront features results.</p>
<p>Protecting storefronts against arson and vandalism before work begins by covering windows and doors and by installing alarm systems keyed into local protection agencies.</p>	<p>Leaving the storefront unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through unprotected entrances.</p>
<p>Protecting the storefront when working on other features of the building.</p>	<p>Failing to protect the storefront when working on other features of the building.</p>
<p>Evaluating the overall condition of the storefront to determine whether more than protection and maintenance, such as repairs to storefront features, will be necessary.</p>	<p>Failing to undertake adequate measures to ensure the protection of storefront features.</p>

III. Photo Documentation: (3) 1910s photographs, WCPL, (1) c.1940 post card photograph

IV. Other Documentation:

a. Preservation Brief 11 Rehabilitating Storefronts

<https://www.nps.gov/orgs/1739/upload/preservation-brief-11-storefronts.pdf>

b. Historic Woolworth storefronts

<https://guides.loc.gov/this-month-in-business-history/february/woolworth>

V. Staff finds that the proposed storefront changes would remove the character-defining features of the existing fenestration, trim, historic doors, transoms and display windows that were so iconic in the era of the Woolworth stores.

**STAFF RECOMMENDATION:** Commission Staff recommend that a Certificate of Appropriateness be denied. The proposed renovation of the existing storefront is incongruous with the Design Guidelines for Downtown Goldsboro and the National Park Service's Secretary of Interior Standards of which the Historic District's Guidelines are based, 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.*

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.

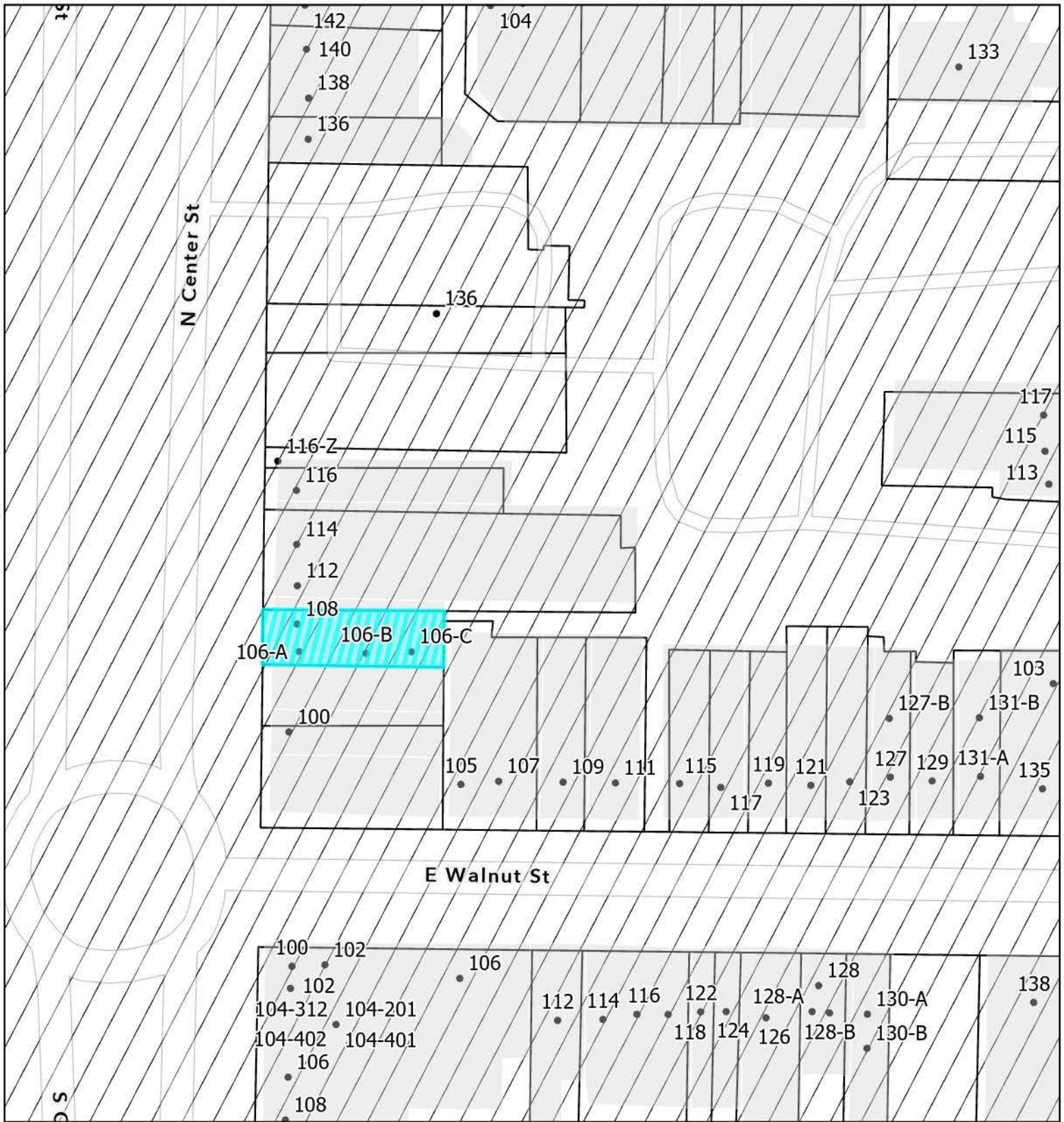
APPROVAL STATEMENT: The Historic District Commission finds the proposal to be not incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

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 \_\_\_\_\_



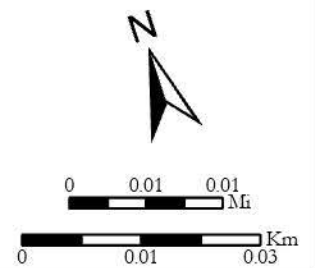


# 106 N. Center Street

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## 2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: <u>CB1 HDO*</u>	Parcel Identification Number: <u>2599-95-0960</u>
Type of Certificate of Appropriateness: <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> After-the-Fact	
Property Address: <u>100 N Center (Laughing Owl)</u>	
Applicant Name*: <u>Ulyses Rojas (General Contractor)</u>	
Email: <u>URojas0123@gmail.com</u>	Phone: <u>(910) 635-8402</u>
Total Acreage: <u>.06</u>	Frontage: <u>28.68</u> Depth: <u>91.35</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	Contact Name <u>Ulyses Rojas</u>
Address <u>2416 Brinkley Drive, Spring Lake NC - 28390</u>	
Phone <u>(910) 635-8402</u>	Email <u>URojas0123@gmail.com</u>

CONSULTANTING/ENGINEERING FIRM

Company Name	Contact Name <u>Steve Blanchard</u>
Address	
Phone <u>(910) 271-0613</u>	Email <u>Steve@JimBlanchardAssoc</u>
<u>Steve@JimBlanchardAssociates.com</u>	

## 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.

Complete Renovation to Comply with Code  
Building was lacking structural integrity.  
New decking, Electrical, structural supports  
New plumbing, staircases, store front need to  
be renovated to complete uplift.  
←emailed→

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

  
Applicant - Printed

  
Applicant Signature

4/30/26  
Date

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

Fee Type:  Cash  Check #  Credit Card

STATE OF NORTH CAROLINA  
COUNTY OF WAYNE

PROOF OF EXECUTION BY SUBSCRIBING WITNESS

I, Esteban Guzman, a Notary Public of Wayne County and the State of North Carolina, certify that **Crescenciano Rangel Garcia** personally appeared before me this day and, being duly sworn, did depose and say:

That he is a subscribing witness to the foregoing instrument; that he knows the handwriting of **Noe Rivera**, the principal signer; that he either saw Noe Rivera sign the foregoing instrument or heard him acknowledge the execution thereof; and that the signature appearing on the foregoing instrument is the genuine signature of **Noe Rivera**.

