City of Goldsboro Historic District Commission
July 07, 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. Saylors, CZO, Planner I

Holly Jones, Planning Executive Assistant

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

HISTORIC DISTRICT COMMISSION
Planning Services Division
City of Goldsboro, 200 N. Center St.
(919) 580-4313

AGENDA | Tuesday, July 2026

I. Call to Order/Roll Call

II. Action on Minutes – June 02, 2026

III. Old Business

1. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.

IV. New Business

1. **CA-22-26 – 205 W. Walnut Street (Old Montgomery Ward Building):** The applicant proposes restoring and reinstalling the wood windows that were saved and stored in the building, replace rotted wood in-kind, and repaint the wood in the same color scheme.

2. **CA-23-26 – 214 N. Virginia Street (Residence):** The applicant is requesting approval for after-the-fact work completed since 2023. This work includes but is not limited to replacement of sills and wood siding, replacement of windows, and reframing of rear porch.

V. Reports/Discussion

VI. Adjournment

MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
June 2, 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 June 2, 2026.

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

Ms. Rebekah Dunn (ALT)

Also Present: Kenny Talton, Assistant Planning Services Manager
Paul Saylors, Planner I/Preservation Planner
Ron Lawrence, City Attorney
Holly Jones, Planning Executive Assistant

Absent: Mr. Derek Roche (ALT)

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

Approval of Minutes

Mr. Peacock made a motion to approve the minutes of the Regular Meeting of May 5, 2026. The motion was seconded by Ms. Musgrave and unanimously carried.

Change to the Agenda

Mr. Knack asked if items 3 and 4 on the agenda could be moved to in front of items 1 and 2. He stated that these applicants had submitted their paperwork ahead of time as appropriate, and should be relatively quick.

Mr. Peacock made a motion to approve the change to the agenda. The motion was seconded by Ms. Delia and unanimously carried.

New Business

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

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.

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.

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)."

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.

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

Ms. Musgrave made a motion to approve the request. The motion was seconded by Mr. Archibald and unanimously carried.

Mr. Lawence asked that the motion state the section and what would be incongruous. Ms. Musgrave made a motion that the Findings of Fact is consistent with the regulations of fences in Section 6.3.11 of the design guidelines. The motion was seconded by Mr. Archibald and unanimously carried.

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

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.

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.

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.

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.

Mr. Knack asked if Section 5.3.5.2.15 of Goldsboro's UDO is what allows for the front setbacks to be reduced. Mr. Saylors confirmed that was correct.

Mr. Knack opened the public hearing. The following person spoke after being properly sworn in:

1. James Barnes, applicant. Ms. Delia asked how he had decided on the size of the home. Mr. Barnes stated that the size was determined due to the size constraints of the property.

No one else spoke and the public hearing was closed.

Mr. Archibald made a motion that the Findings of Fact regarding UDO Sections 5.7.6 and 5.7.8 are not incongruous. The motion was seconded by Mr. Peacock and unanimously carried.

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

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.

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.

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)."

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.

Mr. Knack asked if people would still have access to the mural. Mr. Saylors stated that access to a portion of the mural is cut off. Mr. Knack asked if the Downtown Development Department

or Travel and Tourism had a say in this. Mr. Saylors stated that the Commission was only voting on the appropriateness, he was not sure if the other departments had been contacted.

Mr. Peacock asked what date the application was submitted. Mr. Saylors stated the application was received on April 23rd. Mr. Peacock asked what the date of the building permit issued by the City was. Mr. Saylors stated that permits were not required for putting up a fence.

Mr. Knack asked for confirmation that work began before the application was submitted. Mr. Saylors confirmed that was correct.

Mr. Knack shared his personal disappointment that the County government did not follow the rules. He stated that situations like this are an uphill battle with local business owners, and he would expect someone within their system should have at least checked. Mr. Peacock shared the disappointment, stating that there seemed to be one or two after the fact requests every meeting.

Mr. Knack opened the public hearing. The following people spoke after being properly sworn in:

1. Andrew Neal, attorney speaking on behalf of Wayne County (applicant), stated that he was not part of the process until he was contacted regarding the need for the COA. He stated that 6-7 months ago County facilities went out to bid on this project, and started construction. Mr. Neal stated that when notification was received from City staff regarding the COA, he was notified and work was stopped. He provided background information on the Jeffreys Building, stating that EMS Station 4 is housed in the bottom of the building, and is the busiest station in the County; the first floor is Human Resources and the County Nurse; the second floor is EMS Administrative Offices; the third floor is the Inspections, Planning, and Environmental Health Departments. Mr. Neal stated that employee parking and the blocking of the EMS bay has been a problem for a number of years. He stated they began with an intercom system on the front of the building. Mr. Neal stated there had been problems with people not only blocking the bay, but wandering into the bay, which has medications that the EMS staff use. He stated people had been found sleeping and bathing in the bathrooms, and had threatened County employees. Mr. Neal stated that the intercom system had been unsuccessful, so about a year and a half ago they moved forward with putting up signs for no loitering and no parking. He stated that the signs also did not alleviate the situation, so the County decided to move forward with the fence on John Street to alleviate all the concerns. Mr. Neal stated that the proposed fence is a 72 by 8 feet tall Ameristar fencing, and would include two 11-foot gates at the front along John Street with security access, requiring a badge to get in. He stated that they planned for EMS to enter on the right side and loop around, then exit on the other side. Mr. Neal stated that at this time the County only proposes to have the fence on John Street and the rear, leaving Mulberry Street open to allow continued access to the rear of the adjoining property owners and surrounding businesses. He stated that County staff has been in contact with several

representatives of the Veteran's Memorial, and they are opposed to the fence due to concerns about access to the memorial. Mr. Neal stated that it was never the County's intention to deny access to the memorial, and it is his understanding that there is a plan to have a gate to allow access to the Veteran's Building, back to the memorial. He stated they also plan to have a gate that allows access to the power pole, in case it needs to be serviced. Mr. Neal asked that the COA be approved, since the fence does meet the guidelines stated in 6.3.11, but acknowledged the adjoining property owners may have some concerns. He asked the Commission if they had any questions.

