

**MINUTES OF THE MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
OCTOBER 7, 2025**

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 October 7, 2025.

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

Manning Musgrave (ALT)
Derek Roche (ALT)

Also Present: April Choice, Development Services Director (arrived at 5:45 pm)
Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant

Absent: Mr. Terry Cottle
Ms. Nancy Delia

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 September 2, 2025. The motion was seconded by Mr. Best and unanimously carried.

Old Business

COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St. - Discussion of the item is tabled until the next meeting.

New Business

CA-04-25 – 112 E Walnut St., - located on the south side of E Walnut St. directly east of the Waynesborough House.

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

The applicant is requesting a Certificate of Appropriateness for a permit required to begin deconstruction of the exterior aluminum cladding on the north side of the building and is seeking approval of a new architectural rendering of the north façade.

Applicant: J.B. Rhodes
Owner: JH Moye Enterprises, LLC

Frontage: 26 ft. E. Walnut St.
Area: .05 acres
Zoning: Central Business District (CBD)
Existing Use: Vacant/Commercial

The applicant would like to begin deconstruction/removal of the aluminum cladding on the north façade of the building. The owner is seeking a COA approval of the architectural rendering submitted with the application.

A brick building appears on this site on the Sanborn Fire Insurance maps in 1891 as “609 E Walnut Street.” The letters “Gro.” indicate that the building was a grocery store. The more recognizable footprint

of the existing building appears on the 1896 Sanborn map with an addition to the south by 1901. By 1901 it is listed as a Dry Goods and Clothing store.

The building does not appear in the 1979 Goldsboro Inventory Project/Historic Sites Survey completed by Barbara Hammond.

It is the interpretation of Planning Staff that the proposal, as submitted, be issued a Certificate of Appropriateness subject to reasonable conditions necessary to ensure that the development work will not be incongruous with the character of the district and be supported by the current "Design Guidelines for Downtown Goldsboro." The conditions must be specific and set forth in the written COA with details to staff however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

Mr. Knack asked for confirmation that staff was recommending approval and will stay on top of the situation. Mr. Saylor confirmed that was true.

Mr. Knack opened the public hearing. J.B. Rhodes, applicant, answered questions from the Commission after being properly sworn in.

Mr. Peacock asked if Mr. Smith had confirmed the building could be rehabilitated. Mr. Rhodes stated that he had confirmed that.

Mr. Peacock asked if he would be applying for tax credits. Mr. Rhodes stated he would not. Mr. Peacock asked if the building was eligible for tax credits. Mr. Saylor stated it was not.

Ms. McMillen asked why the building was not eligible. Mr. Saylor stated that it was not deemed as contributing to the district.

Mr. Knack questioned how the building was subject to our restrictions, but did not count as contributing. Mr. Saylor stated that it is subject to the restrictions because it is in the Historic District boundary.

No one else spoke and the public hearing was closed.

Mr. Best asked for confirmation that the Commission was only approving the demolition. Mr. Knack confirmed, and stated that he believed the Commission only had authority to approve the demolition at this point.

Mr. Best made a motion to approve the removal of the cladding, and the applicant to bring a new application when ready to build back. The motion was seconded by Mr. Archibald and unanimously carried.

Other Business

Mr. Best asked if City owned property in the district had to come before the Commission if they needed to be fixed or demolished. Mr. Saylor stated that they may not necessarily have to; if the inspector or City Manager deemed it unsafe or hazardous, they could approve to take it down.

The Commission discussed a Gazebo that was taken down in Herman Park.

Mr. Saylor stated that he had spoken to the Parks and Recreation Department, and they believed it was okay to take the gazebo down because it was not considered historic. Mr. Best worried that with the condition of the house, they may decide to take it down as well. Ms. McMillen asked when it was built. Mr. Saylor stated that the park was dedicated in 1890, so the pavilion was built in 1890 or 91.

Mr. Peacock commended Mr. Rhodes for reinvesting in the community and rehabilitating the building.

Mr. Peacock asked if there was a map of the contributing and non-contributing properties. Mr. Saylor stated that one could be made; there is a list of contributing buildings that was done with the application in 1979. Mr. Peacock asked if the list could be updated. Mr. Saylor stated that it could.

Ms. Choice stated there are multiple reasons a property may be non-contributing. The building may have been added to or changed so much over the years, that it is no longer original, or it may be outside the set period of significance for the district.

Ms. McMillen asked if the cladding was removed, would the building possibly meet the period of significance, and could it be added to the list. Mr. Saylor stated that it may be possible.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Mr. Archibald made the motion, and it was seconded by Ms. McMillen. The motion was unanimously carried, and the meeting was adjourned at 6:12 p.m.



Fritz Knack
Chair



Holly Jones
Planning Executive Assistant