Witness my hand and official seal, this the 29th day of April, 2026.

*Crescenciano R-G.*  
Crescenciano Rangel Garcia,  
Subscribing Witness



*Esteban Guzman*  
Esteban Guzman, Notary Public  
Wayne County, North Carolina  
My commission expires: April 21, 2031

OWNER AUTHORIZATION

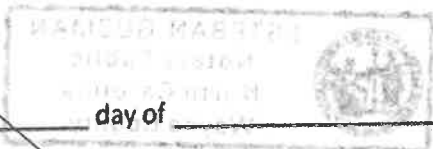
I hereby give CONSENT to Ulyses Rojas (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner [Handwritten Signature] Printed Name of Owner Noe Rivera

\_\_\_\_\_  
(State)  
\_\_\_\_\_  
(County)

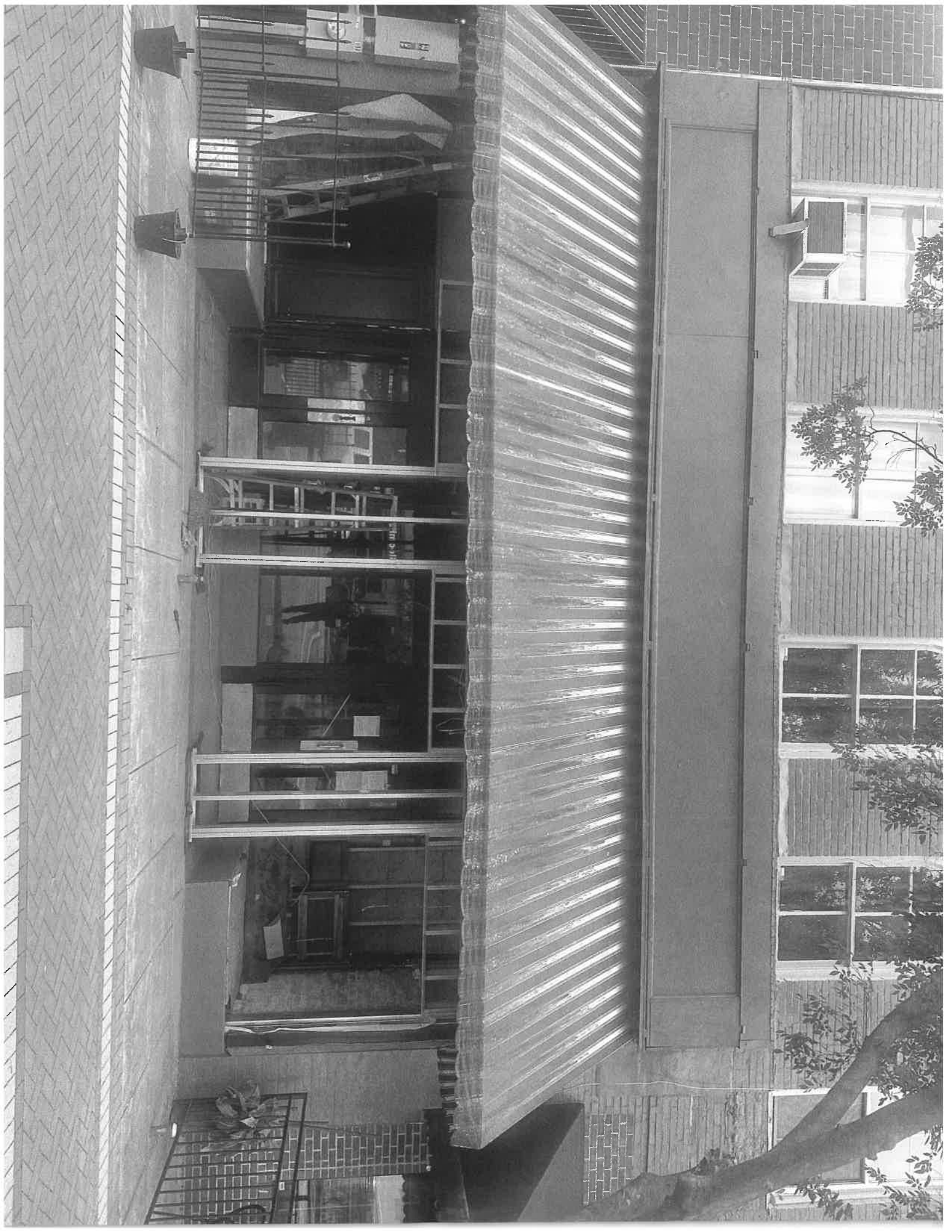
I, \_\_\_\_\_ a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public: \_\_\_\_\_  
(Printed Name)  
\_\_\_\_\_  
(Signature)

(Seal) Commission Expires: \_\_\_\_\_









Abutting Property Owners to CA-16-26

PIN	Owner Name	Address	City	State	Zip
2599-95-0960	Noe Rivera	1406 Sunset Dr.	Goldsboro	NC	27534
2599-95-0963	CaiFu LLC	106 Coventry Dr.	Goldsboro	NC	27530
2599-95-1827	GLT Associates LLC	503 Plantation Rd., 105 E. Walnut St.	Goldsboro	NC	27530



**CITY OF GOLDSBORO  
AGENDAMEMORADUM  
JUNE 02, 2026, HISTORIC DISTRICT COMMISSION MEETING**

**TITLE:** CA-17-26 – 219 N. John Street (rear): (Zoned Central Business District) located within the City of Goldsboro’s Historic Preservation Overlay District. The property is mid-block on the west side of N. John Street.

**DEPARTMENT/DIVISION:** Development Services | Planning Division

**BACKGROUND:**

ADDRESS: 219 N. John Street  
PARCEL(S): 2599-96-5450  
OWNER: Blue Yonder Properties, LLC  
APPLICANT: Bethany Mohr

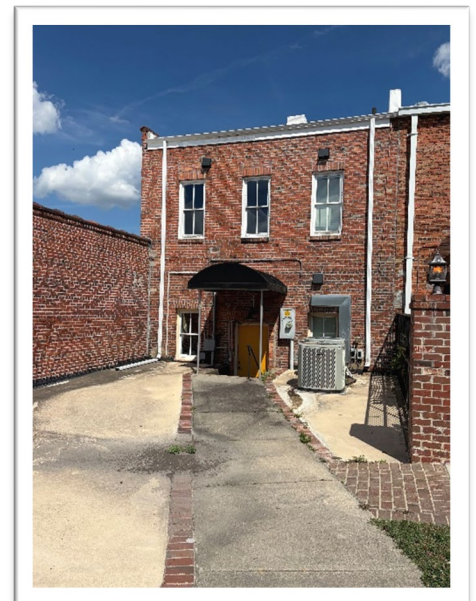
The applicant requests approval for a Certificate of Appropriateness (COA) to install a fence in the rear of the property to provide privacy and security. It will be identical to the existing metal and masonry pier fence in the rear at 205-217 N. John Street.