Ms. Delia asked if there were any alternatives to putting the fence right against the mural and cutting the mural in half. Mr. Neal stated that the County's property line goes all the way to the building, so to put a fence they had to go right next to the building. Ms. Delia acknowledged that they could, but asked if there were other design options so the mural is not cut in half. Mr. Neal stated that the entrance goes right by the building, so the only way to put a gate that opens is to have a pole right by the building; in order to have the secure access.

2. Stevie Parker, a new Wayne County resident, shared concerns about the access to the back of his apartment. He stated he is aware that John Street is owned by DOT and is the pathway for emergency vehicles, so it may be dangerous and interfere with traffic if he parked on the street. Mr. Parker was also concerned the trucks would not be able to access the dumpsters with the fence in place, which would be a health issue. He also shared concerns about delivery truck access for the restaurants to get their materials, since John Street is a DOT road. Mr. Parker stated he felt the County could have put up signs for paid parking, as the Betterment Center did. He stated that he believed most of the parking done on that side is from customers of the restaurants, that pay City and County taxes. Mr. Parker felt that the fence is poor judgement that is disregarding the businesses and tenants, and felt the fence would not solve the problem with loitering or anything else, since it is not closed in and walking traffic can still get in. He felt the fence would only cause more problems.

   Mr. Archibald asked if he still had access to his property with the fence up. Mr. Parker stated that he can still access it via Mulberry Street, but the fence was an interference for delivery and trash trucks. Mr. Archibald asked if Mr. Neal could address the accessibility to the rear of the building. Mr. Neal stated that there would still be access to the rear of the neighboring business from Mulberry Street. He also stated that access had no bearing on the COA, but it is a County owned lot and there is existing easement in place from John Street for the neighboring businesses, apartments, or the rear warehouse.

3. Jay Shin, neighboring business owner, stated that he had been in business there for 10 years, and it was a very dangerous place when he first opened. He stated that he was aware of the dangers and homeless people. Mr. Shin mentioned a discussion he

had with a County employee in the parking lot, after he saw the fence being installed. He also stated that he felt the money could have been better spent on something else, rather than a fence. He felt that the fence now makes it difficult for employees and customers to find parking, and it seems to make things more dangerous.

Mr. Neal objected to allowing any hearsay about conversations held outside of the hearing. Mr. Knack reminded the members and public that the Commission's scope of jurisdiction only extends to the historical aspect and the incongruity with the standards. He stated that he heard the public's concerns, but suggested that any concerns be brought to City and County representatives.

4. Glenn Barfield, attorney, on behalf of neighboring property owners, stated that he was aware of the scope of the Commission. He continued, stating that the application and Mr. Neal's presentation were about why and what they expected to accomplish, which he felt opened the question for comment on the items in the application. Mr. Barfield referenced Mr. Neals comment regarding the similarities to the fence approved earlier in the meeting, and disagreed, stating that the approved fence was decorative and fit in with the landscape and buildings, but the proposed County fence does not fit in anywhere and looked like a prison fence. Mr. Barfield also stated that he believes that the fence includes chain-link elements, which are not allowed; asking the Commission to look closely at the pictures presented. He stated that on the basis that the fence is ugly and is not consistent with the surroundings, is relevant to the Commissions consideration.

   Mr. Barfield read part of the purpose of the Historic District and the Commission as stated in the UDO: "Promote the use and conservation of such district and landmarks for the education, pleasure and enrichment of the residents of the City, County and State; […] Encourage historically sensitive rehabilitation and restoration to stimulate business and enhance the environmental quality of our neighborhoods; and […] Enhance the attractiveness of the City and promote the historic harmony of style, form, color, proportion, texture and materials within the Historic Preservation Overlay District." (Article 5.7.1). He asked the Commission members to look at how the fence and its construction will look with the rest of downtown; stating it does not do any of those things, it does the opposite of those things, and believes the application can be denied on those grounds alone.

   Mr. Barfield addressed the purposes stated by the County, and stated there is no data submitted to the Commission to support the needs represented on the application, or issues stated previously, such as the number and reasons for calls for service for that area and parking lot. He addressed the representation regarding the bays being blocked, and stated that it appeared that the EMS trucks exit directly onto John Street from the bays that face John Street, so the bays are not being blocked by someone using the parking lot. Mr. Barfield acknowledged there may be traffic encountered

in the back when they come back from the call, but on the way to the call nothing from the parking lot or its uses has impeded the trucks from leaving to service the calls.

Mr. Barfield stated that the veterans made a deal with the County in 2015; there was a property swap at the back where the County and veteran's property meet. As part of the swap, the veterans were given the right to a curb cut; it is in the deed. The curb cut was to allow pedestrian access from the then public parking lot, into the much smaller veterans parking lot, to allow for disabled veterans to park in that parking lot and have the shortest trip possible so they could use the park. Mr. Barfield stated that the veterans felt their position is that they not only have the right to pedestrian access, but for pedestrians to use the access, meaning they have to be able to come through that parking lot, even if it is only pedestrian access. He continued, stating that those people that come to downtown and come to the memorial, walk by the mural; they think they can park right there, get their wheelchair out, and go through the curb cut to the park. Mr. Barfield stating he was not raising a legal issue and understood that was not the Commissions purview, but was getting back to the purpose referenced earlier, and felt the people using that parking lot deserved some consideration not just the owners of the properties that the parking lot helps serve.

