City of Goldsboro Historic District Commission June 03, 2025

The Commission

Fritz Knack - Chairperson

John Peacock – Vice Chairperson

David Archibald

Richard Best

Terry Cottle

Nancy Delia

Judith McMillen

Manning Musgrave - Alternate

Derek Roche - Alternate

The Staff

Mark E. Helmer, AICP, CFM, Planning Director

Kenny Talton, Assistant Planning Director

Roy Publico, Senior Planner

Paul D. Saylors, Planner I | Preservation Planner

Holly Jones, Planning Executive Assistant

AGENDA
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, June 03, 2025, 5:30 P.M.

The Historic District Commission will hold their meeting on Tuesday, June 03, 2025, at 5:30P.M. in room 206 of the City Hall Annex building at 200 N. Center Street.

I. Roll Call

II. Action on Minutes – February 04, 2025

III. Appointments

IV. Old Business

V. New Business

1. CA-08-25 – 301 S. John St./108 E. Spruce St: The applicant is requesting a Certificate of Appropriateness for a permit required for exterior changes to the one-story, north side of the building facing E. Spruce Street (108 E. Spruce St.). 301 S. John St. is currently zoned in the Central Business District (CBD). The property is located within the City of Goldsboro's Local Historic Preservation Overlay District. The property considered for approval is located on the southwest corner of S. John and E. Chestnut St. and is further identified as NCPIN# 2599-84-9658.

2. CA-09-25 – 204 E. Chestnut Street/200 S. John St.: The applicant is requesting a Certificate of Appropriateness for a permit required for the deconstruction of the existing towers of St. Paul Methodist Church and new construction in accordance with the design guidelines of downtown Goldsboro. The church is currently zoned in the Central Business District (CBD). The property is located within the City of Goldsboro's Local Historic Preservation Overlay District. The property considered for approval is located on the southeast corner of S. John and E. Chestnut St. and is further identified as NCPIN# 2599-95-3044.

VI. Reports of Officers and Committees

City Staff: Certificate of Appropriateness Minor Works Report

i. CA-03-25 MN NCDOT 01/2025
ii. CA-07-25 MN 112 E. Mulberry St. Elevated Aesthetics sign 04/2025
iii. CA-10-25 MN 107 N. Center St. Bloomlite sign 5/2025
iv. CA-11-25 MN 106 S. Center St. Round About Books 05/2025

VII. Adjournment

MINUTES OF THE MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
FEBRUARY 4, 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 February 4, 2025.

Present:	Mr. Fritz Knack, Presiding Mr. Terry Cottle Ms. Nancy Delia Mr. David Archibald Manning Musgrave (ALT)
Also Present:	Mark E. Helmer, Planning Director Kenny Talton, Assistant Planning Director Roy Publico, Senior Planner Paul Saylors, Planner I/Preservation Planner Holly Jones, Planning Executive Assistant
Absent:	Mr. John Peacock, Vice Chair Mr. Richard Best Ms. Judith McMillen Derek Roche (ALT)

Mr. Knack began the meeting at 5:33 p.m.

Approval of Minutes

Mr. Knack asked if, going forward, the title of the item on the agenda could be 'Action on the Minutes'. There was no disagreement from members or staff.

Mr. Archibald made a motion to approve the minutes of the Regular Meeting of January 7, 2025. The motion was seconded by Ms. Delia and unanimously carried.

New Business

CA-02-25 – 118-120 E. Mulberry 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. 118-120 E. Mulberry Street is currently zoned Central Business District (CBD). The property is located within the City of Goldsboro's Local Historic District. The property considered for approval is located on the south side at the mid-block of E. Mulberry Street between N. Center and N. John Streets. The property is further identified as NCPIN# 3509-62-4205.

The item was presented by Paul Saylors, Planner I/Preservation Planner.

Mr. Knack asked if the address was just 120 now. Serene MacAlister, owner, stated that it had been separate units under a previous owner, but walls have since been torn down and there is only one meter; the electric and water bill is addressed as 120.

Mr. Knack stated that 116 had been painted since one of the provided pictures, and asked if that was something that had or would come before the Commission. Mr. Saylors stated that it was from before his time, and he had not found anything on it.

Mr. Knack opened the public hearing. The following people spoke:

1. Serene MacAlister, owner, spoke about the awnings used and explained why she chose those awnings.

No one else spoke and the public hearing was closed.

Mr. Cottle requested confirmation that incongruous meant it passed the guidelines. Mr. Saylors confirmed that it did.

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

Other Business

A member of the Dudley family asked about the Bishop Dudley homeplace at 103 N Virgina Street. He asked for time to fix it up. Ms. Delia offered her services. The citizen said he would reach out to staff later in the week.

Mr. Saylors discussed the possibility of the State Historic Preservation Office doing a workshop. The state office has put a freeze on travel, so the workshop would likely be during the day. He asked the Commission members to think about which day of the week they would be available.

Mr. Saylors stated that the City is in the process of updating the website; Planning will be getting their own, and staff will get everything online.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Mr. Cottle made the motion, and it was seconded by Ms. Musgrave. The motion was unanimously carried, and the meeting was adjourned at 6:03 p.m.

_____

Fritz Knack
Chair

_____

Holly Jones
Planning Executive Assistant

AGENDA MEMORANDUM
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, June 03, 2025, 5:30 P.M.

SUBJECT: **CA-08-25 MJ – 301 S. John St./108 E. Spruce St., is located at the southwest corner of S. John and E. Spruce Streets.**

BACKGROUND: The applicant/owner is requesting a Certificate of Appropriateness for a permit required to reconstruct the exterior, north wall.

Applicant: Darian Grantham, Goldsboro
Owner: DTG Financial Solutions 1 Inc., Goldsboro

Frontage:	109 ft. S. John, 140 ft. E. Spruce
Area:	15,260 sq. ft.
Zoning:	Central Business District (CBD)
Existing Use:	Residential

DISCUSSION: The applicant will utilize the following materials:

1. New wood siding to match original
2. Wood windows to match original (four-over-four and six-over-six double hung)
3. Brick foundation, concrete footings
4. Exterior Paint to match original

Application Submitted: 05-06-2025

Brief History of Building/Property:

The core of this house was allegedly built between 1870 and 1875 in Green County by Mr. William Henry Best. Best's brother-in-law moved the house to its present site in 1877 at which time it gained most of its Italianate features and trim work. The two-story, three bay frame house is important for its bold architectural style, and stabilizing effect on the neighborhood, which could help to signal like rehabilitation efforts on the block. With the Weil houses on West Chestnut, it best exemplifies the exuberance of Goldsboro's late-Victorian architecture. The cross-gable roof, bracketed cornice and paired, round arched windows make it a fine example of the Italianate style.

The building appears in the 1979 Goldsboro Inventory Project/Historic Sites Survey completed by Barbara Hammond. It also appears in the Eleanor Bizzell Powell Papers at the Wayne County Public Library main branch.

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

STAFF RECOMMENDATION: (Please read full Staff Report attached.)