Area: .06 acres Frontage: 22.5 ft. Depth: 105 ft.

**SURROUNDING ZONING:**

Adjacent Zoning and Land Uses are Central Business District. The entire row of commercial buildings are owned by blue Yonder Properties.

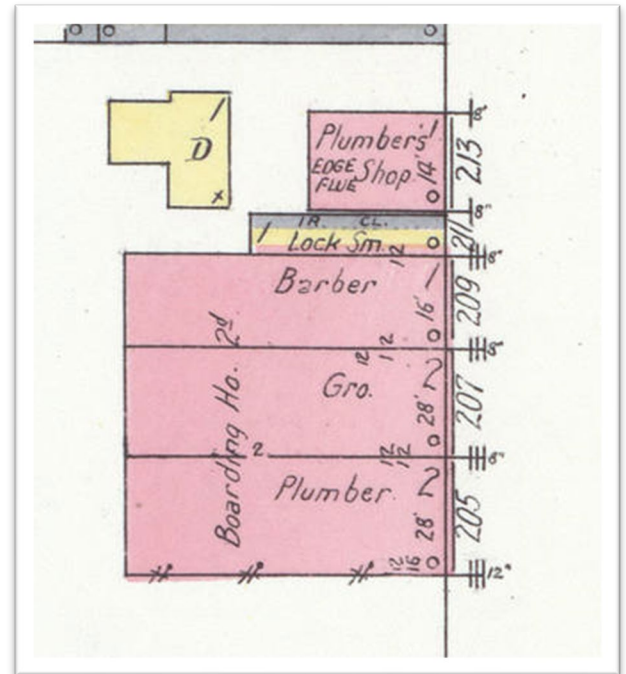
**DISCUSSION:** The applicant is requesting a COA for the subject property installing a five (5) foot metal fence with brick piers at the rear of the property at 219 N. John Street to complete the span of the existing fence. The application was submitted on April 29, 2026.



**BRIEF HISTORY:** The properties on the west side of N. John Street appear on Sanborn Maps between 1901 and 1908. Their use has remained commercial businesses on the first floor with most of them continuing to have boarding accommodation on the second.

**STAFF COMMENTS:** Staff recognize that the property was purchased in 2021 after the existing fence had been installed. The owner is completing the well-kept look of the rear of their properties on N. John Street.

**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.

The proposed materials are consistent with the regulations for fences in Section 6.3.11 Recommended fencing and screening materials, in The Design Guidelines for Downtown Goldsboro: “Metal pickets in dark colors with or without masonry piers or foundation walls (for perimeter and parking areas only, not storage areas).”

**STAFF RECOMMENDATION:** Commission Staff recommend the application 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.*

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*.