Mr. Barfield stated that he believed there was an easement for the Torero's lot from Mulberry Street, and referenced the phrasing used in the application to not close off Mulberry Street at this time, which suggests that they intend in the future to close off Mulberry Street. He stated that if it is intended to make the parking lot as safe as possible for employees, then that would be a necessity. Mr. Barfield suggested that still having access from Mulberry may even make things more dangerous, as people may get trapped in the area would not have an escape toward John Street if needed; the fence does not seem to practically serve the purpose of safety.

Mr. Barfield stated that the simplest response was to look at the fence and ask if the Commission wanted to vote to put a prison fence right in the middle of downtown Goldsboro that blocks access to the prettiest mural in downtown Goldsboro; is that really following the mandate of the UDO the created the Commission.

Mr. Knack stated that he had not noticed the chain-link aspect previously, and asked if Mr. Barfield was correct that it is against our standards. Mr. Saylors confirmed that chain-link fencing is prohibited by the guidelines.

Mr. Knack asked Mr. Lawrence if the request could be denied based on not looking good or fitting in with downtown. Mr. Lawrence stated that the Commission's responsibility is to apply the findings of fact to the applicable standards and guidelines contained in 6.3.11; as stated in NCGS 160D-406(j), "Every quasi-judicial

decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing, reflect the board's determination of contested facts and their application to the applicable standards". He stated that the commission must apply if the fence is ugly or not to the applicable standards contained in 6.3.11. Mr. Lawrence reiterated that the Commission had to find facts, and find facts that are competent and relevant. Mr. Knack asked if the Commission's mission to make sure things look right would apply. Mr. Lawrence stated that is not contained in 6.3.11and the Commission must apply the standards to the facts; they must determine if the fence materials are prohibited or not, then determine if it is congruous or not.

Mr. Knack asked if there was a maximum height in the standards. Mr. Saylors confirmed there was not. Mr. Barfield stated that the design standards are very bare, and contended that judgement must be used in determining, as a fact, if it meets all of the standards. He asked the Commission to consider what if it was a 100-foot-tall fence, does it meet the standards because there is not a prohibition on a 100-foot-tall fence.

Mr. Neal stated that the reasons why were included in the application to provide background, but contested that this opens it up for interpretation regarding the COA. He reiterated that they do not intend to shut down Mulberry Street, but that the alleged easement from Mulberry Street actually runs where the chiropractor's office is located. Mr. Neal restated that they are leaving Mulberry open to provide access and be good neighbors. He stated that while the Commission does have to determine if it fits in with the surrounding, the Commission does this by adopting guidelines for development within the district; 6.3.11 is what the City has adopted. Mr. Neal stated that he was not aware of a chain-link portion, and welcomed the board to make a condition of approval that it be removed and replaced with metal picket. He stressed to the board the limited scope they have of what they can consider when making the decision on the COA.

Mr. Knack asked if there was a difference in what they could do, since they are currently ruling based on guidelines, not standards. Mr. Lawrence reiterated that they must still base their decision as stated in the statute in 160D-406. He continued, stating that the Rules and Standards under Certificate of appropriateness under NCGS 160D-947 state that the Commission shall adopt principles and standards not inconsistent to guide the commission in determining congruity with the special character of the landmark or district for any alterations, additions, etc. Mr. Lawrence stated they could consider if it was a 100-foot fence, for example, but as far as the materials are concerned, the guidelines are set as to what type of materials can be used or prohibited, and they are determining if that is consistent or not.
Mr. Knack stated he was not aware of a fence taller than 6-feet anywhere in the district, and asked if it was within their ability to draw an arbitrary line that six is fine

and eight is too much. Mr. Lawrence stated it would likely depend on the decision of a Superior Court Judge if the decision was appealed.

5. Anna Cruz, asked that if the fence is for security with the EMS bay, why not just put the fence across the bay. She stated that if they come out through John Street, and the only way to come back in would be through the fence at the bay, then this would eliminate everything else.

   Mr. Neal responded that the EMS station is a pull through station; they come into the parking lot and pull through. He stated that the blocking of John Street is not the only issue, people will park in the parking lot and block access to the ambulances trying to come back in to restock and respond to new calls, which has resulted in delays during emergencies to restock the truck; sometimes there may be 2-3 ambulances in the area, and they may not always exit through the bay.

   Mr. Barfield asked for clarification of whether there were two findings of fact, one for if it meets the materials standard and another for congruity, meaning they could it is incongruous. Mr. Knack stated the ruling is based on the findings of fact. Mr. Lawrence read the approval statement, and stated that the decision was to determine if it is congruent, but they must first determine the materials meet the materials list. Mr. Barfield asked for confirmation that those were two different findings. Mr. Lawrence confirmed that was correct. Mr. Barfield asked if the section of the UDO which sets forth the purposes of the District and the Commission would be considered part of the guidelines. Mr. Lawrence stated it would be considered as to congruity, not as to materials.

No one else spoke and the public hearing was closed.

Mr. Knack stated that the decision is based on the fence as it is, which includes chain-link, which is prohibited material; restating that removal could be made a condition of approval. He stated that he also felt eight-foot is incongruous to downtown. Mr. Lawrence stated the Commission could find facts as to if the material does or does not meet the guidelines, then determine if it is incongruous or not. He stated the commission needs to find those facts in the record, then first vote on if the materials do or do not meet the guidelines, then the Commission could move on to the congruity question.

Mr. Peacock stated that his concern is not the selection of the material, but the way the materials have been fabricated together, and the appearance of those approved materials are not in keeping with the Historic District.

Ms. McMillen referenced the section of guidelines regarding required planting. She also questioned the cost of the fence and the lack of bids. Mr. Lawrence reminded the Commission that they can only consider the information provided in the testimony. Ms. McMillen reiterated

concerns about safety, stating that she feels it is people and the businesses that make downtown much safer than it used to be.