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

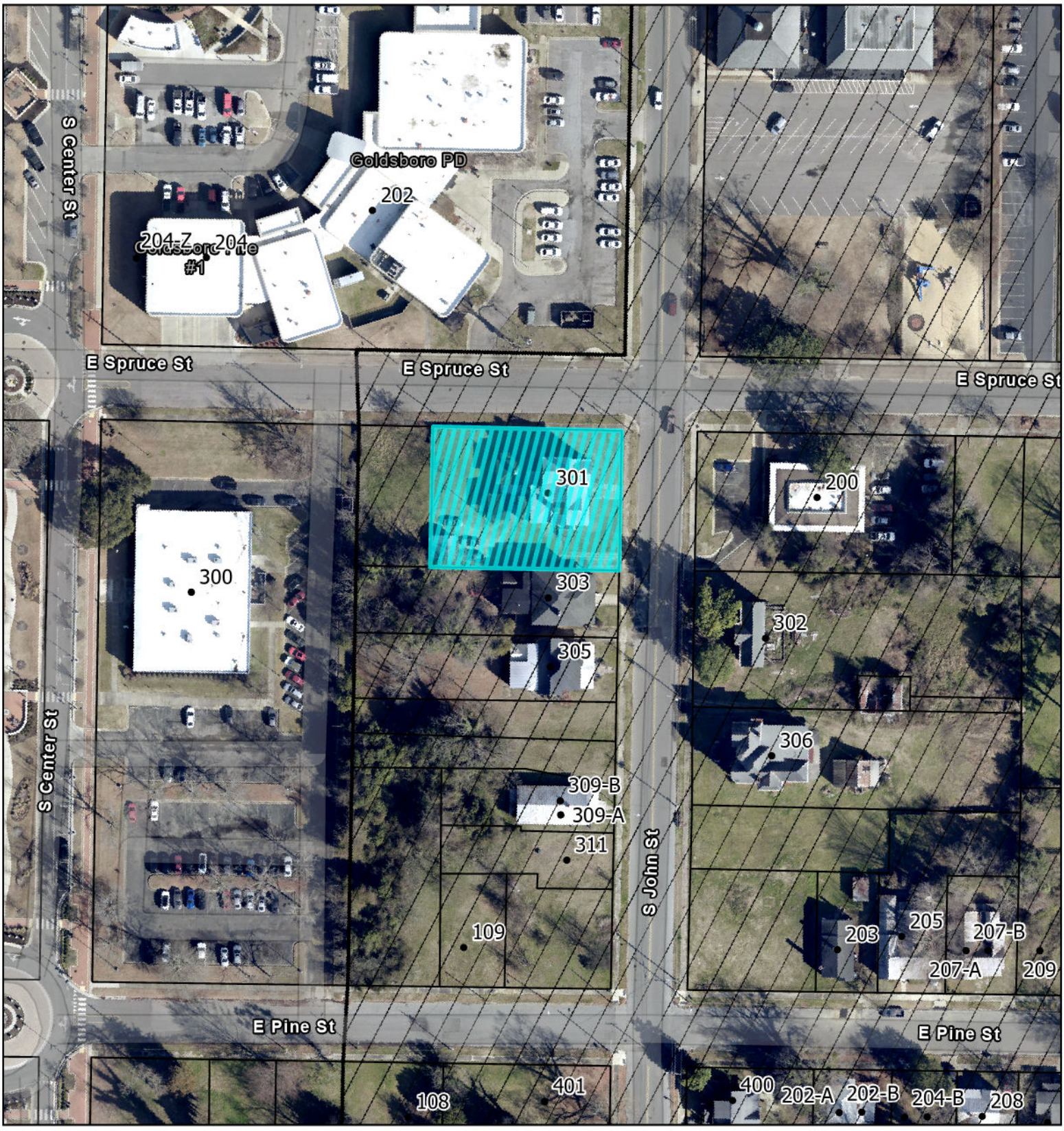
Per NCGS 160D-947, Certificates of Appropriateness are quasi-judicial and shall follow the quasi-judicial procedures of NCGS 160D-406. When voting to approve or deny for a Certificate of Appropriateness, the Commission must vote to determine if the proposal would be incongruous with the special character 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.

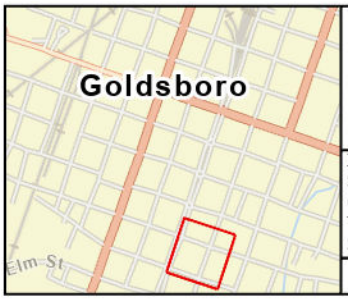
APPROVAL STATEMENT: The Historic District Commission finds the proposal to be not incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

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 _____





301 S. John Street

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, USDA, USFWS, Duke University, City of Goldsboro, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph,

2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet

N

0 0.01 0.02 Mi

0 0.02 0.04 Km

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

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

For Office Use Only: Application Number: CA 08/25 Date Processed: 05/06/25 Initials: PDS

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

Payment: Cash ☐ Check ☐ #_____ Card ☐

CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address: 301 S. JOHN ST / 108 E. SPRUCE

Parcel Identification Number: 2599-84-9658

Applicant Name*: Darian Grantham

*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: DG Financial Solutions INC. 707 N. Georgia Av.

City: Goldsboro State: NC Zip: 27530

Email: dgran0929@aol.com

Phone: 919-344-8870 Zoning District: CBD ; HD overlay

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.

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.

☐ 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'.	☐ Propery owner information (name, phone, email, address) to be noted on site plan	☐ Locations of proposed structures and setbacks from property line (including dimensions)
☐ Property Tax Parcel Number	☐ Zoning District (noted on plan)	☐ Adjacent property uses
☐ Property acreage/square feet	☐ Hours of operation	☐ Number of employees
☐ Parking detail	☐ Buffer detail	☐ Landscaping detail
☐ Trash collection area	☐ Loading/unloading area	☐ Flood hazard area
☐ Number of dwelling units	☐ Floor plan detail for existing structures	☐ 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

Applicant – Printed	*Applicant Signature*	*Date*
		5/6/25

Jones-Griffin-Scarborough-Grantham House c.1870, 1877
301 S. John Street/108 E. Spruce Street
Darian T Grantham | DTG Financial Solutions

Written description:

Reconstruct the north wall of the infilled porch to the way it was before it collapsed in May 2024. No additions, only putting back what was there. Three sets of windows: a single (6 over 6), a double (two 6 over 6), and a triple (a 6 over 6 flanked by two 4 over 4). Wood Siding to match original. Brackets and other salvaged historic wood details to be added back. Brick foundation.

Materials:

- New wood siding to match original
- Wood windows to match original (four over four and six over six double-hung)
- Brick foundation, concrete footings

05/06/2025

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

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

Notice Of Public Hearing

May 20, 2025

DTG Financial Solutions 1 Inc.
107 Georgia Ave.
Goldsboro, NC 27530

To Whom It May Concern,

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, June 03, 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:

1. **CA-08-25 – 301 S. John St./108 E. Spruce St**: The applicant is requesting a Certificate of Appropriateness for a permit required for exterior changes to the one-story, north side of the building facing E. Spruce Street (108 E. Spruce St.). 301 S. John St. is currently zoned in the Central Business District (CBD). The property is located within the City of Goldsboro's Local Historic Preservation Overlay District. The property considered for approval is located on the southwest corner of S. John and E. Chestnut St. and is further identified as NCPIN# 2599-84-9658.

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. Saylors
Planner I | Preservation Planner
Planning Department

May1979 Architectural Inventory

May 1979 Architectural Inventory


JUNE 1924
GOLDSBORO
N.C.
12
E. SPRUCE
102
104
108
D.
APTS
A
4CARS
A.
SHED
170
60'
6" W. PIPE
301
303
305
307


POSTED
NO TRESPASSING
CAUTION

RIGHT SIDE ELEVATION
SCALE-1/4"=1'-0"