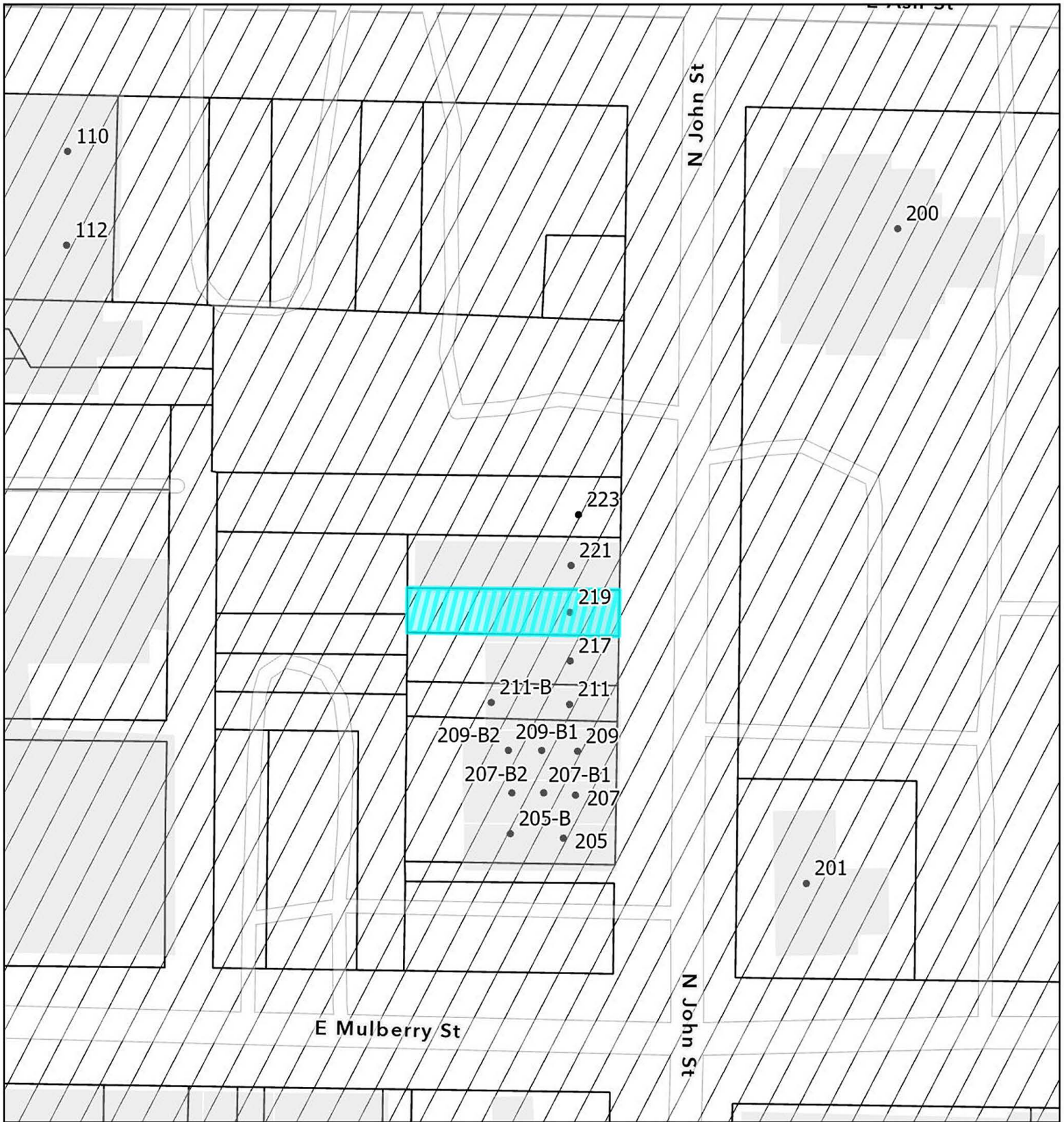
Yes \_\_\_\_\_ No \_\_\_\_\_





PRIVATE  
PROPERTY  
NO TRESPASSING



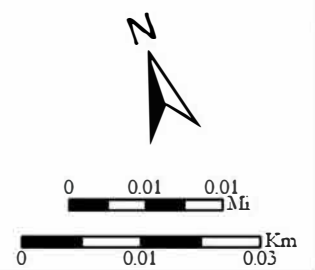


# 219 N. John Street

Esri, Community Maps Contributors, Duke University, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Duke University, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Zoning District: <u>CBD HDOD</u>	Parcel Identification Number: <u>2599-5450<sup>96-</sup></u>
Type of Certificate of Appropriateness: <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> After-the-Fact	
Property Address: <u>219 N John Street</u>	
Applicant Name*: <u>Bethany Mohr</u>	
Email: <u>blue.yonder.properties.llc@gmail.com</u>	Phone: <u>317-345-6426</u>
Total Acreage: <u>.06</u>	Frontage: <u>22.5</u> Depth: <u>105</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	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.

Install masonry piers and metal fencing to match the rest of piers and fencing behind / in rear of 205-217 N. John Street. Over 48" in height. Fence will be w/in the Downtown Guidelines Section 8.3.1 section 4.

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

Bethany Mohr  
Applicant - Printed

Bethany Mohr  
Applicant Signature

4/29/26  
Date

Application Fee: - Minor \$50 / - Major \$150 / - ATF \$250

Fee Type:  Cash  Check #  Credit Card

Application Number: CA-17-26 Date processed: 4/29 Initials: PDS

**CITY OF GOLDSBORO  
AGENDAMEMORADUM  
JUNE 02, 2026, HISTORIC DISTRICT COMMISSION MEETING**

**TITLE:** CA-18-26 – 311 S. John Street (New Residential Construction): (Zoned Central Business District) located within the City of Goldsboro’s Historic Preservation Overlay District. The property is mid-block on the west side of S. John Street.

**DEPARTMENT/DIVISION:** Development Services | Planning Division

**BACKGROUND:**

ADDRESS: 311 S. John Street  
PARCEL(S): 2599-84-8472  
OWNER: Uplift Investments Barnes, LLC  
APPLICANT: James Barnes

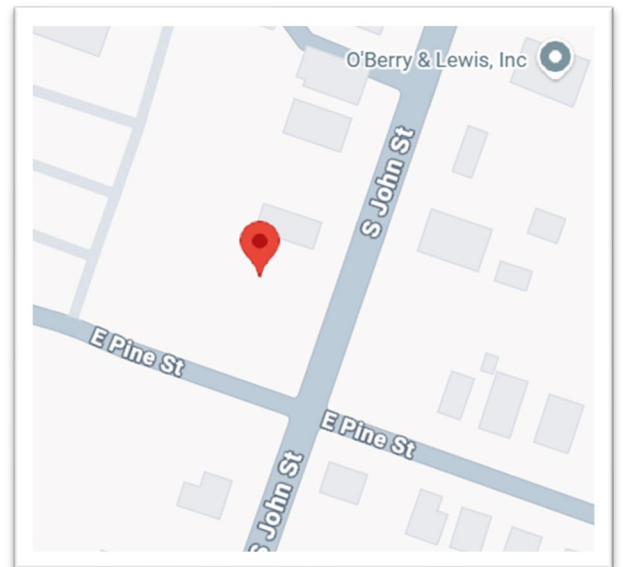
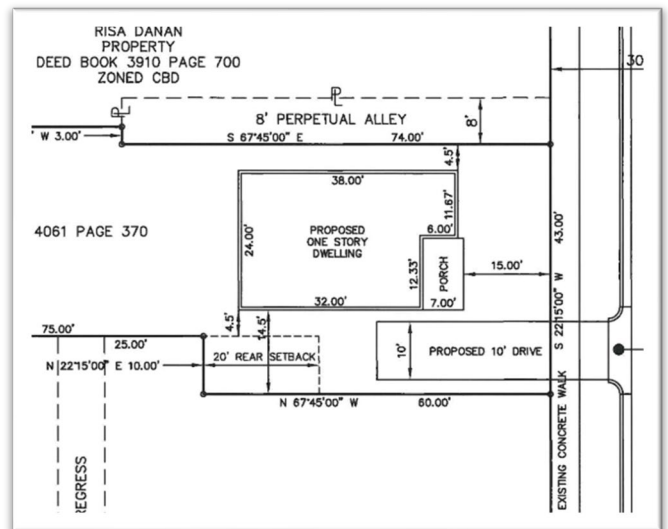
The applicant requests approval for a Certificate of Appropriateness (COA) for the construction of a new single-family residential home of approximately 864 square feet on a 2-foot crawl space on the west side of S. John between E. Pine and E. Spruce Streets.

Area: .12 acres Frontage: 43 ft. Depth: 135 ft.

**SURROUNDING ZONING:**

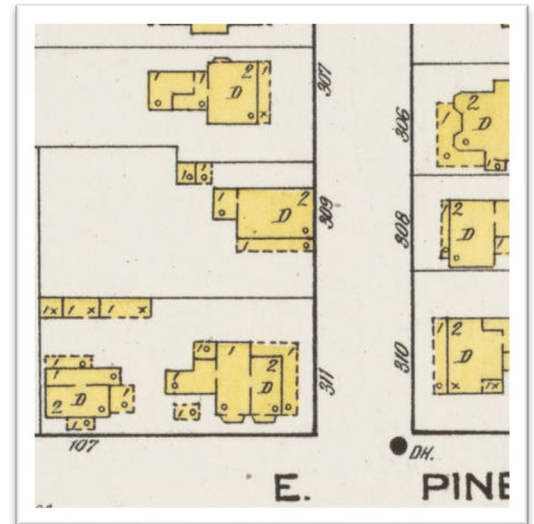
Adjacent Zoning and Land Uses are Central Business District. The 300 and 400 blocks of S. John Street are single-family residential homes.

**DISCUSSION:** The applicant is requesting a COA for new construction of a single-family home on a crawl space set back from the sidewalk fifteen (15) feet with a front porch and a ten (10) foot wide driveway on the south side of the dwelling.



**BRIEF HISTORY:** The current vacant lots at 311-315 S. John Street and 109 E. Pine Street were originally owned by Colonel Charles J. Nelson of Waynesborough. He relocated his horse buggy business to Goldsboro in 1850. The buildings were demolished in the early 2010s.

**STAFF COMMENTS:** Staff recognize that there are numerous vacant lots on S. John Street in the 300 and 400 blocks that are opportunities for new single-family construction. Mr. Barnes has purchased 311 and 315 S. John Street with the intent of selling the homes once complete. This will help eliminate the blighted vacant lots and bring the residential feel back to one of the major gateways into the downtown area.



**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. New construction within the Historic Preservation Overlay District is considered a Major Work.