Mr. Knack stated that the Commission has the option to make removal of the chain-link be a condition of approval, or the Commission could deny the fence since it includes chain-link materials. He asked if there was a motion.

Ms. Musgrave stated she respected what the staff has recommended, but also felt that adding the condition regarding the chain-link may be good. She stated that unfortunately everyone has an opinion on what is pretty or ugly, so they cannot sit and debate on if something looks nice or not, even though the Commission wants to make sure it looks nice for downtown.

Ms. McMillen referenced the guidelines for commercial corridors regarding fencing and screening, stating how it goes into great detail regarding what is and is not approved, and the landscaping that is appropriate for screening fences.

Ms. Delia asked if the item could be tabled until the next meeting to allow for citizens to contact their Councilmember about their concerns. Mr. Peacock stated that is not what the Commission was there to decide on. Mr. Knack asked if a reason was needed to postpone, could the Commission table the item to mull it over. Mr. Lawrence stated the Commission could table it to mull it over, but they could only consider the evidence presented during the public hearing; they could not investigate, talk to anyone, or have any new evidence presented. Mr. Archibald asked for confirmation that they could only consider the information that had been presented during the public hearing. Mr. Lawrence confirmed that was correct, and reiterated that they must find the facts and apply them to decide what the materials were and if they are appropriate, then determine if it is congruous.

Mr. Knack stated that the chain-link could be seen in the pictures, and the Commission should be aware what constitutes a metal picket.

Mr. Archibald asked if there had been a motion to table. Mr. Knack stated that there had not been, and it seemed as though tabling would only put it off since they could not present any new evidence. He continued, stating that he could not make a motion, so another member needed to make the motion, and the consensus seemed to be for denial based on the chain-link fence.

Ms. McMillen asked if once a decision is made, and the chain-link was gone, would the guidelines regarding vegetation, landscaping, and attractiveness be immaterial; can the Commission come back after the chain-link is gone and tell them what must be done after that. Mr. Knack stated that since it is not encoded into the statute, the Commission's hands are still tied; further action would be up to the lobbying of concerned parties.

Mr. Peacock asked if the motion needed to be in the form of approving or disapproving the staff recommendation. Mr. Lawrence stated that the motion needed to be in line with the question

of if the proposal is not incongruous with the guidelines and standards; the staff recommendation can be considered, but the Commission is not bound by it, and it is not the finding they are making.

Mr. Archibald made a motion to table the request until the July 7, 2026 meeting to further consider the facts of the hearing and to review the code and guidelines. The motion was seconded by Ms. Delia. Mr. Knack, Mr. Archibald, Ms. Delia, Ms. McMillen, Ms. Musgrave voted in favor of the motion. Mr. Peacock voted against the motion. The motion passed 5-1. (*Ms. Dunn did not participate in discussion or vote due to being an alternate member, and quorum being met.*)

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

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 20th century remain in place. The application was submitted on April 30, 2026.

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.

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.

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.

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.

Mr. Peacock asked if it was known when the changes were made to the rest of the building, on the south end. Mr. Saylors stated he could not remember, and had been unable to find any information on when the changes were made, and the pictures presented were the only images he could find of the building.

Mr. Peacock stated that he felt they were trying to gain space for the stairs to the second-floor, and asked if it was in keeping with what the Commission was trying to do if they brought the existing façade forward, or does it have to have the setback. Mr. Saylors stated it would not, as he has documentation of the appearance from the 1940's, but the Commission does not have to take the staff recommendation.

Ms. Delia asked about the statement "lacking structural integrity" in the application and how much weight that would hold in being required to approve the proposal. Mr. Knack stated that in the past they have insisted the applicant come back with information regarding what that means. Mr. Peacock asked if the structural integrity should have already been addressed by the engineer when the second-floor interior improvements were made. Mr. Saylors stated he was not sure if that would have any bearing on the decision. Mr. Peacock stated that the applicant had brought it up in the application as a factor of why the design needed to be in the manner proposed. Mr. Saylors stating they could change the building structurally without changing the historical integrity.

Mr. Knack stated that this is at the corner of Center and Walnut, the heart of historic downtown, and felt if anything should be preserved it was that area.

Mr. Saylors stated that the façade was not in keeping with downtown, nor were the previous storefronts that were altered in the past. Mr. Peacock asked if in keeping with staff recommendation, they were telling the applicant he could not change what is there. Ms. Musgrave stated it was not in keeping with the guidelines. Mr. Peacock stated that the lower portion of the façade that had already been taken out, needed to be put back in.

Mr. Peacock stated that it appeared he had already torn up part of the terrazzo. Mr. Saylors stated that he had drilled into it. The Commission continued to review the historical photos, and the differences between how it used to be and how it is today.

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

Ms. Manning made a motion to deny the certificate based on the findings of fact. The motion was seconded by Mr. Peacock. Mr. Archibald asked that the motion be amended to include the language of the staff finding from the agenda memo. Ms. Manning made a motion to amend the motion to include the following statement; "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". The motion was seconded by Mr. Peacock. The motion, as amended, passed unanimously.

Mr. Lawrence reminded the Commission that they could not discuss or do any independent investigation regarding the tabled item, this includes riding by the area to look at it in person; they can only consider the evidence presented as part of the public hearing.

There being no further business, Mr. Knack adjourned the meeting at 7:43 p.m.

