

City of Goldsboro
Historic District
Commission
January 07, 2025

The Commission

David Archibald

Richard Best

Terry Cottle

Nancy Delia

Fritz Knack

Manning Musgrave - Alternate

Judith McMillen

John Peacock

Derek Roche - Alternate

The Staff

Mark E. Helmer, AICP, CFM, Planning Director

Kenny Talton, Assistant Planning Director

Roy Publico, Senior Planner

Paul D. Saylor, Planner I | Preservation Planner

Holly Jones, Planning Executive Assistant

AGENDA
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, January 07, 2025, 5:30 P.M.

The Historic District Commission will hold their meeting on Tuesday, January 07, 2025, at 5:30P.M. in room 206 of the City Hall Annex building at 200 N. Center Street.

- I. Roll Call
- II. Swearing in of new members
- III. Approval of Minutes – December 03, 2024
- IV. Appointments
- V. Old Business
- VI. New Business

- 1. CA-08-24 Wayne County Historical Association: The applicant is requesting an After-the-Fact Certificate of Appropriateness for a permit required for exterior changes to the building that was conducted without prior approval. 116 N. William Street is currently zoned within the Central Business District (CBD). The property is located within the City of Goldsboro’s Local Historic District. The property considered for approval is located at the southeast corner of North William Street and East Mulberry Street. The property is further identified as NCPIN# 3509-5-2912.
- 2. CA-01-25 131 E. Walnut Street: The applicant is requesting an After-the-Fact Certificate of Appropriateness for a permit required for changes to the building that was conducted without prior approval. 131 E. Walnut Street is within the Central Business District (CBD) and the Local Historic District. The property considered for approval is located on the north side of East Walnut Street and is further identified as NCPIN# 2599-95-3759.

VII. Reports of Officers and Committees

VIII. Adjournment

MINUTES OF THE MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
DECEMBER 3, 2024

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 December 3, 2024.

Present: Mr. Fritz Knack, Presiding
Ms. Linda Liegel, Vice Chair
Mr. Richard Best
Mr. Terry Cottle
Mr. John Peacock
Ms. Donna Stevenson

Ms. Nancy Delia (ALT)
Mr. David Archibald (ALT)

Also Present: Paul Saylor, Planner I/Preservation Planner
Taj Polack, Minimum Housing Officer
Holly Jones, Planning Executive Assistant
Ron Lawrence, City Attorney

Absent: Ms. Judith McMillen

Mr. Knack called the meeting to order at 5:35 p.m. He acknowledged that quorum was met without the alternate members.

Swearing in of New Members

Holly Jones, Planning Executive Assistant, swore in the members that were appointed by the City Council at their December 6, 2024 meeting to the commission; Mr. John Peacock, Ms. Nancy Delia, and Mr. David Archibald.

Approval of Minutes

Ms. Stevenson made a motion to approve the minutes of the Regular Meeting of November 12, 2024. The motion was seconded by Mr. Best and unanimously carried.

Mr. Knack welcomed Ms. Jones as the new Executive Assistant to the Planning Department, who would be henceforth taking minutes. He welcomed the new members to the Commission, and also thanked outgoing members Ms. Liegel and Ms. Stevenson for their years of service to the Commission, since this would be their last meeting.

New Business

CA-09-24 405 W. Mulberry Street: The applicant is requesting a COA authorizing demolition of a building that is located within the City of Goldsboro's Historic District. 405 W. Mulberry Street is currently zoned Residential 6 (R-6). The property considered for demolition is located in the middle of the 400 block of W. Mulberry Street. The property is further Identified as NCPIN# 2599-95-3830.

The item was presented by Paul Saylor, Planner I/Preservation Planner. No one was in attendance to speak for the public hearing.

Mr. Knack asked if Mr. Polack had any comments regarding the property. Mr. Polack stated that he was in attendance to speak on the other item.

Mr. Peacock asked if anyone had reached out to see if anything was worth harvesting in the home. Mr. Saylor stated that Goldsboro did not have a private or public facility that could come in to rescue anything like that, but he had been in contact with Preservation Rocky Mount to see how they run things. Mr. Peacock stated that there was also one in Wilson, and he would be willing to look into them and bring back some information. Mr. Saylor thanked him.

Mr. Knack asked if they could get someone to look at the home before it was torn down, after the demolition was approved, to see if anything could be salvaged. Ron Lawrence, City Attorney, stated that the Commission could delay the demolition until they determined if the home had any value. Mr. Saylor stated that the demolition could be delayed for up to one year. Upon further discussion it was determined that demolition for this property had already been delayed for over one year.

The Commission discussed possibly salvaging items from the home, and the need for City Council to approve storage of the items. Mr. Lawrence stated that the standard procedure is to remove anything of value from the home prior to the demolition to pay back the lean or other money owed to the City. Mr. Polack also pointed out that advertisements for demolition bids must be run in the paper, and the bid winner must be approved by Council, so it will be at least 60 days before any demolition could occur.

Mr. Knack asked for a motion. Ms. Stevenson made a motion to approve the demolition of the property. The motion was seconded by Ms. Liegel and unanimously carried.

CA-10-24 406 N. James Street: The applicant is requesting a COA authorizing demolition of a building that is located within the City of Goldsboro's Historic District. 406 N. James Street is currently zoned General Business (GB). The property considered for demolition is located in the middle of the 400 Block of N. James Street. The property is further identified as NCPIN# 2599-97-1623.

