

**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.

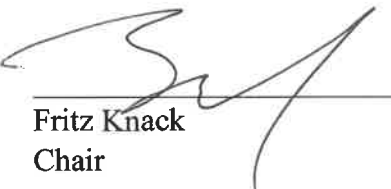
Mr. Peacock asked about the recent demolition of the old Tom Robinson home on Chestnut Street, which had a lot of historical significance due to the original owner having been the Mayor

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.



Fritz Knack
Chair



Holly Jones
Planning Executive Assistant