_____
Fritz Knack
Chair

_____
Holly Jones
Planning Executive Assistant

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

City of Goldsboro
Planning Services Division
200 North Center Street
Goldsboro, NC 27530
919.580.4313

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: CBD HPOD | Parcel Identification Number: 2599-86-3163

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

Property Address: 205 W. Walnut Street, The Poppy Shoppe LLC

Applicant Name*: Jennifer Isenhower, Devan Isenhower

Email: th[redacted]70@gmail.com | Phone: 91[redacted]

Total Acreage: .11 | Frontage: 50 ft | Depth: 100 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 [redacted] | Email t[redacted]mail.com

CONSULTANTING/ENGINEERING FIRM

Company Name | Contact Name

Address

Phone 9[redacted] | Email [redacted]mail.com

Revised March 2026

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.

Restore the front facade by reinstalling the wood windows that were preserved, repairing those as needed, scraping and painting them, and replacing broken or missing glass. Replace some of the rotted wood with exterior grade wood and remake the diamonds with exterior wood so they will last. Repaint the green and gold in the same manner.

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

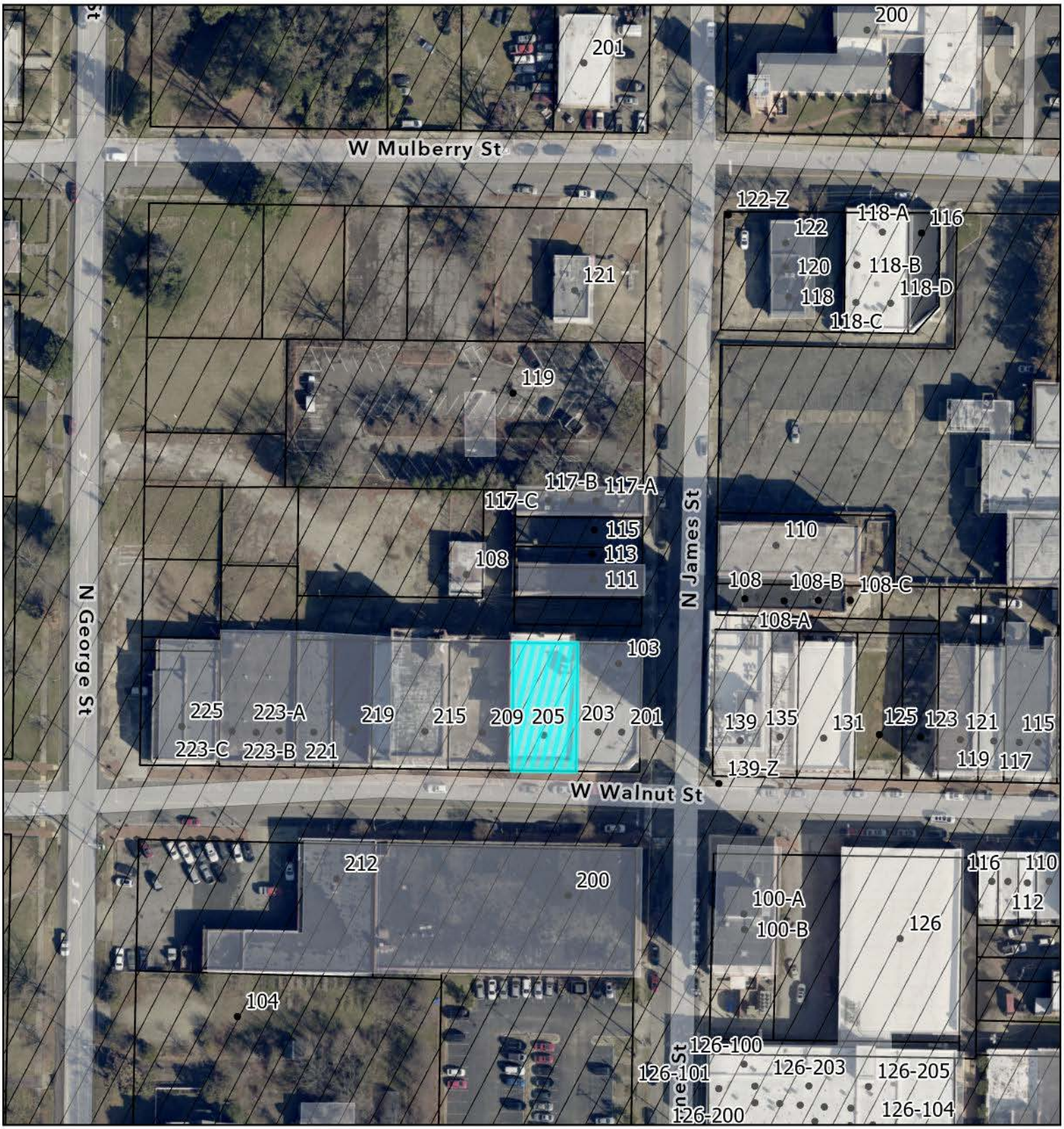
DEVAN ISENHOWER		6/8/2026
Applicant – Printed	*Applicant Signature*	*Date*

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

Fee Type: ☐ Cash ☐ Check # _____ ☐ Credit Card

Application Number: CA-22-26 Date processed: 6/8/26 Initials: RDS

Revised March 2026



205 W. Walnut Street

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2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet

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

Notice Of Public Hearing

June 23, 2026

Notice is hereby given that the Historic District Commission of the City of Goldsboro will conduct public hearings during the course of their open meeting **on Tuesday, July 07, 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-22-26 – 205 W. Walnut Street (Old Montgomery Ward Building): The applicant proposes restoring and reinstalling the wood windows that were saved and stored in the building, replace rotted wood in-kind, and repaint the wood in the same color scheme.

2. CA-23-26 – 214 N. Virginia Street (Residence): The applicant is requesting approval for after-the-fact work completed to-date. This work includes but is not limited to replacement of sills and wood siding, replacement of windows, and reframing of rear porch.