Documentation:

Design Guidelines for Downtown Goldsboro: 5.0 Guidelines for New Residential Buildings

*5.2 Allowed Uses* Located in residential portion of the CBD in the southernmost portion of the Historic District and major gateway into downtown Goldsboro.

### *5.3 Residential District Site Guidelines*

- 1. Building oriented to the street.* The front façade is oriented to the street with a driveway on the south side of the property.
- 2. The use of porches and traditional detailing.* The plan for this dwelling includes a 7’ x 12.33’ front porch with traditional detailing in the columns and exposed rafter tails.
- 3. Front Yards.* This plan includes a front yard with a setback of 15’ from the sidewalk, approximately the same setback as other homes on S. John Street. The guidelines recommend a minimum of 20’ setback for detached homes, but access to the back yard is an important safety issue. Pushing the house back any farther than 15’ would result in potentially closing off the southwest corner of the house, as the south property jogs to the north approximately 10’. The Unified Development Ordinance supports these proposed setbacks in Section 5.3.5.2.15 CBD Design Standards Residential Uses.
- 4. Utilize a range of unit types and sizes rather than standardization.* This house will be reflective of a modern craftsman style in its details and design elements.
- 5. Suburban design elements such as frequent curb cuts for driveways should be avoided.* This lot will have one curb cut.

6. *No privacy fences or chain link fences in the front yards.* The developer of this property may plan to put a privacy fence in the rear of the house to enclose the back yard for safety concerns.

7. *Parking for larger structures shall be located in the rear or side of the buildings.* Parking will be located on the side of the structure.

8. *Uses not specified.* This building will be residential in use.

#### 5.4 Residential Architectural Guidelines

1. *Placement of Structures.* There are no accessory buildings planned for this property at this time.

2. *Materials.* All exterior materials have been selected in accordance with the Design Guidelines for Downtown Goldsboro. The primary siding will consist of horizontal lap siding constructed of fiber cement or wood siding (Hardie plank or other comparable high-quality modern equivalent), which is an approved substitute for traditional wood siding. Vinyl Siding will not be used on this project. Where incorporated, brick will be utilized within an approved range of colors consistent with historic materials in the district.

All trim and accent elements including window trim, fascia, soffits, and corner boards will be constructed of wood or wood composite materials, providing appropriate architectural detailing and depth consistent with traditional construction.

The roof will consist of composition shingles in a neutral, muted color palette. Windows will be constructed of wood or wood clad in vinyl and will utilize true divided light construction. Interior-only grids or grids between insulated glass panes will not be used. All glazing will be clear glass in compliance with the Historic District Guidelines. The front door will be constructed of solid wood.

The foundation system will be constructed in accordance with engineered plans and local building codes, including proper crawl space ventilation and screening to ensure a finished and compatible appearance.

The proposed materials are consistent with the current Design Guidelines for Downtown Goldsboro.

**STAFF RECOMMENDATION:** Commission Staff recommend the application should be approved and a Certificate of Appropriateness be issued. The plans and written description of the proposed new construction single-family home 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.*

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 \_\_\_\_\_

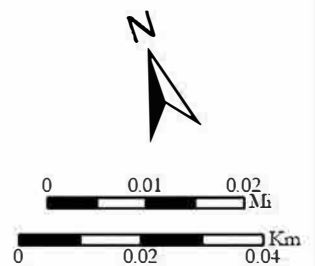


# 311 S. John Street

Esri Community Maps Contributors, Duke University, State of North Carolina DOT, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Duke University, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

## 2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet







CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: **CBD HPOD**

Parcel Identification Number: **2599-84-8472**

Type of Certificate of Appropriateness:  Minor  Major  After-the-Fact

Property Address: **311 S. John Street**

Applicant Name\*: **James Barnes - Uplift Investments Barnes, LLC**

Email: **jbabseo20@gmail.com**

Phone: **910-551-5481**

Total Acreage: **.12**

Frontage: **43ft.** Depth: **135'**

**\*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 **Uplift Investments Barnes, LLC**

Contact Name **James D. Barnes, Jr.**

Address **1505B Elevation Rd. Four Oaks, NC 27524**

Phone **910-551-5481**

Email **jbabseo20@gmail.com**

CONSULTANTING/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email **jbabseo20@gmail.com**



For your review:

The proposed design has been carefully developed to comply with both the City of Goldsboro Downtown Design Guidelines and Historic District standards. The intent of these guidelines is to reinforce the principles of traditional neighborhood design and prioritize pedestrian-oriented development reflected throughout the project. The design emphasizes the front façade of the home, incorporating a covered front porch and clearly defined entryway, while minimizing the visual impact of garages and driveways in order to maintain a pedestrian-friendly streetscape.

The structure is a one-story residence featuring a traditional gable roof form with a moderate pitch, consistent with the scale and character of surrounding properties. The building's proportions, orientation, and massing are designed to integrate seamlessly into the existing neighborhood context.

All exterior materials have been selected in accordance with Historic District guidelines. The primary siding will consist of horizontal lap siding constructed of fiber cement or wood siding (Hardie plank or comparable high-quality modern equivalent), which is an approved substitute for traditional wood siding. Vinyl siding will not be used on this project. Where incorporated, brick will be utilized within an approved range of colors consistent with historic materials in the district.

All trim and accent elements including window trim, fascia, soffits, and corner boards—will be constructed of wood or wood composite materials, providing appropriate architectural detailing and depth consistent with traditional construction.

The roof will consist of composition (architectural) shingles in a neutral, muted color palette. Windows will be constructed of wood or wood clad in vinyl materials and will utilize true divided light construction. Interior-only grids or grids between insulated glass panes will not be used. All glazing will be clear glass in compliance with Historic District standards.

The foundation system will be constructed in accordance with engineered plans and local building codes, including proper crawl space ventilation and screening to ensure a finished and compatible appearance.

Overall, the proposed project reflects a thoughtful and context-sensitive approach that aligns with the City's Historic District guidelines by utilizing approved materials,

Email submitted April 26, 2026

maintaining traditional architectural elements, and reinforcing a pedestrian-oriented streetscape. The design will contribute positively to the character and continuity of the neighborhood.

Thank you for your time and consideration of this application. Please feel free to contact me if any additional information is needed.