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

NOTE:
CONTRACTOR & BUILDER TO VERIFY ALL DIMENSIONS AND STRUCTURAL DETAILS

REVISIONS

DATE	MARK	DESCRIPTION

MERIDIAN ENGINEERING

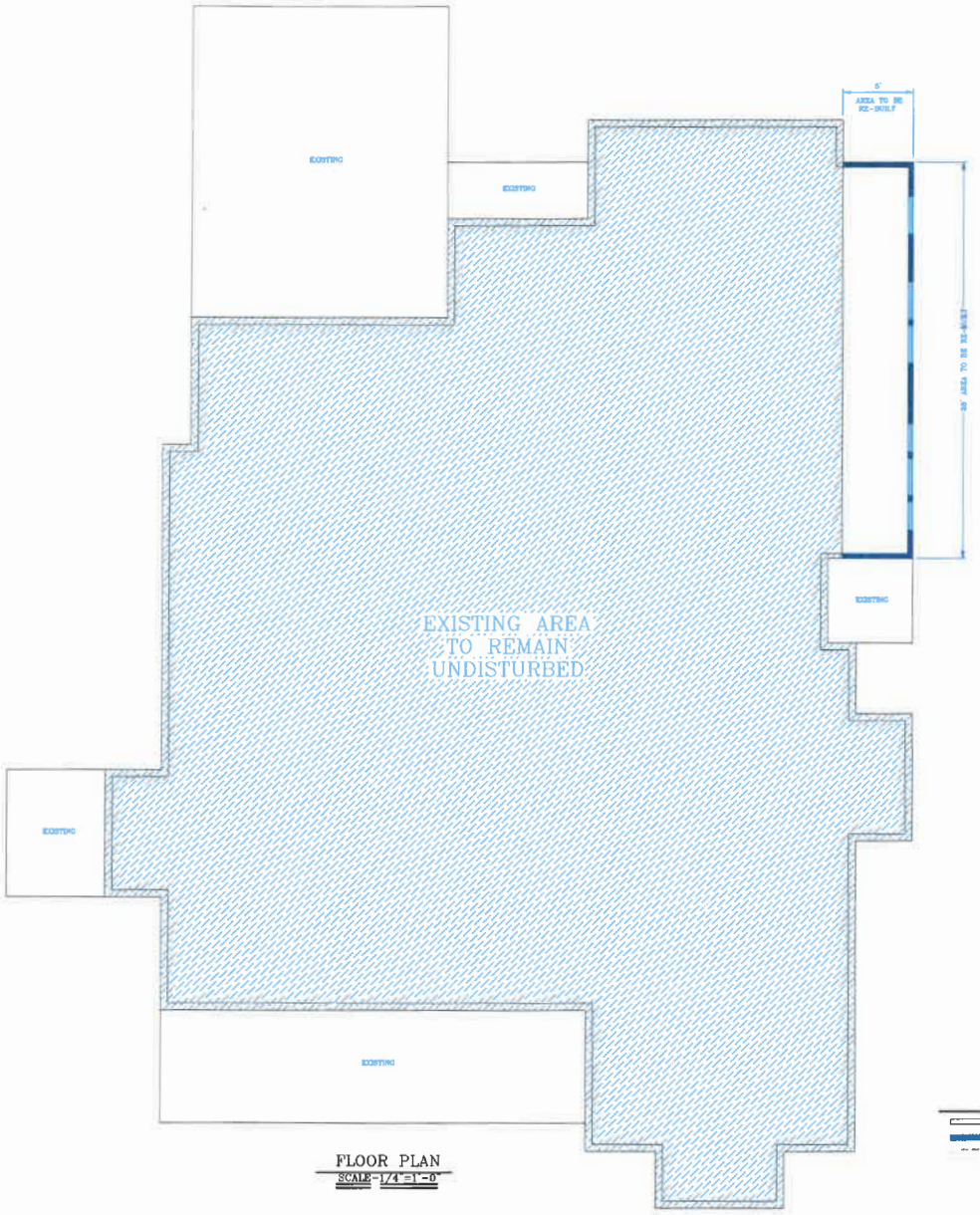
PROJECT FOR:
DARIAN GRANTHAM
301 S. JOHN STREET
GOLDSBORO, N. C. 27530

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax 1 - 252 - 522 - 2587
Firm License # P-2694

NORTH CAROLINA PROFESSIONAL SEAL 057110 ENGINEER M. BRYAN PRICE

DRAWN BY	TEC	SCALE
FILE	--	AS NOTED
APPVD BY	MBP	
DATE	5-2-2023	

DRAWING NUMBER
B-1
OF
3



FLOOR PLAN
SCALE-1/4"=1'-0"

LEGEND

EXISTING WALLS

NEW WALLS

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

NOTE:
CONTRACTOR & BUILDER TO VERIFY ALL DIMENSIONS AND STRUCTURAL DETAILS

REVISIONS

DATE	MARK	DESCRIPTION

MERIDIAN ENGINEERING

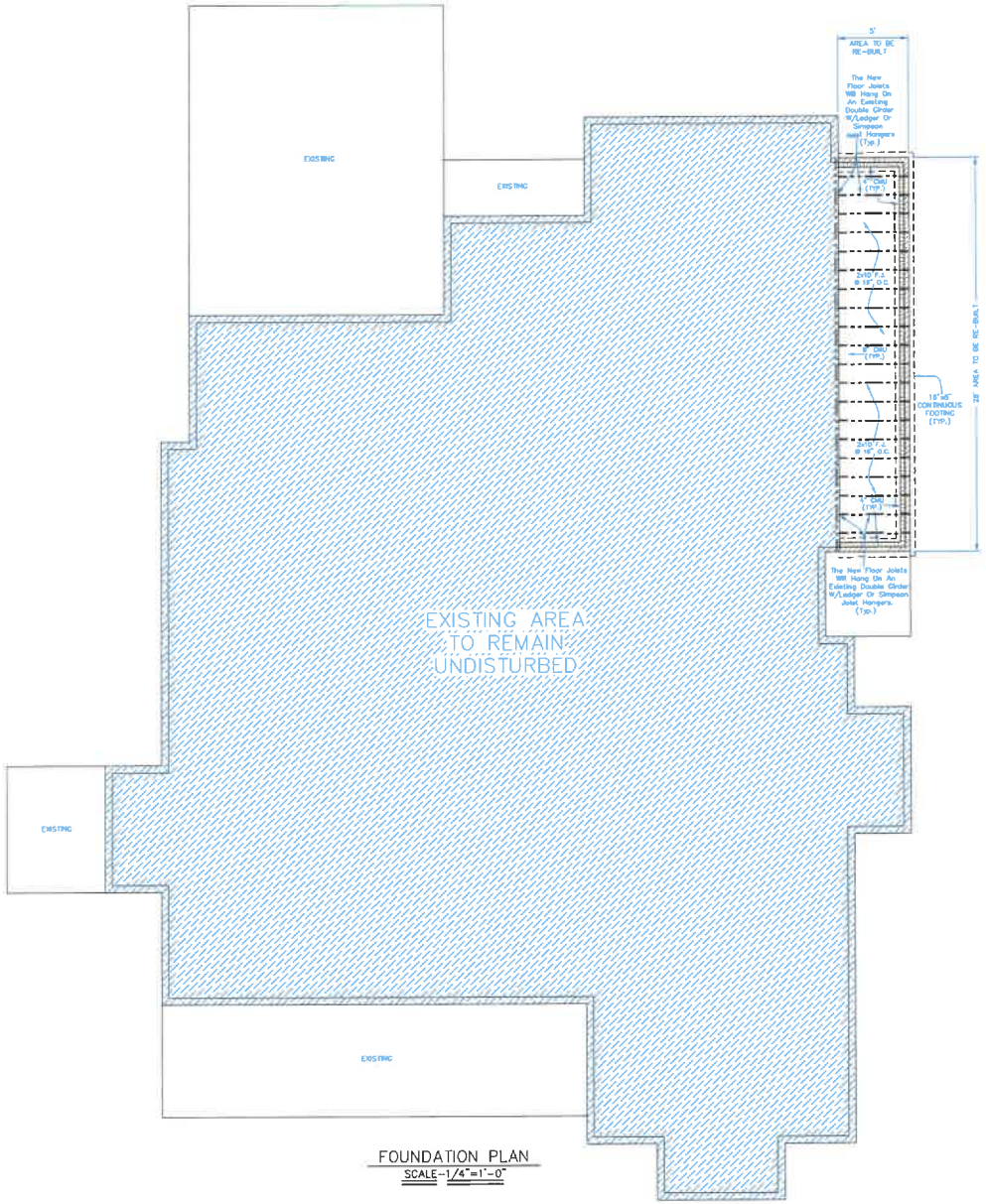
PROJECT FOR:
DARIAN GRANTHAM
301 S. JOHN STREET
GOLDSBORO, N. C. 27530

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax 1 - 252 - 522 - 2587
Firm License # P-2894