The item was presented by Paul Saylor, Planner I/Preservation Planner. No one was in attendance to speak for the public hearing.

Mr. Best asked if the demolition company finds valuable items, such as the front columns on the home, and they are not rotten, will they save them. Mr. Lawrence stated that the Ordinance states that items of value must be saved to pay for the lean on the property. Mr. Best followed up to ask if that is what had been done in the past. Mr. Lawrence stated that it had been some time since the City had

demolished a home, especially in the Historic District. Mr. Polack stated that after the company was approved by Council, a special meeting could be called to address those questions and concerns.

Mr. Polack asked Mr. Peacock if he could ask the facility in Wilson about their process when he spoke to them. The Commission discussed having someone go through the home to tag valuable items to be removed prior to the demolition, and/or to have a staff member present at the demolition to ensure possibly valuable items were not destroyed. Mr. Lawrence also reminded the Commission that the City Council still has to approve the demolition and company.

Mr. Knack asked for a motion. Mr. Peacock made a motion to approve the demolition of the property. The motion was seconded by Mr. Cottle and unanimously carried.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Ms. Stevenson made the motion, and it was seconded by Mr. Peacock. The motion was unanimously carried, and the meeting was adjourned at 6:09 p.m.

Fritz Knack
Chair

Holly Jones
Planning Executive Assistant

**AGENDA MEMORANDUM
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, November 12, 2024, 5:30 P.M.**

SUBJECT: CA-08-24-12377 – Wayne County Historical Association, 116 N. William Street – Located on the southeast corner of N. William Street and E. Mulberry Street.

BACKGROUND: The applicant is requesting an After-the-Fact Certificate of Appropriateness for the removal and replacement of wood French-doors with a single aluminum door with sidelites to the main west façade/frontispiece entrance. (The applicant is also requesting After-the-fact approval for the removal and replacement of Storm Windows, which has been approved at Staff Level. The parking lot and landscaping on the abutting lots to 116 N. William Street was approved by Staff in December 2023.)

The property is zoned Central Business District (CBD), is within the Historic District Overlay (HDO), and is located within the Commercial/Civic subdistrict.

Frontage: 95.0 ft.
Area: 16,560 sq. ft.
Zoning: Central Business District (CBD)

Existing Use: County Building

DISCUSSION: The applicant has utilized the following materials:

- a. Thermal aluminum and glass door
- b. Thermal aluminum and glass sidelites

Application Submitted: 08-07-2024

History of Building/Property:

Organized in 1899, the Goldsboro Woman’s Club built the building at 116 N. William Street in 1927. Designed by local architect, Thomas W. Jones, the building included offices, a drawing room, dining room, and kitchen as well as an auditorium on the second floor. The club actively supported cultural, civic improvement and social causes in Goldsboro for nearly 80 years. It was used as the USO (United Service Organization) during World War II and temporarily housed Weil’s Department Store after it caught fire in 1948. The building was adapted for use as a museum in 1989.

The two-story, red brick building is an example of the revival of Jeffersonian Classicism as evidenced in the mixed use of red brick with a white portico, white columns, and a demilune window in the pediment. Five bays wide and seven bays long, the building features a cross-gable

roof. The location of the building at the eastern terminus of Mulberry Street caused the subsequent extension of Mulberry Street east of William to be non-contiguous, thereby permanently altering the traffic pattern in the area.

STAFF REPORT: Planning Staff will read from attached Staff Report.

STAFF RECOMMENDATION:

It is the interpretation of Planning Staff that the proposal, as submitted, is incongruous with the Historic District Guidelines and the recommendation is that this proposal be denied; 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 to determine if the proposal is incongruous with Goldsboro Historic District Guidelines.

Date: _____

Planner I | Preservation Planner

**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 congruous 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 _____



Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

Wayne County Historical Association
116 N. William Street
Goldsboro, NC 27530
(Via Certified Mail)

Ref: Zoning Violation
Wayne County Historical
Association
Tax Parcel ID#: 3509-05-2912
(116 N. William Street)
(NOTICE OF VIOLATION)

Dear Wayne County Historical Association:

Recently, it has been brought to the attention of the Goldsboro Planning Department that 116 N. William Street is not in compliance with the City of Goldsboro's Unified Development Ordinance (UDO).

To determine compliance with the City Unified Development Ordinance (UDO) on June 12, 2024, planning staff made a visual inspection of the site and found that the first-floor main entrance doors had been removed from the building and a new door installed. In addition to the front door being replaced, old storm windows had been removed and replaced, and a new parking lot graded, paved, and landscaped.

Please make note of the following:

The City of Goldsboro has found Wayne County Historical Association to be in violation of the following provisions of the City of Goldsboro Unified Development Ordinance.

Section 5.7.6 Required Approval-Certificate of Appropriateness (COA) Required:

1. "Certificate Required. – After the designation of a landmark or a historic district, no exterior portion of any building or other structure, including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on the landmark or within the district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the preservation commission."

Violation: Certificate of Appropriateness (COA) was not submitted or approved by the City of Goldsboro Historic District Commission.

Corrective Measures: Wayne County Historical Association shall apply for a Certificate of Appropriateness.