Respectfully submitted,

James Barnes

Uplift Investments / Property Owner

Abutting Property Owners to CA-18-26

PIN	Owner Name	Address	City	State	Zip
2599-84-8472	Uplift Investments Barnes LLC	1505 B Elevation Rd.	Four Oaks	NC	27524
2599-84-8487	Risa Danan	452 China Grove Rd.	Arapahoe	NC	28510
2599-84-8318	Namee Barakat	2510 S. Wilmington St.	Raleigh	NC	27603
2599-84-7475	Hermonio Rojas	109 E. Pine St.	Goldsboro	NC	27530



**GENERAL NOTES**

- 1) ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.
- 2) ALL MATERIALS SHALL BE SUBJECT TO OWNERS APPROVAL PRIOR TO INSTALLATION. APPROVAL BY OWNER DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY (SEE NOTE 3).
- 3) THE OWNER, AND/OR HIS REPRESENTATIVES, SHALL NOT BE RESPONSIBLE FOR DEFECTIVE MATERIALS OR WORKMANSHIP OF THESE PORTIONS OF THE WORK DONE BY THE CONTRACTOR.
- 4) WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE 2009 I.R.C.
- 5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO CARRY NORMAL ADEQUATE INSURANCE, AND HOLD THE OWNER AND/OR HIS REPRESENTATIVES BLAMELESS FOR ANY CLAIMS ARISING FROM WORK ON THIS PROJECT.
- 6) WORKMANSHIP SHALL BE OF GOOD QUALITY AND SUBJECT TO THE OWNER'S APPROVAL.
- 7) THE CONTRACTOR AGREES TO ASSUME LIABILITY, AND TO HOLD THE OWNER AND DESIGNER BLAMELESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES NOT REPORTED TO THE DESIGNER, INDICATED ON THE PUBLIC RECORDS, EXAMINED OR LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR OR OWNER ARE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND ARE TO NOTIFY THE DESIGNER AND/OR THE ENGINEER OF RECORD OF ANY DISCREPANCIES ARISING FROM THE PLANS IN RELATIONSHIP TO THIS THE PROJECT. THIS SHALL BE DONE PRIOR TO COMMENCEMENT OF WORK.

UTILITIES

- 1) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS, AND TELEPHONE SERVICES.

STATEMENT OF DESIGN COMPLIANCE

ALL DIVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE STANDARDS FOR RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND THE BUILDING DESIGN DESCRIBED ON THESE PAGES IS IN COMPLIANCE.

NOTE: H.V.A.C. CONTRACTOR SHALL SUBMIT SYSTEMS DESIGN DRAWINGS AND FORMS TO COMPLY WITH EQUIPMENT QUALITY AND SOUND REQUIREMENTS TOGETHER WITH BUILDING ENVELOPE CALCULATIONS.

SPECIAL CONTR. NOTE

1. THE CONTR. SHALL VERIFY THE AVAILABILITY OF ALL PRODUCTS BEFORE PROCEEDING W/ CONSTR. ESPECIALLY THOSE ITEMS AFFECTING ROUGH OPENING DIMS OR OTHER DIMS ON THE PLANS. ALL MANUFACTURED MATERIALS COMPONENTS, PARTS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.
2. CONTRACTOR SHALL HAVE AND FAMILIARIZE HIMSELF, SUBCONTRACTOR, AND HIS PERSONNEL READABLE COPIES OF ALL APPLICABLE INSTALLATION M.E.D.S. MATERIAL SAFETY DATA SHEETS, AND SAFETY MANUALS.

DEFERRED SUBMITTALS

THE FOLLOWING ARE DEFERRED SUBMITTAL ITEMS THAT IF REQUIRED SHALL BE SUBMITTED TO THE DESIGNER OR ENGINEER OF RECORD 15-DAYS PRIOR TO REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE BUILDING SPECIFICATIONS AND INSTRUCTIONS. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

TRUSS PROFILES AND CALCULATIONS  
FIRE SPRINKLER SYSTEM TO BE COMBASTANT W/ NFPA-100 AND LOCAL FIRE PROTECTION SPRINKLER ORDINANCE.

**ABBREVIATIONS**

A.B. --- Anchor Bolt	GL --- Gie Laminated
ABV. --- Above	GLB --- Gie Laminated Beam
A/C --- Air Conditioning	HDR --- Header
A.C. --- Asphaltic Concrete	HORIZ. --- Horizontal
ALT. --- Alternate	LCB.O. --- International Conference of Building Officials
AND --- And	INT. --- Interior
A.I.S.C. --- American Institute of Steel Construction	IN. (") --- Inches
A.S.T.M. --- American Standards & Testing Materials	MATL. --- Material
AT --- At	MAX. --- Maximum
B.B. --- Bottom of Beam	MED. --- Mechanical
BLK. --- Block	MET. --- Metal
B.S.G. --- Bending	MFR. --- Manufacturer
BM. --- Beam	MIN. --- Minimum
B.M. --- Boundary Molding	N.C. --- Not in Contact
C --- Corner	N.T.S. --- Not to Scale
CL --- Center Line	N.C. --- No Corner
C.C. --- Center to Center	O.C. --- On Center
C.D. --- Ceiling	OPNG. --- Opening
C.J. --- Ceiling Joist	P.L. --- Property Line
CONC. --- Concrete	PL. --- Plaster
CONT. --- Continuous	PLS. --- Plywood
CONTR. --- Contractor	R.F. --- Rafter
D or d --- Nail Penny	R.J. --- Roof Joists
DBL --- Double	R.C. --- Reverse Corner
DET. --- Detail	REINF. --- Reinforcing
DF. --- Douglas Fir	R.O. --- Rough Opening
DFLT. --- Douglas Fir Pressure Treated	RWD. --- Railroad
DFPA. --- Douglas Fir Plywood Association	SHED. --- Shedding
DK. --- Diameter	SOL. --- Soffit
DM. --- Dimension	SQ. --- Square
E.F. --- Each Face	STD. --- Standard
ELEV. --- Elevation	SPECS. --- Specifications
EQ. --- Equal	S.S. --- Select Structural
EQUIP. --- Equipment	T.B. --- Top of Beam
E.N. --- Edge Nail	T.C. --- Top of Concrete
E.W. --- Each Way	T.F. --- Top of Footing
EXT. --- Exterior	T & G --- Tongue and Groove
FAB. BM. --- Fabricated Beam	T.W. --- Top of Wall
FN. --- Finish	TYP. --- Typical
FUR. --- Floor Joist	U.B.C. --- Uniform Building Code
F.F. --- Face of Block	U.G.N. --- Unless Otherwise Noted
F.O.B. --- Face of Block	VERT. --- Vertical
F.G.C. --- Face of Concrete	W.C.L.A. --- West Coast Lumber Association
F.O.S. --- Face of Stud	WD. --- Wood
FT. (") --- Foot	WIND. --- Window
FTG. --- Footing	W/ --- With
GA. --- Gauge	W.W.F. --- Welded Wire Fabric
GEN. --- General	

**SHEET INDEX**

- SHEET A1 TITLE SHEET, GENERAL NOTES
- SHEET A2 INTERNATIONAL RESIDENTIAL CODE NOTES
- SHEET A3 INTERNATIONAL RESIDENTIAL CODE NOTES
- SHEET A4 EXTERIOR ELEVATIONS/CROSS SECTION
- SHEET A5 FLOOR/ELECTRICAL PLAN
- SHEET A6 FOUNDATION/ROOF FRAMING PLAN
- SHEET A7 STRUCTURAL STANDARDS
- SHEET A8 DETAILS

**SQUARE FOOTAGE**

<b>LIVING AREAS</b>		
LIVING AREA	898	SQ. FT.
<b>NON LIVING AREAS</b>		
GARAGE	0	SQ. FT.
PORCH	12	SQ. FT.