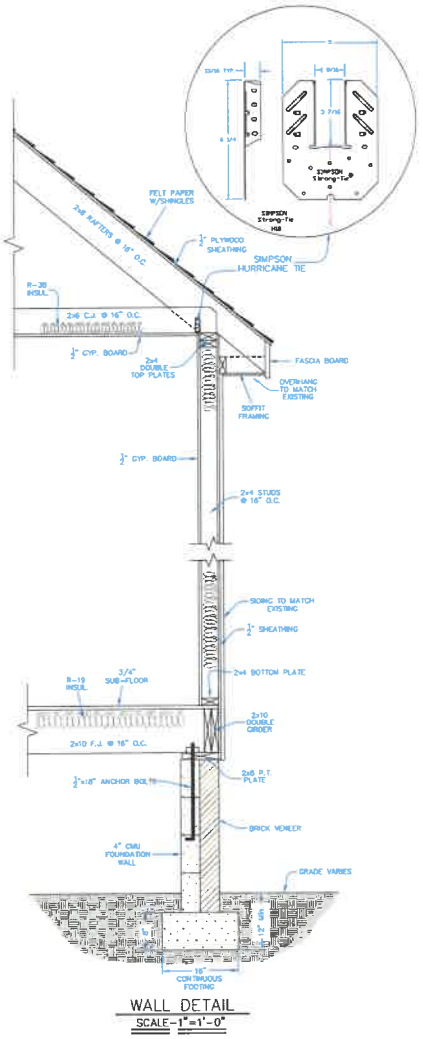
NORTH CAROLINA PROFESSIONAL SEAL 057110 ENGINEER M. BRYAN KEEL
5-5-25

DRAWN BY	TEC	SCALE
FILE	—	AS NOTED
APPVD BY	MBK	
DATE	5-2-2025	

DRAWING NUMBER
B-2
3



FOUNDATION PLAN
SCALE-1/4"=1'-0"



WALL DETAIL
SCALE-1"=1'-0"

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURE AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

NOTE
CONTRACTOR & BUILDER TO VERIFY ALL DIMENSIONS AND STRUCTURAL DETAILS

REVISIONS

DATE	MARK	DESCRIPTION

MERIDIAN ENGINEERING

PROJECT FOR:
DARIAN GRANTHAM
301 S. JOHN STREET
GOLDSBORO, N. C. 27530

Meridian Engineering, PLLC
105 W. CASWELL STREET
SUITE 202
KINSTON, N.C. 28501
Fax: 1 - 252 - 522 - 2587
Firm License # P-2884

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 067110 M. BRIAN 5-5-25

DRAWN BY	TEC	SCALE
FILE	---	AS NOTED
APPVD. BY	MBP	
DATE	9-3-2025	

DRAWING NUMBER
B-3

3

STAFF REPORT

June 03, 2025, City of Goldsboro Historic District Commission

CASE #: CA-08-25 MJ
Staff Liaison: Paul D. Saylors, Planner I | Preservation Planner
Applicant: Darian Grantham, 301 S. John Street

LOCATION

District: Goldsboro Historic District, National Park Service Certified, 1985
Street: 301 S. John Street, Goldsboro
PIN#: 2599-84-9658
Building: Residential Dwelling
Construction: 1870-1875, 1877
Status: Contributing
NRHP#: N/A
Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

The applicant/owner is requesting a Certificate of Appropriateness for a permit required to reconstruct the exterior, north wall of an infilled porch to its previous state before it collapsed in May 2024.

1) New wood siding to match original.
2) Wood windows to match original (four-over-four and six-over-six double hung).
3) Brick foundation, concrete footings.
4) Exterior Paint to match original.

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 Wednesday, May 1, 2024 planning staff made a visual inspection of 301 S. John Street and found that the exterior northern wall of the one-story rear of the building had been altered/removed. After a stop work order was issued, Mr. Grantham submitted a COA application on May 2, 2024 and protected the rear of the building with tarps.

On Tuesday, May 6, 2025, Mr. Grantham submitted a new application due to the 2024 application having expired. Mr. Grantham is requesting to reconstruct the north wall to its most recent state before it was removed in May 2024 with the same window fenestration and materials, including new footings and foundation.

STAFF FINDINGS

Commission Staff finds that:

1) Design Guidelines for Downtown Goldsboro, Updated 2009
   Section 3.0: Guidelines for Historic Building Rehabilitation
   3.3 Historic Architecture Rehabilitation Guidelines
   General Guidelines (p11)
   - Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.

   Exterior Wall Cladding and Trim (p15)
   - New materials shall match original materials.

2) Secretary of Interior Standards for Rehabilitation
   Standard #2: The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
   Standard #4: Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

STAFF RECOMMENDATION

Based on the preceding findings, Commission staff recommends that:

The application as currently proposed meets the Historic District Guidelines. Each building has its own particular history and architectural story to tell and therefore buildings should be considered in an individual manner. This building was constructed in Greene County, then deconstructed and moved to Goldsboro, Wayne County, where it was reconstructed with additions. The kitchen addition to the west of the main structure had a small porch on its north side (Sanborn Fire Insurance Maps 1890, 1896, 1901, 1908, 1913, 1918, 1924) that was later infilled (between 1956 and 1979). Evidence of two arched windows or doors can be seen in the existing header of the wall where the porch would have begun.

It is staff recommendation that the existing arches be left in place, should the porch and windows and/or doors be restored. Staff supports Mr. Grantham's application to reconstruct the wall that was taken down in 2024 with the same window fenestration and same materials as the original addition/infill – wood siding and wood windows and install the ornamental bracket detailing.

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 with minor works be approved by city staff; however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

AGENDA MEMORANDUM
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, June 03, 2025, 5:30 P.M.

SUBJECT: CA-09-25 MJ– 204 E. Chestnut St./200 S. John St., is located at the southeast corner of E. Chestnut and S. John Streets.

BACKGROUND: The applicant is requesting a Certificate of Appropriateness for a permit required for the deconstruction of the existing towers of St. Paul Methodist Church and new construction in accordance with the design guidelines of downtown Goldsboro.

Applicant: Michael Richter on behalf of St. Paul Methodist Church

Owner: St. Paul Methodist Church, Goldsboro

Frontage:	261 ft. E. Chestnut, 440 ft. S. John
Area:	2.4 acres
Zoning:	Central Business District (CBD)

Existing Use: Church/Ecclesiastical

DISCUSSION: The applicant will utilize the following materials:

1. Exposed masonry
2. Asphalt shingles
3. Exterior wood trim
4. Existing stained glass

Application Submitted: 05-06-2025

Brief History of Building/Property:

The two-story, red-brick, Gothic Revival style church originally featured a polychromed fish scale patterned slate roof. The building typifies the Gothic Revival with its basilica plan, a steeple at the entrance and accented with pointed arches and crenellated towers. Organized in 1849, the congregation built this between 1883 and 1885, adding a choir loft in 1902. The original 120-foot steeple was destroyed by Hurricane Hazel in 1954.

The building appears in the 1979 Goldsboro Inventory Project/Historic Sites Survey completed by Barbara Hammond. A detailed history of the building can be found in the Eleanor Bizzell Powell Papers at the Wayne County Public Library Main Branch.

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

STAFF RECOMMENDATION: (Please read full Staff Report attached.)

It is the interpretation of Planning Staff that the proposal, as submitted, be tabled for a length of sixty (60) days and to seek other expert advice; 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.