Please note that the party shall have 30 days to reply to this letter. Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Saylor", with a long horizontal flourish extending to the right.

Paul D. Saylor
Planner I
919-580-4387

CC: Ron Lawrence, City Attorney, 203 N. William St., Goldsboro, NC 27530
Mark Helmer, City Planning Director, 200 N. Center St., Goldsboro, NC 27530

CODE: 271
3151

Application Fees:

Major Work \$150 (Includes advertisement fee)

Minor Work \$50 (Administrative Staff fee)

CA-00-24-012377

Received Date: 08/07/24
Initials: PDS

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application Number: <u>SU-14-24</u>	For Office Use Only:	Date processed: <u>8-9-24</u>
Fee Type: <input type="checkbox"/> Cash <input type="checkbox"/> Check # <input checked="" type="checkbox"/> Credit Card		Initials: <u>NW</u>

Applicant Acknowledgement:

I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review. I understand my review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO) in Section 5.7 Historic Preservation Overlay District. Site plan needs to be in sufficient detail and scale to clearly describe the proposed alteration to the exterior of the property and list, in detail, all materials to be used. Attach drawings, photographs and/or specifications in order to fully explain the proposed work. See attached sheet for common things expected on site plan/application for a Certificate of

Applicant Signature: [Signature]

Application is hereby made to the Historic Commission of the City of Goldsboro for a Certificate of Appropriateness (Complete the following information):

Minor Work Major Work (check which applies)

Property Address: 116 N. William St
Wayne Co. Pin #: 3509-05-2912

Scope of Work Proposed:

Replace entrance door - ADA Compliant - Convex Glass
Replace broken storm windows - Convex Glass
Install parking lot on vacant land behind museum - hwy site work

Applicant (Print): Thomas Anderson
Applicant Address: 116 N. William St City, State, Zip: Goldsboro NC 27530
Applicant Phone: 919-221-9985 Applicant Email: teanderson.1965@gmail.com

Owner (Print): WCHA
Owner Address: 116 N William St City, State, Zip: Goldsboro NC 27530
Owner Phone: _____ Owner Email: _____

(If owner differs from applicant a Owners Authorization Form is required upon submission)

SIGNATURE REQUIRED

Thomas Anderson
Applicant - Printed

[Signature]
Applicant Signature

7 Aug 2024
Date

CONVENIENT GLASS SERVICE, INC.

901 U.S. Hwy 117 South
Goldsboro, NC 27530
Ph. (919) 736-4505
Fax (919) 736-1406

March 14, 2024

Re: Wayne County Museum
146 N. William St.
Goldsboro, NC

Attn: Tom Anderson
Email: teanderson.1965@gmail.com

Convenient Glass Service proposes to furnish and install our YES45TU 2" x 4 1/2" thermal aluminum storefront and entrance systems with wide stile door and white anodized finish by YKK AP America. Glass shall be manufacturer's standard 1" Low E over clear. Door glass will have 1" white. We will furnish and install our manufacturer's standard finish hardware to include butt hinges, surface mounted closers and surface mounted sweeps. We will prep our door and frame for knob lock and deadbolt provided by owner.

Our quote includes (1) 3'6" x 7' right hand door with 30" bottom rail, non-transom frame and sidelites. An elevation drawing is attached for your review and approval.

Work is to be performed during normal business hours (Monday thru Thursday - 8 AM to 5 PM and Friday 8 AM to 12 PM). We exclude final keying, engineered sealed drawings and final metal and glass cleaning. Our quote is based on current market prices and is subject to change due to the volatility of market costs.

Our price to perform the above work is.....\$5,400.00

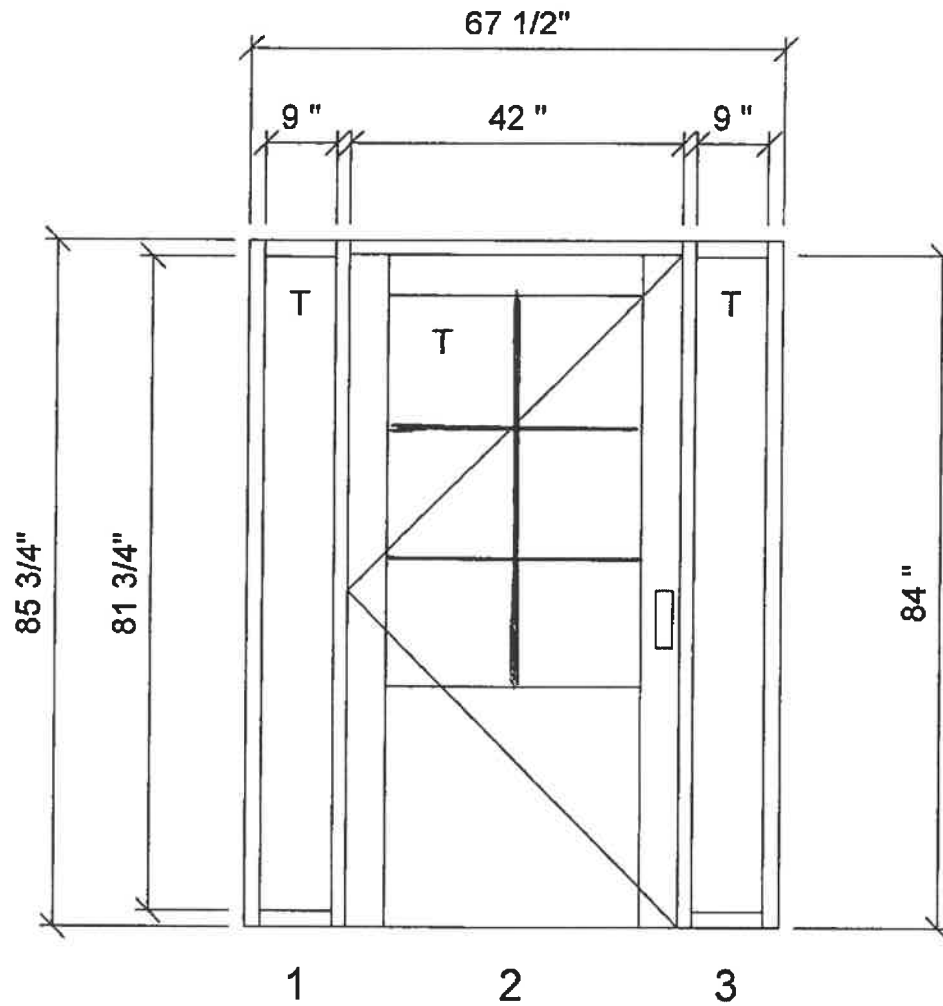
**If it is determined that higher performance glass is required, we will need to adjust our quote to reflect the additional costs.