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

Abutting Property Owners to CA-22-26

PIN	Owner Name	Address	City	State	Zip
259986-4111	Sallie P. Hodgin, Etal	7637 Powell Hooks Rd.	Lucama	NC	27851
2599-86-3114	Eagle Landlord LLC	7780 Brier Creek Pkwy.	Raleigh	NC	27617
2599-86-3163	The Poppy Shoppe LLC	106 Moss Hill Dr.	Goldsboro	NC	27530

CITY OF GOLDSBORO
AGENDAMEMORADUM
JULY 07, 2026, HISTORIC DISTRICT COMMISSION MEETING

TITLE: CA-22-26 – 205 W. Walnut Street (Restoration of Historic Windows): (Zoned Central Business District) located within the City of Goldsboro's Historic Preservation Overlay District. The property is mid-block on the north side of W. Walnut Street.

DEPARTMENT/DIVISION: Development Services | Planning Division

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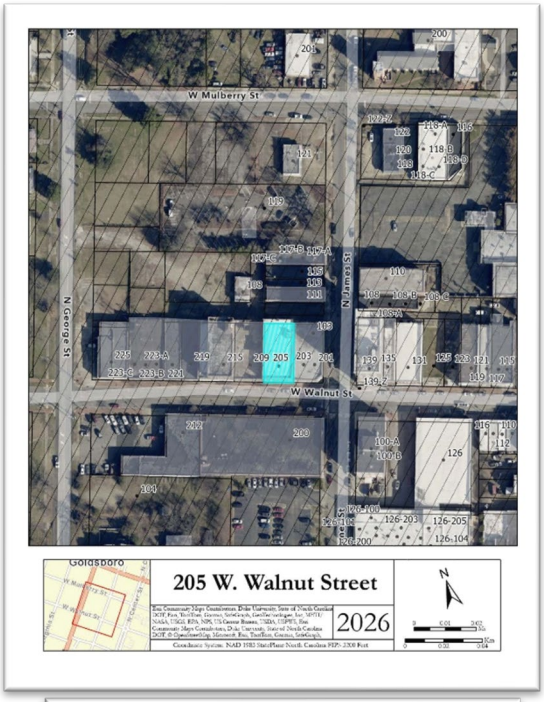


BACKGROUND:
ADDRESS: 205 W. Walnut St.
PARCEL(S): 2599-86-3163
OWNER: The Poppy Shoppe LLC
APPLICANT: Jennifer Isenhower,
Devan Isenhower

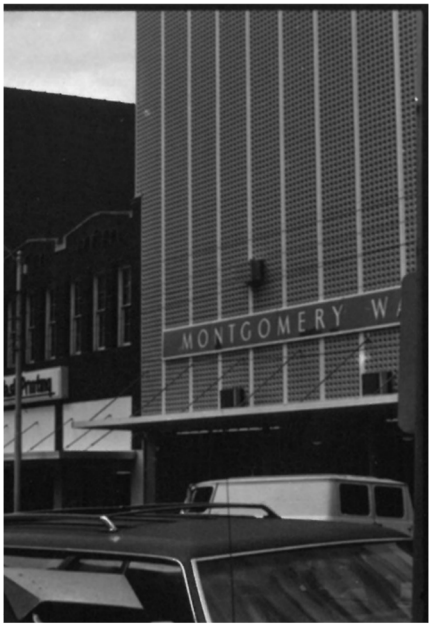
The applicant proposes restoring and reinstalling the wood windows that were saved and stored in the building, replace rotted in-kind, and repaint the wood in the same color scheme.

Area: .11 acres Frontage: 50 ft. Depth: 100 ft.

SURROUNDING ZONING:
Adjacent Zoning and Land Uses are Central Business District and Commercial.

DISCUSSION: After purchasing the building, the owner discovered that the previous owner removed eight (8) sets of single pane double hung windows stored inside the building. The applicant would like to restore and reinstall the windows on the second and third floors. They intend to replace some of the rotten wood and repaint in the existing color scheme, which are considered "regular maintenance."

BRIEF HISTORY: The parcel at 205 W. Walnut Street was annexed into the City of Goldsboro in 1849 and by 1881 was owned by W.F. Kornegay who owned a machine shop on North Center Street. In 1885 Charles Dewey bought Mr. Kornegay's shop and the property on W. Walnut and N. James Street and built a large Queen Anne-style house that featured turrets and a sweeping south and east-facing porch. The dwelling was demolished about 1923 and the W. Walnut business district continued to George Street as the city expanded. A new home for Montgomery Ward & Co. was built by Ed F. Taylor (37), General Contractor, at 205 W. Walnut Street and opened on Saturday, October 3rd, 1931. By 1979 the building was clad in a metal sheathing which is most likely when the windows were removed.



STAFF COMMENTS: Staff recognize the significance of the original windows being removed and stored in the interim time that the building has been vacant. Minimal restoration is needed for the exterior of the building and is satisfied with the routine maintenance of existing tile and wood details of the south façade. Staff has asked when electricity is connected for interior work, that it is connected to the rear of the building via the alley on N. James Street so as not to disturb the W. Walnut Street façade.

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: 3.0 Guidelines for Historic Building Rehabilitation

3.3 Historic Architecture Rehabilitation Guidelines | Windows: Existing windows shall be repaired if possible. If replacement is required then new windows shall match the original windows in materials, operation and glazing style. (page 14 DGDG)

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 application as submitted 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_____

GOLDSBORO
BE MORE DO MORE SEYMOUR

City of Goldsboro
Planning Department
200 North Center Street
Goldsboro, NC 27530
919.580.4313

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: CBD, HPOD | Parcel Identification Number: 2599-77-9125

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

Property Address: 214 North Virginia St Goldsboro, N.C. 27530

Applicant Name*: Charles Brown

Email: [redacted] | Phone: [redacted]

Total Acreage: _____ | Frontage: 40.93 Depth: 130.04

***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: A Hammer and Nail Construction | Contact Name: Charles Brown

Address: 131 Bayridge Drive, Willow Springs, NC 27592

Phone: [redacted] | Email: [redacted]ail.com

CONSULTANTING/ENGINEERING FIRM

Company Name | Contact Name

Address

Phone | Email

Revised July 2025

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.