Date: _____ _____

Planner I | Preservation Planner

CITY OF GOLDSBORO
HISTORIC DISTRICT COMMISSION
WORKSHEET

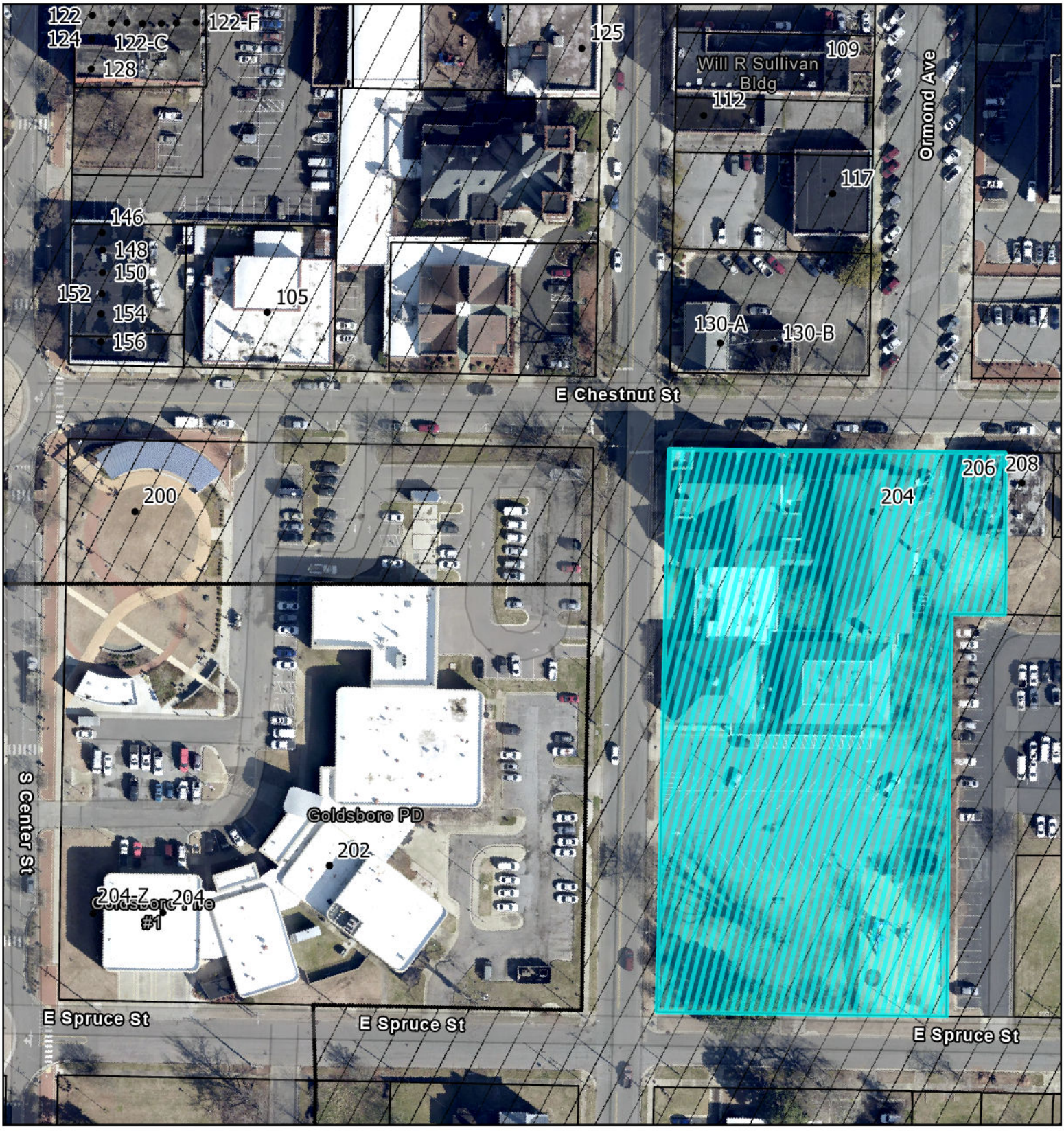
Per NCGS 160D-947, Certificates of Appropriateness are quasi-judicial and shall follow the quasi-judicial procedures of NCGS 160D-406. When voting to approve or deny for a Certificate of Appropriateness, the Commission must vote to determine if the proposal would be incongruous with the special character 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 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 _____



204 E. Chestnut Street

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, USDA, USFWS, Duke University, City of Goldsboro, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph,

2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet

N

0 0.01 0.02 Mi

0 0.02 0.04 Km

District Commission for most changes to the exterior of their property before any work begins.

Revised 10/2024

GOLDSBORO
BE MORE DO MORE SEYMOUR

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

For Office Use Only: Application Number: CA-09-25 Date Processed: 05/06/25 Initials: PDS

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

Payment: Cash ☐ CheckX☑43376 Card ☐

CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address:	Saint Paul Methodist Church 204 E Chestnut St	Parcel Identification Number:	2599-95-3044
Applicant Name*:	Michael Richter	*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: 211 Stratford Road

City: Goldsboro	State: NC	Zip: 27534

Email: mprichter1@gmail.com

Phone: 919-580-8468	Zoning District: CBD, LHD

Type of Certificate of Appropriateness: ☐ Minor X 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.

After investigations and tests as performed by SKA Consulting Engineers as indicated in the attached 3/8/2025 Supplemental Interior Excavation Notes – 8 pages, and Sanctuary Building Brick Investigation report dated 12/21/2023 – 40 pages the following work was determined to be in order for the safety, structural intergity, and longevity of the Sanctuary:

- Deconstruct the existing Towers and rebuild in accordance with the attached elevation(s) and materials list. Upon further approval, Engineered drawings will be developed for permitting, Authorities Having Jurisdiction approval and construction. As indicated in the materials list, components will be re-used or will match the existing to the extent practicable. Elevations were prepared by BMH Architecture in accordance with applicable guidelines
- Repair and point-up remaining masonry as necessary for structural integrity and reduction of water infiltration.
- Repair and or replace rotted wood trim.
- Install new flashings and caulking to ensure weathertightness

Revised 10/2024

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.

☐ 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'.	☐ Propery owner information (name, phone, email, address) to be noted on site plan	☐ Locations of proposed structures and setbacks from property line (including dimensions)
☐ Property Tax Parcel Number	☐ Zoning District (noted on plan)	☐ Adjacent property uses
☐ Property acreage/square feet	☐ Hours of operation	☐ Number of employees
☐ Parking detail	☐ Buffer detail	☐ Landscaping detail
☐ Trash collection area	☐ Loading/unloading area	☐ Flood hazard area
☐ Number of dwelling units	☐ Floor plan detail for existing structures	☐ 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