If you would like us to proceed with this work, please sign & date below and return a copy of this proposal to us.

Kim Smith
Estimator

Accepted By

Date



Wayne County Museum - 1 - 001 - Entrance (1 Thus)
 Frame: (Black) YES 45 TU : Storefront : Screw Spline :
 Thermal : Center Set : Outside Glaze

Storm Windows

Convenient Glass Service, Inc.

Invoice

901 US Highway 117 South
Goldsboro, NC 27530

Date	Invoice #
6/13/2024	10168683

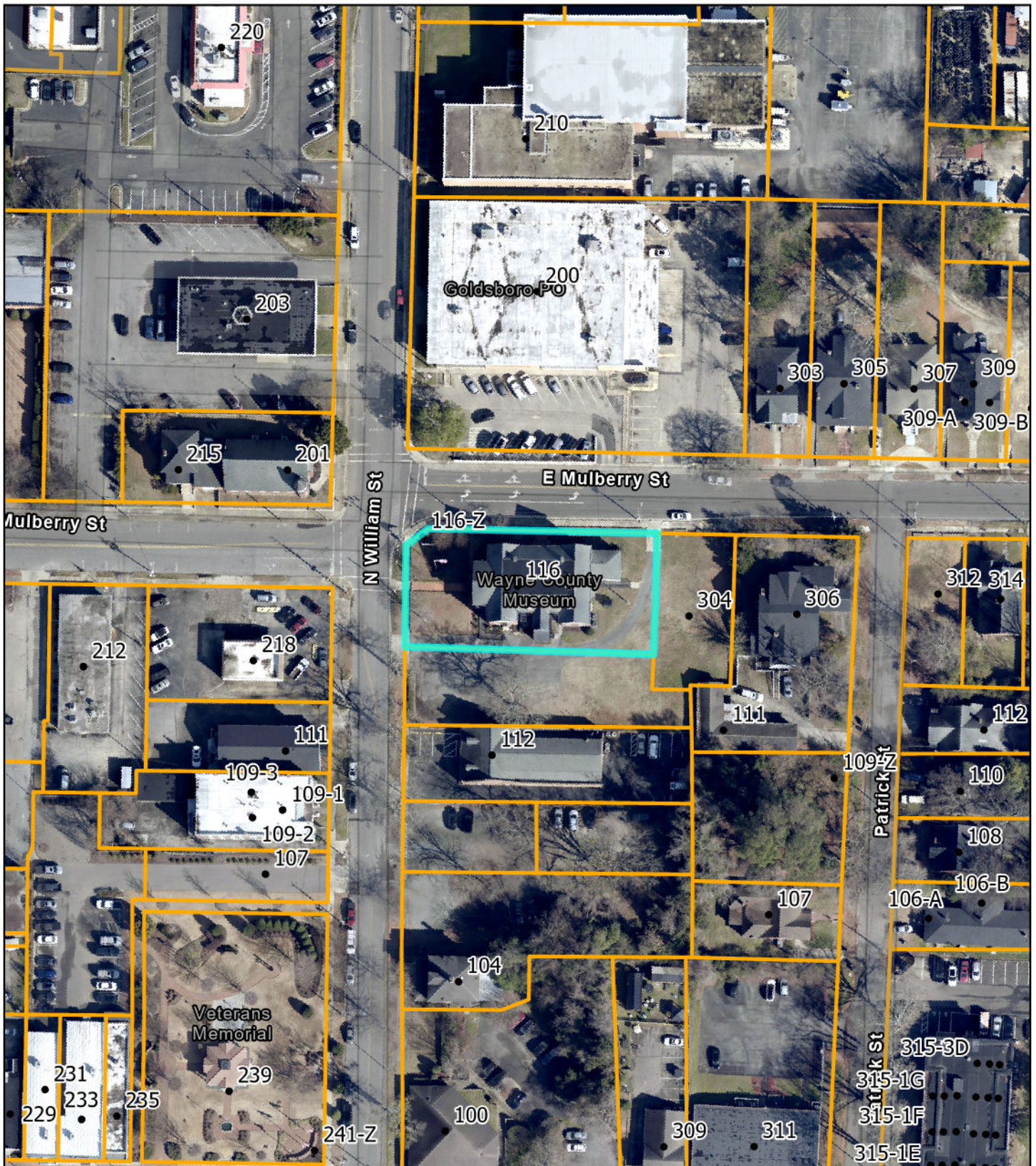
Bill To
WAYNE COUNTY MUSEUM 146 N. WILLIAM STREET GOLDSBORO, NC 27530