Please see attached list of work performed to date.

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

Charles Brown	Charles Brown	5-5-26
Applicant – Printed	*Applicant Signature*	*Date*

Application Fees (Includes advertisement fee): Minor = $ 50
Major = $ 150
ATF = $ 500

Fee Type: ☐ Cash ☐ Check # _____ ☐ Credit Card

Application Number: CA-23-26 Date processed: 5-5-26 Initials: PDS

214 N. Virginia Street

Goldsboro

Steps Going Forward.. (for ATF COA)

1 Make a detailed list of all work done on the exterior of the building to date. (windows, doors, siding, sills, brick, etc.)

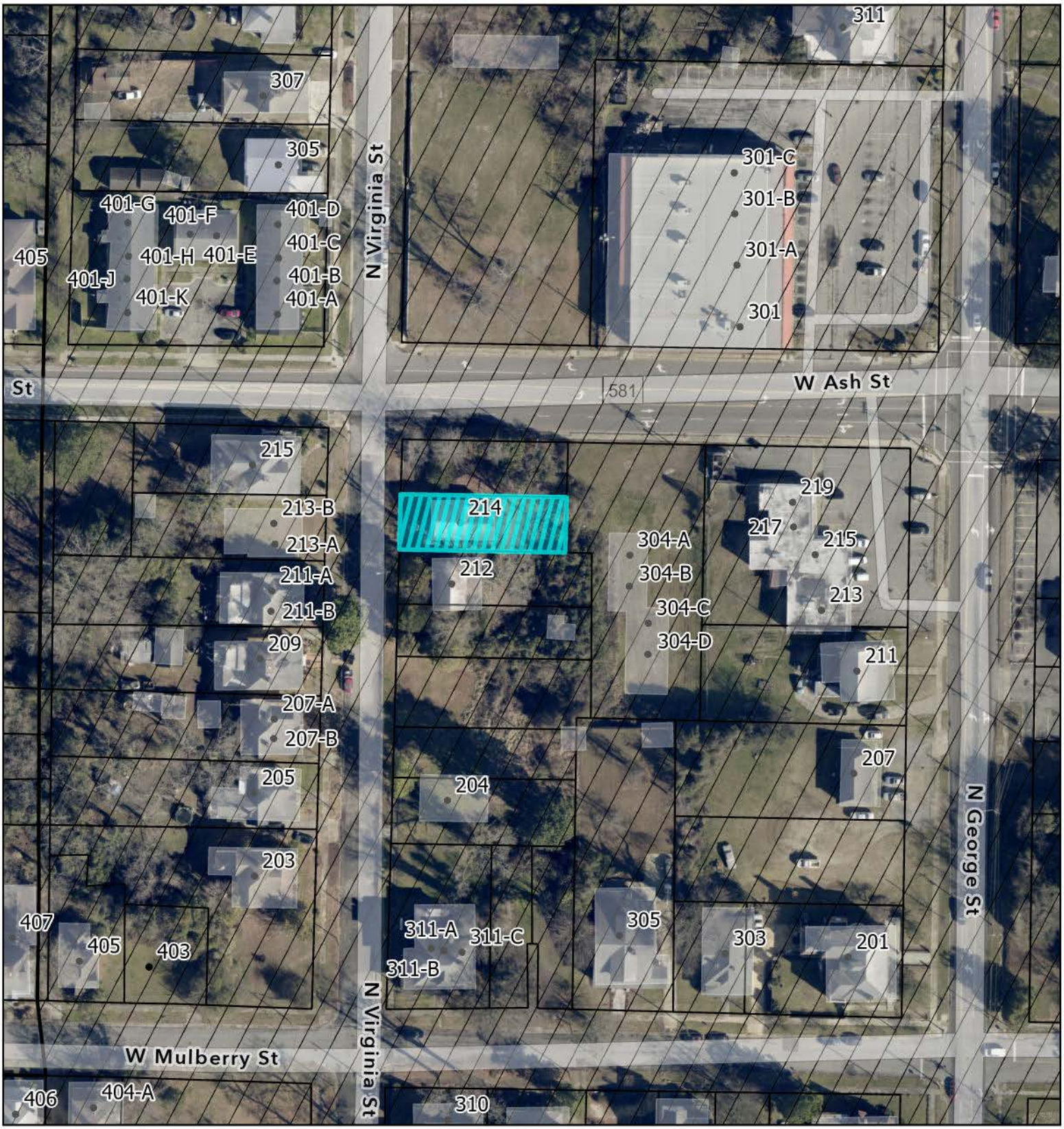
Work Performed to Date:

- Reframed porch that was converted into living space
- Reframed part of house that was converted from a porch
- Replaced sill on Ash Street side
- OSB added to exterior of house everywhere
- Tyvek covering OSB everywhere
- Installed 1x8 milled siding everywhere
- Installed girder through center of house due to joist over spanned and 24" O.C. Joists are now 16" O.C using the same width and height of the original joists. Original joist were all re-used that were not rotten.
- Interior wall removed to expose kitchen to living room
- Installed some windows that match the originals.
- Installed trim around A-frame window on 2nd floor facing Ash Street. Window sills were saved so new ones could be duplicated.