Michael Richter — *Applicant – Printed*

Michael Richter — *Applicant Signature*

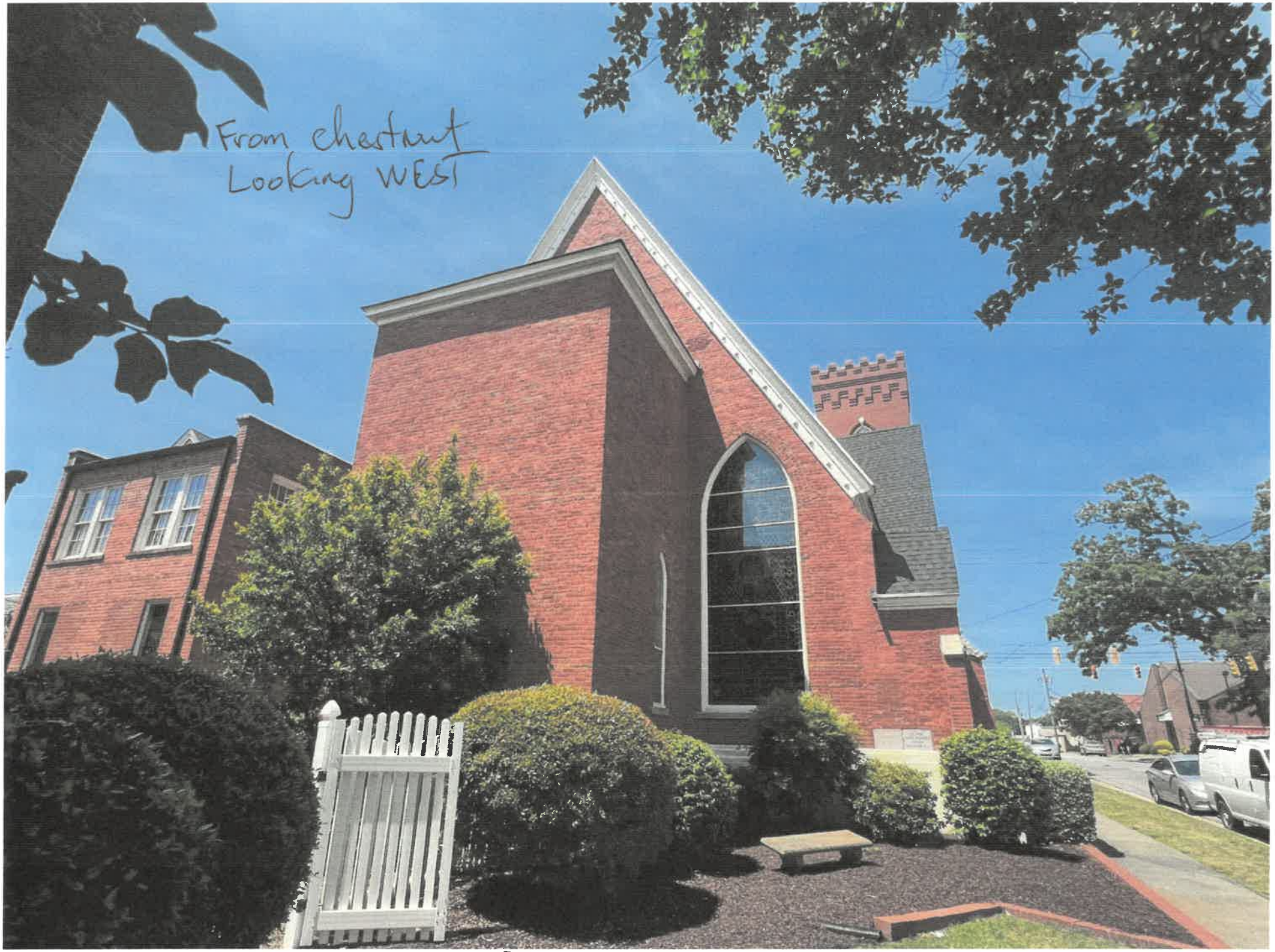
4/30/2025 — *Date*

4/30/2025

Saint Paul Methodist Church Certificate of Appropriateness – Submittal List

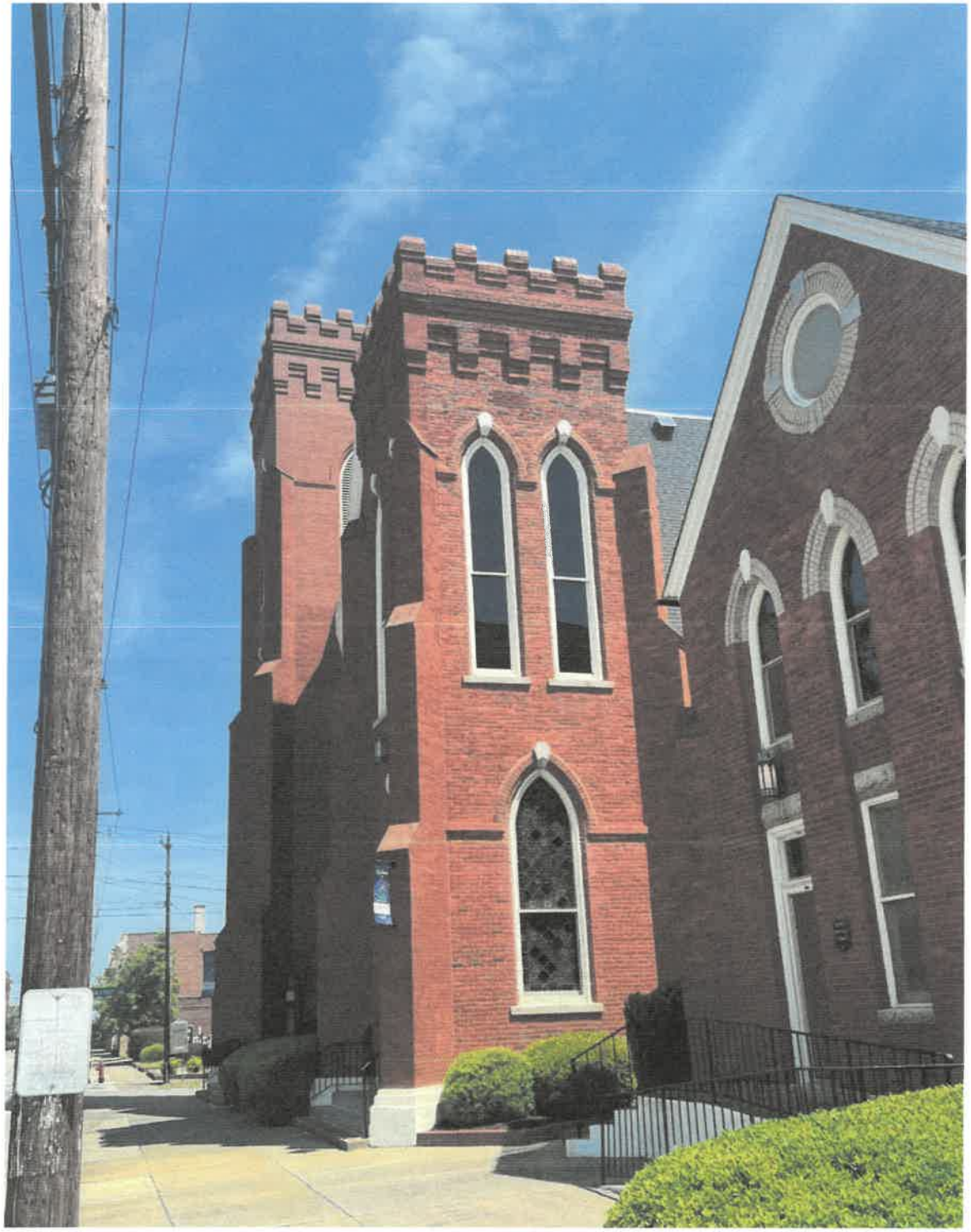
1) Application Form
2) Check
3) Photographs of existing Front, Back and each side – 4 sheets
4) Proposed Front, back and each side elevation – 2 sheets
5) Proposed Exterior Materials list
6) Project Timeline
7) Logistics and safety plan
8) SKA Sanctuary Building Brick Investigation Report dated 12/21/2023 -40 pages.
9) SKA Supplemental Interior Excavation Notes dated 3/8/2025 – 8 pages

FRONT



Rear ELEV.

Side



From John St.
Looking North

Side

Saint Paul Methodist Church

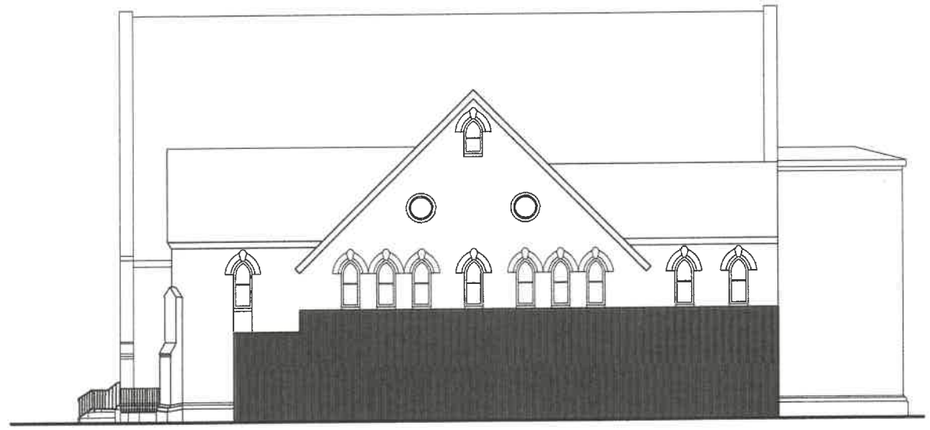
Goldsboro, North Carolina

Proposed Front Elevation

BOWMAN
MURRAY
HEMINGWAY
ARCHITECTS

Proposed Left Elevation View

Scale: 1/8"= 1'-0"



Proposed Right Elevation View

Scale: 1/8"= 1'-0"

Proposed Rear Elevation View

Scale: 1/8"= 1'-0"

Saint Paul Methodist Church

Goldsboro, North Carolina

Existing Elevation Views

BOWMAN MURRAY HEMINGWAY ARCHITECTS

St Paul Church – Proposed Exterior Materials List

The exterior materials to be used on the St Paul Sanctuary renewal project will be intended to match the existing materials in materials, colors etc. to the extent practicable.