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		6/13/2024			

Quantity	Item Code	Description	Price Each	Amount
1	STRFRONT	LABOR & MATERIALS TO REMOVE EXISTING STORM WINDOWS & INSTALL NEW E-100 FRAMES W/ GLASS - MUSEUM	8,677.28	8,677.28
1	FLAT LABOR	LABOR-FLAT GLASS INSTALLATION Tax Group WAYNST-G	5,045.00 6.75%	5,045.00 585.72

Total			\$14,308.00	
--------------	--	--	-------------	--

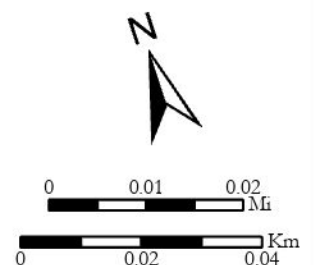


116 N. William Street

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

2024

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



STAFF REPORT

JANUARY 7, 2025 HDC MEETING

CASE #: CA-08-24-12377

Staff: Paul D. Saylor, Planner I | Preservation Planner

Applicant: Thomas Anderson, Buildings and Grounds
Wayne County Historical Association (Wayne County Museum)

LOCATION

District: Goldsboro Historic District (LHD), National Park Service Certified, 1985

Street: 116 N. William Street, Goldsboro

PIN#: 3509-05-2912

Building: Goldsboro Woman's Club

Construction: 1927

Status: Contributing

NRHP#: WY1460, Listed 12-07-2022

Landmark #: N/A

REQUEST(S)

After-the-fact Approval/Denial:

- 1) Removal and replacement of west main entrance doors (Major Works – HDC)
- 2) Removal and replacement of storm windows (Minor Works – Staff)
- 3) Installation of new parking lot – graded, paved, and landscaped (Approved by City Planning Staff December 2023)

APPLICABLE DESIGN REVIEW STANDARDS AND SOURCES

Design Guidelines for Downtown Goldsboro:

<https://www.goldsboronc.gov/planning/>

Secretary of Interior's Standards for Rehabilitation:

<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

Section 5.7: Historic Preservation Overlay District in the City of Goldsboro Unified Development Ordinance (UDO), updated 06-07-2021:

<https://www.goldsboronc.gov/wp-content/uploads/Article-5-011023.pdf>

National Register of Historic Places nomination, Goldsboro Woman's Club, July 2021:

<https://www.dncr.nc.gov/nr/wy1460/open>

STAFF COMMENTS

On June 12, 2024, planning staff made a visual inspection of 116 N. William Street and found that: 1) the first floor west main entrance doors had been removed and replaced, 2) new storm windows had been installed, and 3) a new parking lot had been graded, paved, and landscaped.

City Staff sent a Notice of Violation Letter certified mail to the Wayne County Historical Association dated July 8, 2024, to inform them that they were not in compliance with the City of Goldsboro's Unified Development Ordinance (UDO). The violation letter can be found in this packet.

STAFF FINDINGS

Commission Staff finds that:

- 1) The **removal and replacement of the west main entrance doors** is considered a "Major Works" and is incongruous with the approval criteria and design standards of the Goldsboro Historic District Commission because:
 - a. The applicant replaced the most prominent ingress and egress set of wood French-doors of the building with a single aluminum door and sidelites. The replacement door features a single pane window with artificial muntins and sidelites that are not in character with the building's original doors, windows, trim, and overall architectural style.
 - b. RE: Design Guidelines for Downtown Goldsboro:
Section 3.3 Historic Architecture Rehabilitation Guidelines: General Guidelines:
 - Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
 - All additions and renovations to existing structures should complement the original elements in terms of material, size, shape, and color.
 - Repairs should match in terms of materials, size, shape, and color.
 - c. RE: Secretary of the Interior's Standards for Rehabilitation (10 Standards):
No. 2 - The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property shall be avoided.
No. 4 - Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
No. 6 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture, and where possible, materials.
 - d. RE: Section 5.7: Historic Preservation Overlay District in Goldsboro's UDO:
After the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps, and pavement or other appurtenant features), above-ground utility structure or any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark.

e. RE: National Register of Historic Places Nomination; Mary Ruffin Hanbury, M.A., School of Architecture, UVA, Consulting Architectural Historian and author of *Goldsboro Woman's Club NRHP nomination, July 2021* states:

i. Section 7 page 4

"The façade features a monumental tetrastyle portico sheltering a double-leaf central entrance in a classically inspired surround."

"Within this portico, each bay houses a double-leaf door at grade with double-leaf doors servicing balconets aligned above them on the second floor."

"...original six-over-six wood sash windows and wooden doors with original hardware...Overall, the Goldsboro Woman's Club retains excellent historic integrity."

