

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
MARCH 10, 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 Tuesday, March 10, 2026.

Present: Mr. Fritz Knack, Presiding
Mr. Richard Best (arrived at 5:34 pm)
Ms. Nancy Delia
Mr. David Archibald
Ms. Manning Musgrave

Mr. Derek Roche (ALT)

Also Present: April Choice, Development Services Director (arrived at 6:03 pm)
Mark E. Helmer, Planning Services Manager
Kenny Talton, Assistant Planning Services Manager
Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant

Absent: Ms. Judith McMillen
Mr. John Peacock, Vice Chair
Ms. Rebekah Dunn (ALT)

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

Approval of Minutes

Mr. Archibald made a motion to approve the minutes of the Regular Meeting of January 6, 2026. The motion was seconded by Ms. Musgrave and unanimously carried.

Mr. Best arrived at 5:34 PM.

New Business

CA-04-26 – 302 S. John Street: The applicant is requesting a Certificate of Appropriateness to restore the historic portion of the Best-Mangum House and complete new construction of an addition to the east of the main house and new construction of a detached one and a half story garage/carriage house to the east of the main structure. The property is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the east side of S. John Street between E. Spruce and E. Pine Streets and is further identified as NCPIN 2599-94-1570.

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

Mr. Saylor offered for the Commission members to view the large plans for the project, if they so wished. Mr. Knack asked if anything had changed since the last time a COA was requested to restore this property. Mr. Saylor stated that it had not.

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

1. Andrew Sowell, owner. Mr. Best asked about the existing structure and the plan for restoration, including a timeline, if the request was approved. Mr. Sowell stated that the front third was the existing standing structure, the middle third is just a

foundation, the back third will be the new addition. He stated that he would love to get permits and get started tomorrow. Mr. Sowell stated that he was not sure of the timeline, as he was not sure about the stability of the front section, and how much repair was needed. He stated he would fix the stability and rot, and as soon as the front third was fixed up he would begin framing on the rest of the structure.

Ms. Delia asked what type of windows he planned to use. Mr. Sowell stated he is aware of the covenants and restrictions on the property; he will not use vinyl windows and will do what is within allowed restrictions but still affordable.

Mr. Sowell stated that he has some of the original shutters, as well as other period correct shutters that he plans to restore. He also plans to restore the existing front door.

2. John Lewis, neighbor, stated that the property has been an eyesore for over 20 years. He is in favor of the restoration and preservation, but asked that the City stay on top of the situation to ensure the project keeps moving forward.

No one else spoke and the public hearing was closed.

Mr. Best asked what assurance they had that the property would be restored this time, if it was approved again. Mr. Knack asked if enforcement would keep an eye on things. Mr. Saylor stated that the City would keep up with the progress, and the owners have 180 days to start the project. Mr. Best asked if the property sits another year with no work being done, could the City do something about it. Mr. Saylor stated that they could, with approval from Preservation North Carolina (PNC).

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

April Choice, Development Services Director, arrived at 6:03 PM

CA-06-26 – 801 Park Avenue: The applicant is requesting After-the-Fact approval for an accessory structure that was placed on their property without applying for a Certificate of Appropriateness. The property is currently Zoned Residential-16 (R-16) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the northwest corner of Park Avenue and north Lionel Street and is further identified as NCPIN 3509-36-1720.

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

Mr. Knack asked if the accessory structure was fine from a Historic District perspective, but violates the Zoning Standards. Mr. Saylor stated it was not incongruous with the guidelines, but does need to be moved further off the property line to meet minimum setbacks. Mark Helmer, Planning Services Manager, confirmed that the structure has to meet Zoning Standards and minimum setbacks. He stated that once a COA was issued to allow the building, Planning staff could step in to ensure it was placed properly on the property and building permits could be issued. Ms. Musgrave asked for confirmation that the only problem was that the building needed to be moved off the property line. Mr. Helmer confirmed that was correct; the building needed to meet setback standards.

Mr. Saylor read a letter from the owner of a neighboring property in favor of approving the request. (See Exhibit A)

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

1. Mark Kunkel, neighbor at 315 Park Ave, stated that he had not seen any bad improvements done to the property.

No one else spoke and the public hearing was closed.

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

CA-07-26 – 105 N. Virginia Street: The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-5510.

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

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

1. Howard Sowell, owner. Ms. Delia asked if the property would be for sale or rent once the home was complete. Mr. Sowell stated that the property would be for sale.

Mr. Best asked if the home would have a raised foundation or be on a slab. Mr. Sowell stated it would be a raised foundation.

No one else spoke and the public hearing was closed.

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

CA-08-26 – 109 N. Virginia Street: The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-3586.

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

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

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

Announcements

Mr. Best announced that this was his last meeting as he was moving out of the state; he had already sent in his resignation. He asked the Commission to remember what Judge Charles Gaylor had imparted to them at a previous meeting; you cannot make everyone happy, so be careful what is approved now for risk of what might be lost in the future. The Commission expressed that they would miss him and his expertise.

Old Business/Updates

Paul Saylor, Planner I/Preservation Planner, stated that he had spoken with Mr. Richter regarding St. Paul Methodist Church. The new Preservation Engineer they have hired believes they can brace the existing towers, without destruction or remodeling. He stated there are also other issues they are looking at with the older addition as well.

Paul Saylor, Planner I/Preservation Planner, stated he is still working with the Wayne County Museum to find an appropriate door. They have found a vendor to get them a quote for a custom door. Mr. Knack asked if would do any good to send reminders to them. Mr. Saylor stated that he would keep in contact.

Other Business

Mr. Best asked if we could have something that was sent to new owners when they purchase a property in the Historic District to make them aware of the requirements and restrictions, rather than just a violation after they have done something wrong. Mark Helmer, Planning Services Manager, stated that the Department is hoping to send out a mass mailing to the property owners to make sure they are aware, and to offer assistance with the application process. He stated that the problem is the Department is not alerted when properties change owners. April Choice, Development Services Director, confirmed they were looking into doing multiple mailings per year as a reminder, and are also considering contacting and educating local realtors. Kenny Talton, Assistant Planning Services Manager, stated that homes in the Accident Potential Zone have a notation on the plat when they are bought and sold; perhaps that was something that could be considered as a required statement on future plats. Mr. Knack suggested seeing if the notice could be tied to the process when new water service connections were applied for.

Mr. Knack thanked Mr. Best for his service, and wished him all the best in the future.

There being no further business, Mr. Knack adjourned the meeting at 6:27 p.m.



Fritz Knack
Chair



Holly Jones
Planning Executive Assistant

W. JAMES STACKHOUSE

JOYCE ANN KELLER

710 Park Avenue
Goldsboro, NC 27530
March 8, 2026

TO: CITY OF GOLDSBORO, PLANNING SERVICES DIVISION

RE: 801 Park Avenue, Goldsboro, NC

We are writing in response to the Notice of Public Hearing that we received about CA-06-26 – 801 Park Avenue.

We have lived across the intersection from the house and lot at 801 Park Avenue here in Goldsboro for 45 years, since 1981. It has gone through several owners, none of whom lived in the house in the last twenty years. We have seen it become neglected and dilapidated to the point that we thought it was not redeemable.

We were elated when Mr. and Mrs. Hoyle bought the house and moved into it. We have watched as they have made improvement after improvement. We heartily endorse the changes that they have made and support their petition for “after the fact” approval for the outbuilding that they have placed on the property.

Jim Stackhouse



Joyce Keller