-Exposed Masonry: If structurally sound, the intent is to reuse the bricks from the existing towers. If the existing brick cannot be used new brick will be selected to match the existing. Note, the original construction utilized different types of bricks as they do not match.

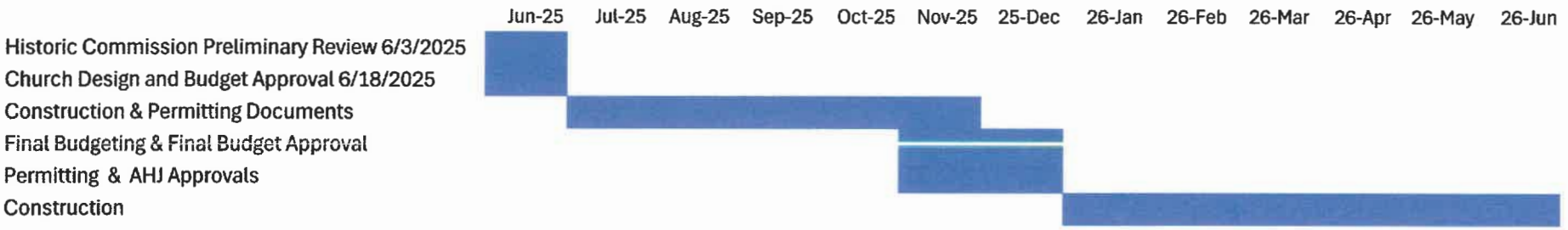
-Shingles: The existing asphalt shingles are relatively new, and any new shingles will be selected to best match the existing.

- Exterior trim – Any new exterior trim required will match existing in color and construction to the extent practicable.

-Entrances: The new entrances will be designed to replicate the style and materials of the existing entrances

- Exterior Doors and trim will be custom wood in the same color as the existing
- Stained Glass: If possible, the existing stained glass above the existing doors will be refurbished and reused above the new doors.
- Entrance steps: If possible, the granite entrance steps will be reused for the new steps.
- Handrails: Handrails will be custom metal constructed and painted to match to match the existing handrails .

St Paul Methodist Church -Renewal Project - Timeline



LOGISTICS AND SAFETY

SKA CONSULTING ENGINEERS

Sanctuary Building Brick Masonry Investigation Report

Saint Paul Methodist Church
204 East Chestnut Street
Goldsboro, North Carolina 27530

SKA Project No. 230217.0

Prepared by:
SKA Consulting Engineers, Inc.
North Carolina License No. F-0508

December 21, 2023

Mason E. Undercoffer, E.I.

NORTH CAROLINA PROFESSIONAL SEAL 28908 ENGINEER KENT S. YARBOROUGH 12/21/23

Kent S. Yarborough, P.E.

Table of Contents

EXECUTIVE SUMMARY

At several locations along the perimeter of the structure, water is infiltrating into the interior conditioned space through the exterior multi-wythe brick masonry walls of the Sanctuary Building of Saint Paul Methodist Church. This infiltration has led to distress and damage of the plaster finish(es) applied to exterior brick masonry along the perimeter of the Sanctuary. Water intrusion through the multi-wythe brick masonry walls was confirmed by SKA Consulting Engineers, Inc. (SKA) while performing field water testing at various exterior elevations/areas of the Sanctuary. It is our understanding that construction of the Saint Paul Methodist Church Sanctuary Building was completed circa 1883.

During our condition assessment, the following regarding the existing construction of the exterior multi-wythe brick masonry walls of the Sanctuary Building was observed:

- The original brick and mortar construction of the multi-wythe masonry exhibits varying stages of deterioration around the perimeter of the Sanctuary Building.

- Deterioration was observed along the interior of the northwest tower (located at the corner of East Chestnut Street and South John Street). Along the interior wythe of the exterior brick masonry walls of the tower, mortar originally installed between the brick masonry units is no longer present at several locations. Where present, the original mortar has a sandy texture, and can be removed by scratching the mortar surface. SKA was unable to review the interior of the southwest tower (to the right of the South John Street Sanctuary entrance).

- At the locations where field water testing was completed, water penetrated the exterior brick masonry and infiltrated the interior of the exterior walls. Field water testing was performed by applying water to the exterior of the multi-wythe masonry walls utilizing a water spray rack.

- Surface mounted and sealed step flashings are installed at various roof-to-wall transitions. Due to the leakage through the full depth of the masonry walls. These flashings appear to be ineffective at collecting and redirecting water infiltration to the exterior of the brick masonry (and subsequently onto the exterior surface of the adjacent roof(s).

- Along the top surfaces of the battlement parapets of the northwest tower and southwest (along South John Street), a cementitious parge coat was applied to prevent water infiltration. However, the parging is cracked due to differential movement between the various construction materials (e.g., clay brick masonry, cementitious parge). These breaches in the parge coat allow rainwater to penetrate the multi-wythe brick masonry wall below.

- Little to no protection is present along the sloped masonry of the existing buttresses/pilasters along the left elevation (along East Chestnut Street) of the Sanctuary. This allows water to permeate the top of the sloped buttresses and infiltrate the masonry walls.

- Portions of the exterior multi-wythe brick masonry appear to have been replaced during the lifespan of the Sanctuary Building. In addition, it is our understanding that portions of the existing towers were damaged and rebuilt after Hurricane Hazel in 1954. In some locations, newer masonry walls are supported by what appears to be the original masonry.
- Along the exterior of the building, many of the exposed exterior mortar joints of the Sanctuary Building appear to have been tuck-pointed. Tuck-pointing is removing the exterior portion of the mortar and installing new mortar along the exterior of the joints.

Based upon the results of our condition assessment, the following **Conceptual Repair Recommendations** are submitted for review:

1) The original mortar utilized to construct the exterior multi-wythe masonry of the Sanctuary exhibits significant deterioration at several locations throughout the structure. The condition of the original clay brick units varies from acceptable to poor, with some clay units exhibiting damage/spalling to the exterior brick faces. Areas that have been previously repaired or tuck-pointed likely did not match the lower compressive strength of the original mortar utilized during construction. Placing a higher strength mortar along the exterior edge of the brick masonry can shift or move the vertical load path of the masonry to the stronger material. Differential loading of the clay masonry unit(s) can lead to spalling of the exterior face of the masonry units.

2) At the Sanctuary, the exterior mortar utilized to tuck-point the original construction (and at locations exhibiting signs of deterioration) should be tuckpointed utilizing a mortar that closely matches the original compressive strength that closely strength of the mortar utilized during original construction. Repair mortar should incorporate a high lime content to allow autogenous healing (self-healing) of the mortar when cracking occurs.

3) Areas of brick masonry walls that were originally replaced may need to be removed and reconstructed utilizing a mortar with a compressive strength (and high lime content) that closely matches the strength of the mortar utilized during original construction.

4) After tuck-pointing repair and exterior wall replacement has been performed, Saint Paul Methodist Church should consider the application of a clear penetrating sealer (e.g., silane, siloxane, etc.) to the exterior face of the exposed brick walls. This helps to limit water infiltration in the future and ultimately improve the durability of the multi-wythe masonry.

5) At all parapets, a new flashing system should be installed to prevent water from infiltrating the top surface of the parapet. In addition, an interior rainscreen cladding can be installed (where allowed) to further prevent water from penetrating the multi-wythe masonry. This system allows breathability of the interior sides of the masonry walls while also allowing proper integration of existing and future roof installations.

After the repairs to the exterior brick masonry outlined above are performed, SKA would recommend that St. Paul Methodist Church wait approximately 12 to 16 months to perform repairs to the interior walls/plaster. This will help ensure that the existing saturated masonry walls be allowed to dry prior to performing repairs.