"The building is just within the eastern boundary of the National Park Service-certified Goldsboro Local Historic District where the commercial area transitions to early twentieth-century residential buildings. It is serviced by a small surface parking lot southwest of the building, on a separate parcel purchased by the Wayne County Historical Association in 1987, which lies south of the nominated boundary."

ii. Section 7 page 5

"The primary entrance is by a double-leaf (French-door), six-lite, one-panel wooden door below a six-lite transom, all within a classical surround with paneled pilasters supporting brackets and a shelf with a dentilled molding."

"On the first floor [north elevation] is a double leaf, ten-lite French door topped by a five-lite transom in a masonry opening with a jack arch and keystone. Paired screen doors are detailed with large rectangular screen over two smaller, rectangular vertical screens."

iii. Section 7 page 6

"A two-story, cross-gabled, brick veneered elevator tower...constructed in 2003...It mimics features of the original building with a dentil cornice and a lunette window in the pediment."

iv. Section 7 page 8: Statement of Integrity

"The Goldsboro Woman's Club Building remains on its original location, thus has a high degree of integrity of location. Although an elevator tower and an ADA-compliant restroom wing have been added, they are on secondary elevations and potentially removable. The plan is largely unchanged, as are principal spaces, and the scale and proportion of interior...elements, including materials and ornament, are largely unchanged, giving the building a high degree of integrity of setting. Exterior brick and slate, and original wooden trim, windows, and exterior doors remain...giving the building a particularly high integrity of materials. Again, given the presence of a large amount of original fabric, the integrity of workmanship is high. The high integrity of location, setting, design, materials, and workmanship create a high integrity of feeling."

v. Section 8 page 12

"The building was completed and opened to the public for a housewarming on February 2, 1928. *The Charlotte Observer* described it thus: 'The new clubhouse is the pride of Goldsboro...The clubhouse which has entrances facing both William and Mulberry streets is of south colonial architectural style. All material was bought from

local firms as far as it was possible, a Goldsboro architect designed it and a local contractor built it.”

vi. Section 8 page 20

“The Woman’s Club building is a prime example of many of the features and elements that define the style [Colonial Revival]...Balance and symmetry can be seen on the primary, street-facing elevations and in many aspects of the plan...The entrance is a key focal point, as is typical in Colonial Revival buildings.”

- 2) The **removal and replacement of storm windows** is considered a “Minor Works” and shall be determined not incongruous with the approval criteria and design standards of the Goldsboro Historic District Commission Staff.
- 3) The **installation of a new parking lot** that was graded, paved, and landscaped was previously approved by City Staff in December 2023.

STAFF RECOMMENDATION

Based on the preceding findings, Commission Staff recommends that:

- 1) The Commission deny the application for the after-the-fact request for approval of the replacement door to the west main entrance at 116 N. William Street.
- 2) The after-the-fact replacement of storm windows (Minor Works) shall be approved by Commission Staff in CA-08-24-12377.
- 3) The Commission shall not vote on the already approved parking lot in CA-08-24-12377.

Notice Of Public Hearing

December 23, 2024

Dear _____,

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, January 7, 2025, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following request:

CA-08-24-012377 Wayne County Historical Association: The applicant is requesting an After-the-Fact Certificate of Appropriateness for a permit required for exterior changes to the building that was conducted without prior approval. 116 N. William Street is currently zoned within the Central Business District (CBD). The property is located within the City of Goldsboro's Local Historic District. The property considered for approval is located at the southeast corner of North William Street and East Mulberry Street and is further identified as NCPIN# 3509-05-2912.

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.**

Sincerely,

Paul D. Saylor
Planner I | Preservation Planner
Planning Department

SAP Holdings, LLC
112 N. William Street
Goldsboro, NC 27530

Portia Ham
306 E. Mulberry Street
Goldsboro, NC 27530

Church of the Society of Saint Pius X
201 E. Mulberry Street
Goldsboro, NC 27530

Thomas R. Freeman
218 E. Mulberry Street
Goldsboro, NC 27530

Thomas Anderson
Wayne County Historical Association
116 N. William Street
Goldsboro, NC 27530

WAYNE COUNTY MUSEUM



116





WAYNE COUNTY MUSEUM

The Home & Garden



1
1
6



AGENDA MEMORANDUM
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, January 7, 2025, 5:30 P.M.

SUBJECT: CA-01-25 – 131 E. Walnut Street, Located on the north side of E. Walnut Street between N. Center and N. John Streets.

BACKGROUND: The owner/applicant is requesting an After-the-Fact Certificate of Appropriateness for painting south front brick facade, windows, and aluminum molding of the building at 131 E. Walnut Street.

The property is zoned Central Business District (CBD), is within the Historic District Overlay (HDO), and is located within the Municipal Service District and Commercial/Civic subdistricts.

Frontage: 21.83ft.

Area: 1,964 sq. ft.

Zoning: Central Business District (CBD)

Existing Use: Commercial

DISCUSSION: The applicant has utilized the following materials:

1. Sherwin Williams Exterior paint
 - a. SW 6990 *Caviar*
 - b. SX 7012 *Creamy*

Application Submitted: 11-18-2024

Brief History of Building/Property:

The footprint of the existing building at 131 E. Walnut Street shows up on Sanborn Fire Insurance Company maps in 1891 as a “Tin Shop.” It remains a Dry Goods Commercial business from the turn of the 20th century through the late 1920s.