DATE 5/9/2021

DRAWN BY:

CHECKED BY:

REVISIONS: DATE:

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**GARRISON & ASSOCIATES**  
design \* planning

SANTA ROSA CA 95402  
P.O. BOX 15124  
(707) 578-4311



**BARNES RESIDENCE**  
311 S. JOHN STREET  
GOLDSBORO, NC 27530

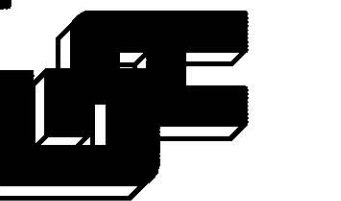
515-54

A1


NOTES

**GARRISON & ASSOCIATES**  
design \* planning

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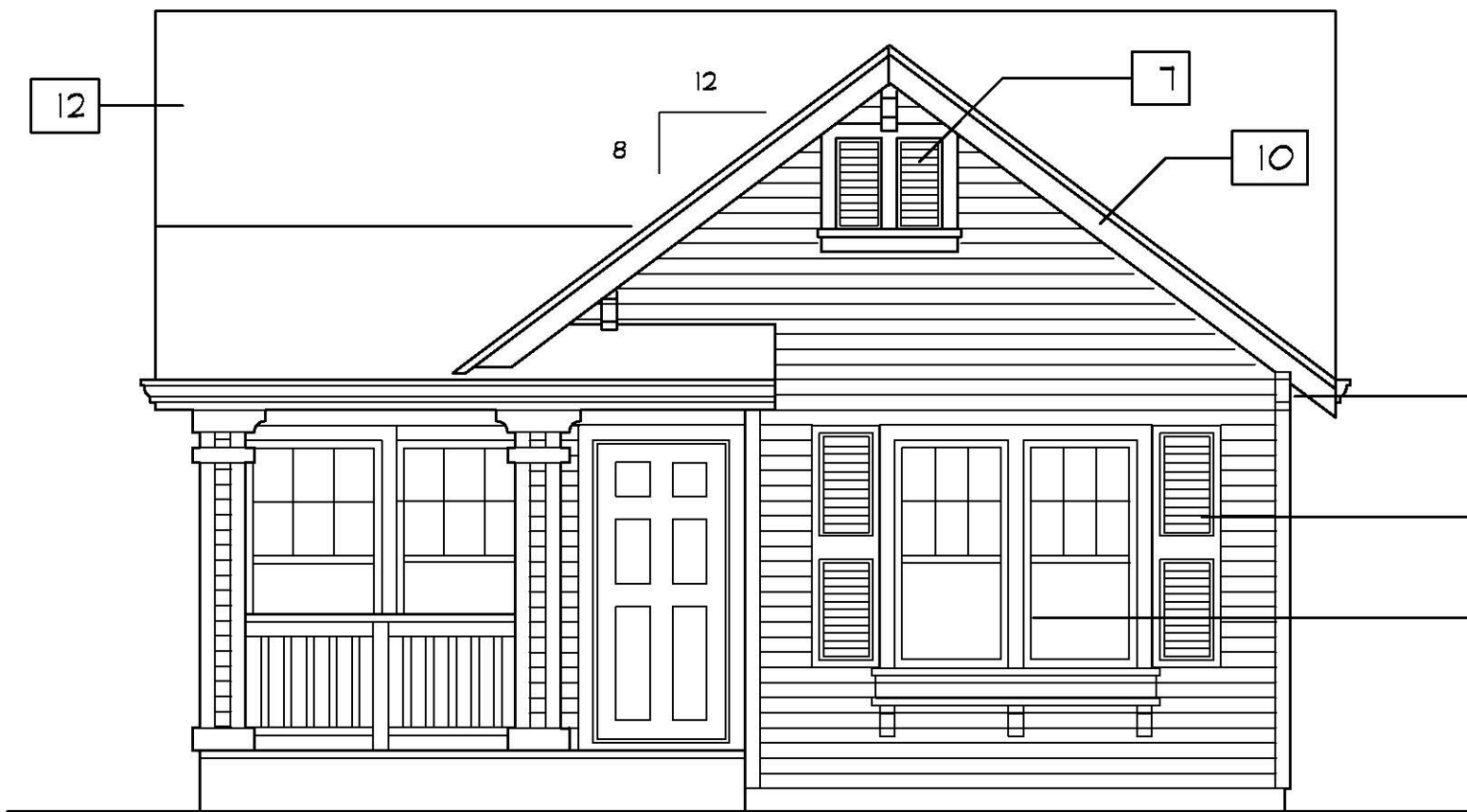
SHEET JOB NO. DESIGN FOR:

515-56

A4



**LEFT ELEVATION**  
SCALE 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE 1/4"=1'-0"

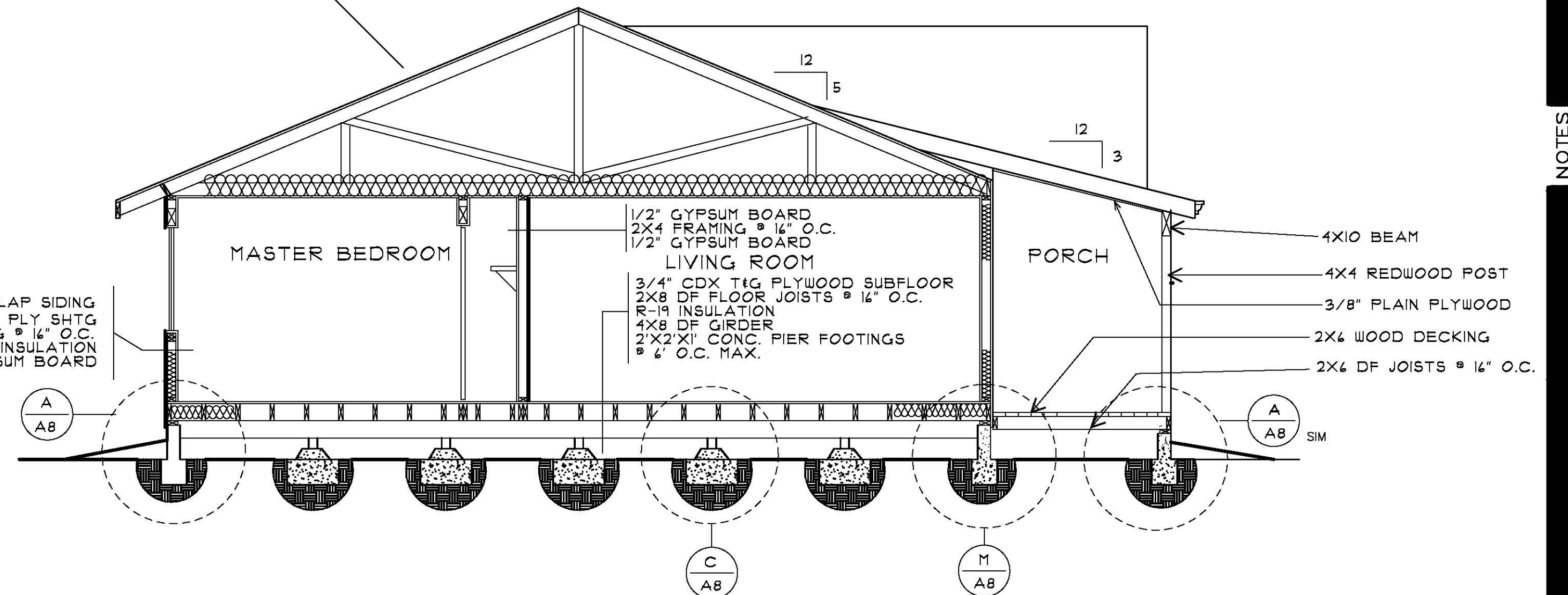


**REAR ELEVATION**  
SCALE 1/4"=1'-0"



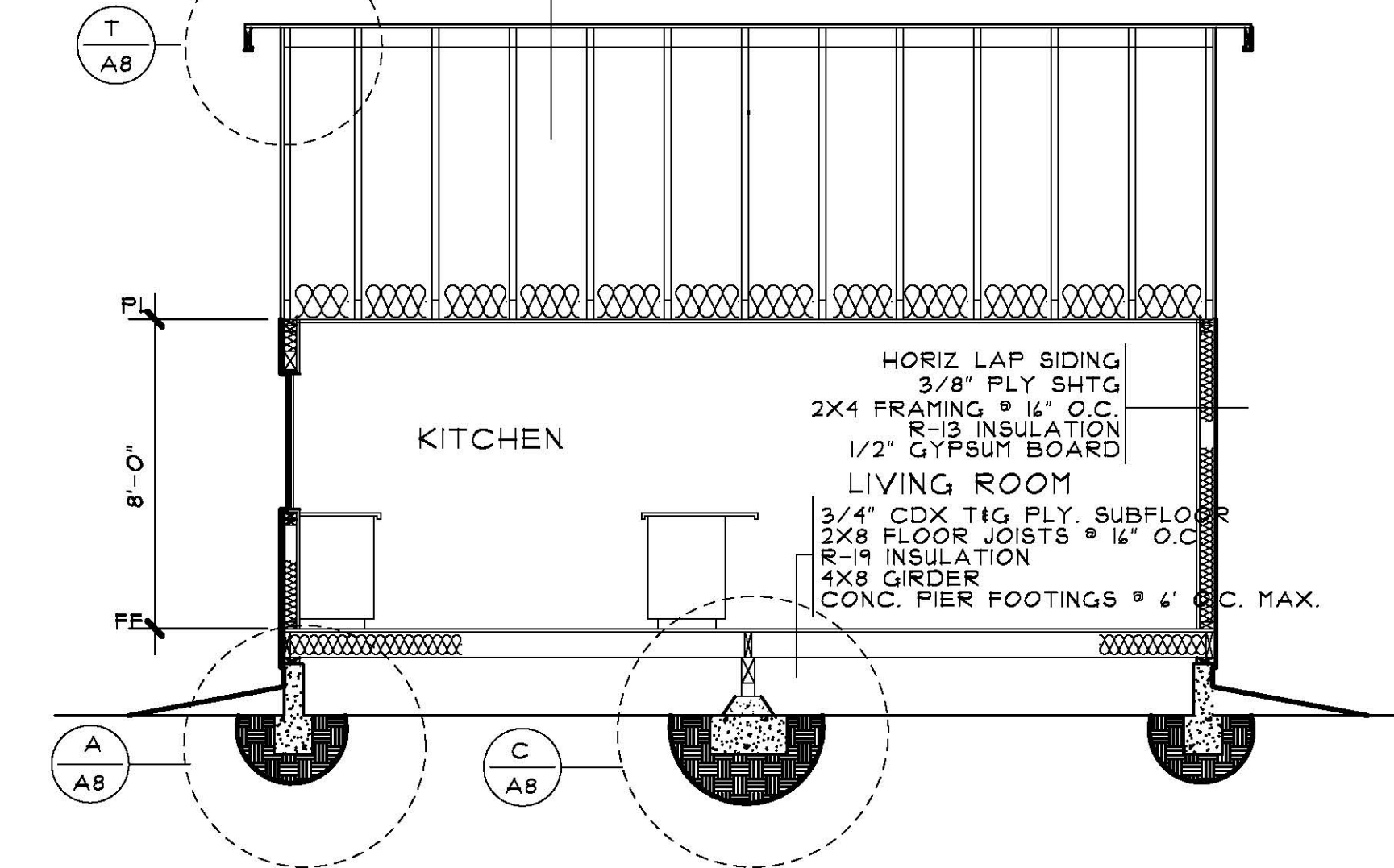
**RIGHT ELEVATION**  
SCALE 1/4"=1'-0"

1/2" CDX PLYWOOD ROOF SHEATHING  
PREMANUFACTURED TRUSSES @ 24" O.C.  
R-30 INSULATION  
5/8" GYPSUM BOARD



**CROSS SECTION "A"**  
SCALE 1/4"=1'-0"

1/2" CDX PLYWOOD ROOF SHEATHING  
PREMANUFACTURED SCISSOR TRUSSES @ 24" O.C.  
R-30 INSULATION  
5/8" GYPSUM BOARD



**CROSS SECTION "B"**  
SCALE 1/4"=1'-0"

**ELEVATION NOTES**

- |   |   |
|---|---|
| <p>3. MASONITE OR EQUAL HORIZONTAL SIDING OVER APPROVED BUILDING PAPER &amp; SHEATHING PER SHEAR</p> <p>5. VINYL DUAL PANE WINDOWS WHITE (TYP)</p> <p>4. WOOD SILL</p> <p>1. PRE-FAB LOUVERED ATTIC VENT</p> <p>8. CONCRETE STOOP</p> <p>9. WOOD PORCH &amp; STEPS</p> <p>10. 1 X 8 BARGE BRD.</p> <p>11. 5 1/4" GSM "OGEE" GUTTER OVER 2 X 8 FASCIA BOARD.</p> <p>12. CLASS "A" MINIMUM COMPOSITION SHINGLE ROOFING 30 YEAR (TYP)</p> <p>13. 28 GA GSM FLASHING OR WEAVE COMP. SHINGLES @ VALLEYS.</p> | <p>14. 24 GA GSM FLASHING @ WALLS ABOVE ROOF.</p> <p>15. G. I. SPARK ARRESTER @ MTL. FLUE W/ GSM CAP FLASHING.</p> <p>16. DECORATIVE GSM CHIMNEY CAP</p> <p>17. 2" X 3" GSM DOWNSPOUT TYP. CONNECT ALL DOWNSPOUTS TO CLOSED CONDUITS DISCHARGING @ EROSION RESISTANT AREA AWAY FROM STRUCTURE.</p> <p>18. 24 GA GSM CRICKET.</p> <p>19. LINE OF WALLS BELOW.</p> <p>20. SKYLIGHT PER PLAN.</p> <p>21. 1 X 4 WOOD CORNER TRIM TYP.</p> <p>22. 1 X 4 WOOD TRIM @ DOORS &amp; WINDOWS TYP.</p> <p>23. 1 X 4 WOOD TRIM.</p> <p>24. 1 X 4 WOOD TRIM.</p> |
|---|---|