Work Needing to be Permitted:

- Repair remaining sections of foundation
- Continue with new foundation throughout the rest of the house, as old foundation never had any footings. Original house was set on piers, and at some later date was skirted In with brick.
- Install siding on remaining section of house
- Trim out remaining windows that have been installed
- Remove all modern wood trim from windows and reproduce original window trim out of cypress that I have had milled for this purpose.
- Replace all exterior corner boards using cypress.
- Replace all boxing.
- Have temporary power approval for installation. I have already had the power company come and locate where it can be installed.
- Have water run to the house for temporary water supply to mix concrete, etc.
- Continue to repair/replace any damaged or rotten floor joists
- Install metal roof on wrap around living space that were once porches
- Replace all siding using real pine siding that I have had milled to the original siding measurements.
- Install temporary power pole for electricity.
- Have water run to the house for brick mason.

LOWE'S
EVERBILT



205 W. Walnut Street

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2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet

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

Notice Of Public Hearing

June 23, 2026

Notice is hereby given that the Historic District Commission of the City of Goldsboro will conduct public hearings during the course of their open meeting **on Tuesday, July 07, 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-22-26 – 205 W. Walnut Street (Old Montgomery Ward Building): The applicant proposes restoring and reinstalling the wood windows that were saved and stored in the building, replace rotted wood in-kind, and repaint the wood in the same color scheme.

2. CA-23-26 – 214 N. Virginia Street (Residence): The applicant is requesting approval for after-the-fact work completed to-date. This work includes but is not limited to replacement of sills and wood siding, replacement of windows, and reframing of rear porch.

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

Abutting Property Owners to CA-23-26

PIN	Owner Name	Address	City	State	Zip
2599-77-9111	Fernando Jose Dominguez Andrade	3804 Polly St.	Raleigh	NC	27610
2599-87-0027	S. Dillon Wooten, Jr.	PO Box 10907	Goldsboro	NC	27532
2599-77-9125	Charles Brown	131 Bayridge Dr.	Willow Springs	NC	27592

Item 2

CITY OF GOLDSBORO
AGENDAMEMORADUM
JULY 07, 2026, HISTORIC DISTRICT COMMISSION MEETING

TITLE: CA – 23 – 26 – 2 1 4 N. Virginia Street (ATF): (Zoned General Business District) located within the City of Goldsboro's Historic Preservation Overlay District. The property is at the SE corner of W. Ash Street and N. Virginia Street.

DEPARTMENT/DIVISION: Development Services | Planning Division

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BACKGROUND:
ADDRESS: 214 N. Virginia St.
PARCEL(S): 2599-77-9125
OWNER: Charles Brown
APPLICANT: Charles Brown

The applicant is requesting approval for after-the-fact work completed since 2023. This work includes but is not limited to replacement of sills and wood siding, replacement of windows, and reframing of rear porch.
Area: .13 acres Frontage: 40.93 ft. Depth: 130.04 ft.

SURROUNDING ZONING:
Adjacent Zoning and Land Uses are General Business (GB) and Residential 6 (R-6).

DISCUSSION: Mr. Brown purchased the property in January 2023 and applied for a COA in March. It is unclear in the City's physical records or databases whether the COA was approved and or issued to Mr. Brown in 2023. Hard copy records indicate CA-08-23, 214 N. Virginia Street appeared on the May 2, 2026, agenda for "replacement of siding."

DISCUSSION Cont'd: 214 N. Virginia Street also appeared on June 6, 2023, agenda to "rehabilitate existing historic structure" and "repair the wood siding that is currently deteriorating." Work commenced on the house at 214 N. Virginia Street. Current HDC Staff Liaison began their tenure at COG Planning on May 1, 2024. Mr. Brown was contacted at that time to stop all work on the structure. The status of CA-08-23 in the EnerGov database shows the case is still "Under Review."

BRIEF HISTORY: Significance: ca. 1850. The house appears in the 1979 Architectural Inventory of Goldsboro and is identified as the Dyer House. It was moved from the southwest corner of N. James and W. Ash Street before 1915 and was considered to be one of the oldest in town according to the 1947 Centennial edition of the Goldsboro News-Argus.

STAFF COMMENTS: Staff recognize the significance of this dwelling and others having been relocated around town and from Waynesboro early in Goldsboro's inception. Several early small scale one story to one-and-one-half story dwellings remain in the Historic District and in the immediate periphery of the district like E. Holly Street. Mr. Brown submitted a list of work performed to date with his COA application in May 2025:

- Reframed porch that was converted into a living space.
- Reframed part of house that was converted from a porch (rear)
- Replace sill on ash street side
- OSB added to exterior of house everywhere
- Tyvek covering OSB everywhere
- Installed 1x8 milled siding
- Installed girder through the house due to joist rot. Original joists were all reused that were not rotten
- Installed some windows to match originals
- Installed trim around gable window on 2nd floor facing Ash Street
- Windowsills were saved so new ones could be duplicated

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.

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

II.

- *Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.*
- *Architectural restoration, rather then renovation, is the preferred option when feasible.*

III.

- *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.*

II. Historic Sites Survey, Barbara Hammond, May 1979
Architectural significance of the house in her Historic Sites Survey (transcription):

- Circa 1850
- 2 story light green frame house with Greek Revival and Victorian influence
- High pitched tin roof
- Molding like GR no boxing, etc.
- 2 bays wide
- 6/6 windows
- Doors – glass transom sight lights
- Brick foundation and chimneys
- Porch access façade and short wraparound with posts and turned balusters
- Seams visible on No. side where additions made
- Parts of balustrade missing
- So. End of porch unusual window arched top is ex. of g'boro [window] arch and of the relocation of many of these

III. Pictures from Survey,
Significance written description,
and News-Argus, October 3, 1947, Centennial Issue page 27.

STAFF RECOMMENDATION: Commission Staff recommend the After-the-fact COA be approved with conditions to fix specific, non-compliant details within reason. Conditions include the following: Replace existing vinyl windows on the second-floor front façade with appropriate 6/6 wood windows. The approval of this ATF COA in no way gives permission to continue work until a new COA application is made.

The application as submitted 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_____