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

STAFF REPORT: Planning Staff will read from attached Staff Report.

STAFF RECOMMENDATION:

It is the interpretation of Planning Staff that the proposal, as submitted, is not incongruous with the Historic District Guidelines and the recommendation is that this proposal be approved; 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 to determine if the proposal is incongruous with Goldsboro Historic District Guidelines.

Date: _____

Planner I | Preservation Planner

**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 congruous 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 _____



City of Goldsboro Planning Department

200 North Center Street | Goldsboro, NC 27530
P. 919.580.4313

For Office Use Only: Application Number: CA-01-25

Date Processed: 11/18/24 Initials: [Signature]

Application Fee: Minor \$50.00 | Major \$150.00 | ATF \$150.00

Payment: Cash Check # _____ Card

CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address: 131 E. Walnut St.

Parcel Identification Number: 2599953759

Applicant Name*: Rob Phillips

*If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission.

Mailing Address: 702 E. Forest Hill Dr.

City: Goldsboro

State: NC

Zip: 27534

Email: Robphillipsrealstate@gmail.com

Phone: 919-920-2609

Zoning District:

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

WRITTEN DESCRIPTION

Describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Refer as specifically and completely as possible to the City's [Design Guidelines](#).

Paint Front Exterior

MINIMUM REQUIRED DOCUMENTS

COA applications should include at a minimum:

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

SITE PLAN REQUIREMENTS

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

<input type="checkbox"/> 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 a scale of at least 1" = 100'.	<input type="checkbox"/> Property owner information (name, phone, email, address) to be noted on site plan	<input type="checkbox"/> Locations of proposed structures and setbacks from property line (including dimensions)
<input type="checkbox"/> Property Tax Parcel Number	<input type="checkbox"/> Zoning District (noted on plan)	<input type="checkbox"/> Adjacent property uses
<input type="checkbox"/> Property acreage/square feet	<input type="checkbox"/> Hours of operation	<input type="checkbox"/> Number of employees
<input type="checkbox"/> Parking detail	<input type="checkbox"/> Buffer detail	<input type="checkbox"/> Landscaping detail
<input type="checkbox"/> Trash collection area	<input type="checkbox"/> Loading/unloading area	<input type="checkbox"/> Flood hazard area
<input type="checkbox"/> Number of dwelling units	<input type="checkbox"/> Floor plan detail for existing structures	<input type="checkbox"/> Location of existing R/W easements

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:

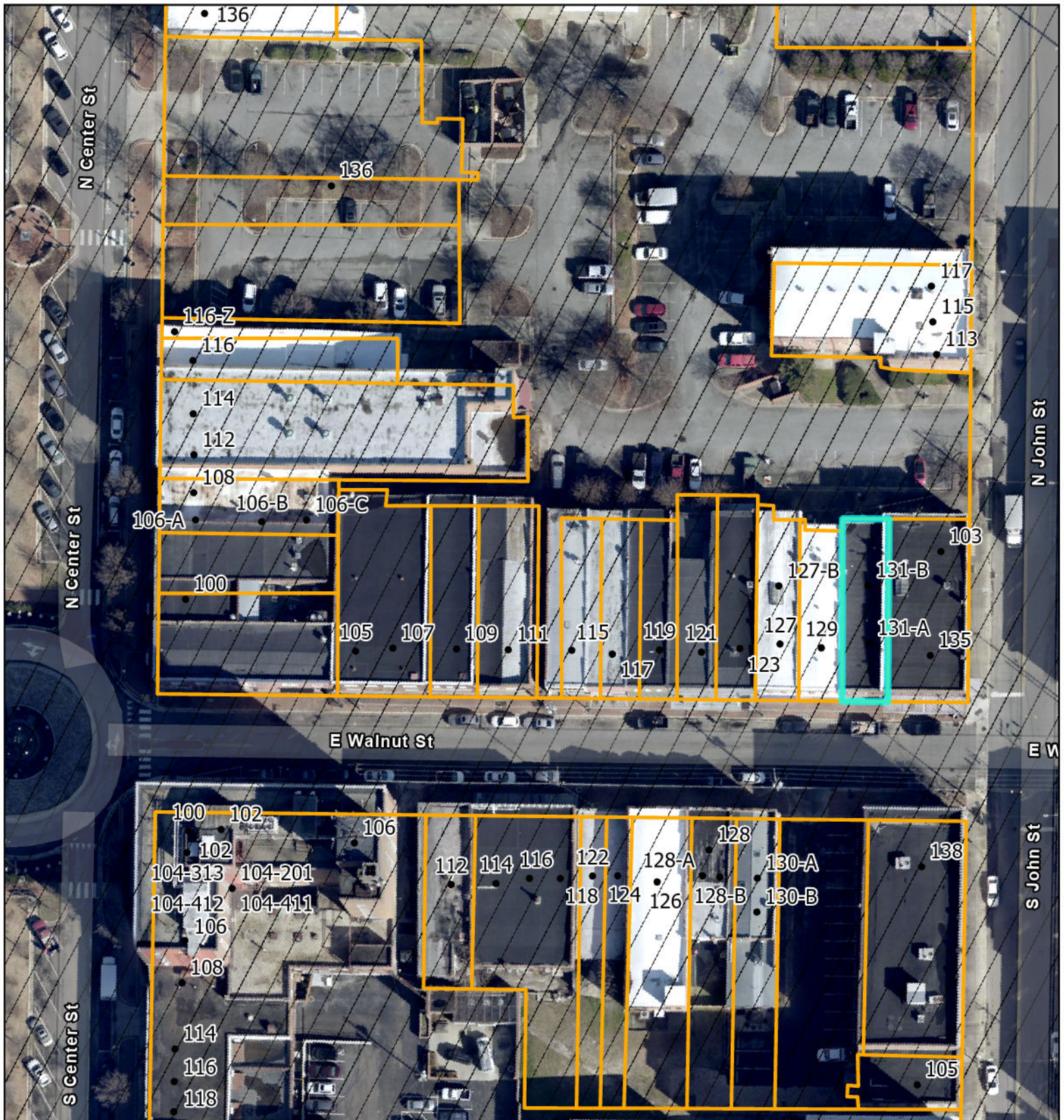
I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

SIGNATURE REQUIRED

Rob Phillips
Applicant – Printed


Applicant Signature

11-14-24
Date

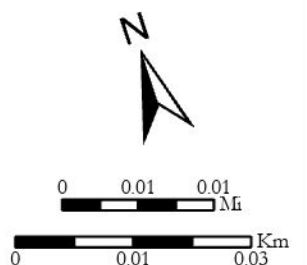


131 E. Walnut Street

Duke University, City of Goldsboro, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Jeffrey Cooke City of Goldsboro Planning Dept., Esri Community Maps Contributors, Duke University, City of Goldsboro, State of North Carolina DOT, ©

2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



STAFF REPORT

JANUARY 7, 2025 HDC MEETING

CASE #: CA-01-25
Staff: Paul D. Saylors, Planner I | Preservation Planner

Applicant: Rob Phillips, Rob Phillips Real Estate, LLC

LOCATION

District: Goldsboro Historic District (LHD), National Park Service Recognized, 1985
Street: 131 E. Walnut Street, Goldsboro
PIN#: 2599-95-3759
Building: General Commercial
Construction: c. 1891
Status: Contributing
NRHP#: N/A
Landmark #: N/A

REQUEST(S)

After-the-fact Approval/Denial:

- 1) Paint the south front brick façade, windows, and aluminum moldings.

APPLICABLE DESIGN REVIEW STANDARDS AND SOURCES

Design Guidelines for Downtown Goldsboro:

<https://www.goldsboronc.gov/planning/>

Secretary of Interior's Standards for Rehabilitation:

<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

Section 5.7: Historic Preservation Overlay District in the City of Goldsboro Unified Development Ordinance (UDO), updated 06-07-2021:

<https://www.goldsboronc.gov/wp-content/uploads/Article-5-011023.pdf>

STAFF COMMENTS

On November 13, 2024, planning staff made a visual inspection of 131 E. Walnut Street and found that the south front of the brick façade, windows and aluminum moldings had begun to be painted. Staff contacted the owner of the building and scheduled a meeting to discuss a Certificate of Appropriateness.

STAFF FINDINGS

Commission Staff finds that:

- 1) The Design Guidelines for Downtown Goldsboro does not address painting historic brick, though staff does not recommend it.
- 2) Goldsboro's Unified Development Ordinance (UDO) states in Section 5.7.6 REQUIRED APPROVAL-CERTIFICATE OF APPROPRIATENESS (COA) REQUIRED that after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps, and pavement or other appurtenant features), above-ground utility structure or any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such district until after an application for a COA has been submitted to and approved by the Commission.
The UDO states in Section 5.7.8 APPROVAL PROCEDURE – MAJOR WORKS that all Major Works must be approved by the Historic District Commission. Major Work is any activity that does not meet the definition of a Minor Work or Normal Maintenance.
- 3) Secretary of the Interior's Standards for Rehabilitation (10 Standards):
 - No. 2 – The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property shall be avoided.
 - No. 4 – Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - No. 5 – Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

STAFF RECOMMENDATION

Based on the preceding findings, Commission Staff recommends that:

- 1) The Commission accept the application for After-the-Fact approval of painting the façade, windows and aluminum moldings of 131 E. Walnut Street.
- 2) Staff recommends approving further details at staff level.

Notice Of Public Hearing

December 23, 2024

Dear _____,

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, January 7, 2025, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following request:

CA-01-25 131 East Walnut Street: The applicant is requesting an After-the-Fact Certificate of Appropriateness for a permit required for exterior changes to the building that was conducted without prior approval. 131 E. Walnut Street is currently zoned within the Central Business District (CBD). The property considered for approval is located on the north side of east Walnut Street between north Center and north John Streets and is further identified as NCPIN# 2599-95-3759.

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.**

Sincerely,

Paul D. Saylor
Planner I | Preservation Planner
Planning Department

Phil A. Bedford
107 Trey Drive
Goldsboro, NC 27530

AJ Investing LLC
303 Clairmont Rd.
Goldsboro, NC 27534

Atlas Development Company
PO Box 10907
Goldsboro, NC 27532

PN Properties, LLC
702 E. Forest Hill Drive
Goldsboro, NC 27534



TSU





STONES
FAMILY
SALE STORE

GRACIE JIU JITSU

129