At the front elevation towers, the mortar was severely deteriorated. Brick and mortar had been replaced above the bottom half of the tower; however, water infiltration has led to the closure of the two (2) front elevation tower entrances. Additionally, the newer brick and mortar is resting on the deteriorated brick which could eventually lead to a structural failure. Due to the severity and location of the deterioration, it is our preliminary recommendation that the towers be removed (and replaced if requested) due to stability concerns related to the construction of the towers.

It should be noted that a structural analysis of the existing towers and a review of the existing structural framing system (e.g., roof framing members, floor framing members, etc.) was neither authorized nor performed. Prior to performing the repairs outlined above, St. Paul Methodist Church may wish to perform these evaluations to help ensure that additional issues are not present that should be addressed while repairs are being performed to the exterior cladding system.

SCOPE OF BUILDING ENVELOPE CONDITION ASSESSMENT

The following was included in the scope of engineering services to be performed at Saint Paul United Methodist Church:

1. Review of existing plans, and if available, contracts, plans, details, etc. applicable to remedial work performed on the facade after the original 1883 construction.

2. Visually examine the exterior masonry walls with binoculars, from a manlift (retained and operated by others), and from other accessible points of access. Examination will be directed toward identifying and defining potential issues and/or deficiencies in the exterior façade.

3. Examine and survey the interior of window surrounds where available on a limited basis to identify leakage and/or distress relative to the windows and to identify leakage that is associated with windows and window surrounds; review and observe interior masonry cracking.

4. Perform a minimum of one (1) water penetration test on a portion of the existing sanctuary masonry wall(s) in general accordance with ASTM C1601, “Test Method for Field Determination of Water Penetration of Masonry Wall Surfaces.”

5. Perform other non-pressurized water spray testing utilizing an ASTM E-1105 spray rack at various areas of notable interior plaster damage and other wall areas where damage was observed during our visual review. This testing will be limited to three separate locations.

6. With the assistance of a third-party contractor (potentially T.A. Loving or another contractor hired directly by the Client), remove various sections of brick masonry walls and/or copings at three to five locations to identify underlying "as built" and potential flashing conditions. Locations will be selected by SKA based on areas identified that may be contributing to leakage and masonry cracking.

7. Provide a written report outlining the results of our testing and the findings of our assessment along with conclusions and recommendations for repairs.

BACKGROUND INFORMATION

Saint Paul Methodist Church located in Goldsboro, North Carolina is a multi-wythe mass masonry structure originally constructed in 1883. The original construction consisted of the sanctuary and two (2) towers at the front entryway of the building. Subsequent additions are attached to the sanctuary and have been constructed at various points in the building's history.

SKA was contacted to investigate ongoing water leakage present in the sanctuary and towers of the building. No observations were made regarding the condition of the additions. The sanctuary and towers consist of multi-wythe mass masonry with thickness that varies based on elevation.

The interior of the building in accessible areas is finished with plaster. At many locations the plaster is directly applied to brick masonry. It appears that plaster may also be applied to wood lath at some transition areas.

Signs of water intrusion and areas of interior plaster wall damage are present along the exterior walls of the Sanctuary Building of Saint Paul Methodist Church in Goldsboro, North Carolina.

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GENERAL VISUAL OBSERVATIONS

Evidence of previous water infiltration was observed at areas in the sanctuary. Typically, evidence consisted of discolored paint or peeling plaster. Evidence of water infiltration was observed in five (5) main locations. These locations were later selected for further testing and inspection. Locations consist of the following:

- Discoloration and peeling plaster began near the top of the multi-story archway along the east elevation of the sanctuary. Discoloration of the plaster continued down below the arch along each side. Along the exterior, this location consists of a roof-to-wall transition with step flashing visible from the ground. Moisture readings of the plaster were performed with a scan-type moisture meter: readings up to 55.0% were detected indicating that the paint and plaster likely retain elevated levels of moisture content.

Damaged Archway

Roof-to-Wall Transition

Elevated Moisture Reading Along Interior Side of Plaster.

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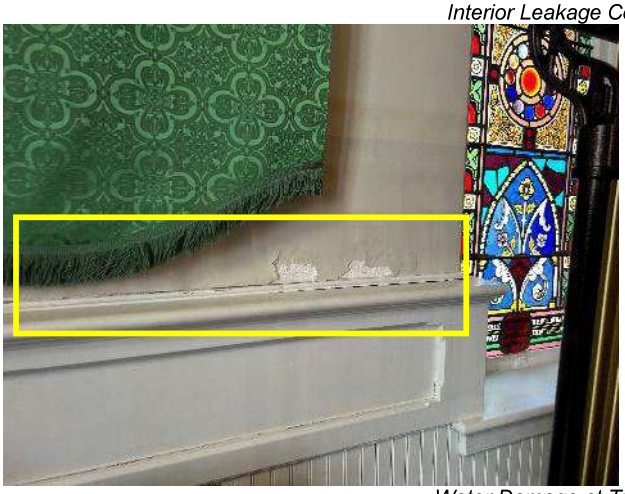
- Discoloration, deteriorated plaster and peeling paint was present at the small exit door located at the northeast corner of the sanctuary. A roof-to-wall transition is present at the lower gable roof with step flashing. In this location, the buttress/pilaster extends outward from the wall near the bottom of the gable. This creates an area where water can collect and infiltrate the roof-to-wall transition in wind-driven rain events. The location where the pilaster jogs and an internal gutter is present is where the water damage is visible at the interior.

Damaged Plaster/Paint

Pilaster Extends Beyond Wall Damming Water at Corner, Internal Gutter is Present

- Along the left-hand side (LHS) of the chancel (north elevation), damaged plaster and peeling paint was observed behind a banner hanging on the wall. Along the exterior of this location, a brick pilaster/buttress is constructed between window units. Moisture readings of the plaster were performed with a scan-type moisture meter: readings ranged from 82.5% and more [over-limit ("OL")] were detected.


Interior Leakage Centered on Pilaster




Water Damage at Transition to Paneling

Elevated moisture readings in paint and plaster

- In the tower along the northwest corner of the sanctuary, paint and plaster were significantly deteriorated along the entirety of the north, and portions of the east and west elevation at the first-floor level. Multiple moisture readings of the wall from 55.8% up to OL readings indicated that significant moisture levels are present in the paint / plaster at the northwest tower exterior walls.


Damaged Paint and Plaster Throughout

Damaged Plaster at the Corner

Northwest Tower

Elevated Moisture Reading

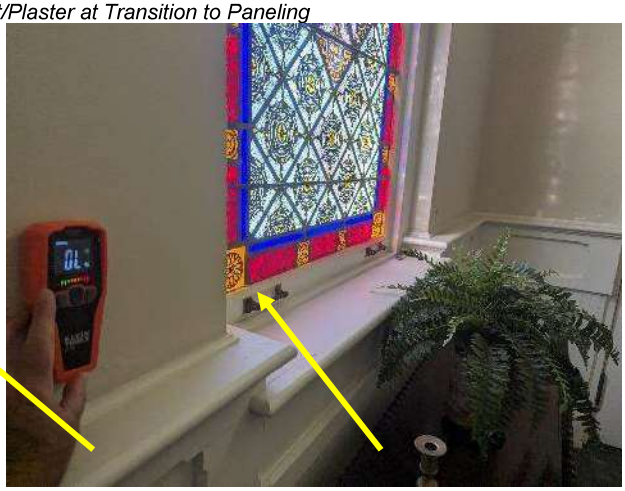
Elevated Moisture Reading

- In the shorter tower along the southwest corner of the sanctuary, minor paint and plaster damage were noted along the south and east elevation at the first floor. Moisture readings of the plaster were performed with a scan-type moisture meter: readings from 27.4% to over-limit ("OL") were detected indicating that portions of the paint and plaster retain elevated levels of moisture content.

Southwest Tower

Water Staining on Attic Hatch

Water Staining/Damage at Paint/Plaster at Transition to Paneling



Elevated Moisture Content Adjacent Door & Adjacent Window

- In the southernmost section along the west elevation of the second-floor level of the sanctuary, paint delamination at trim and plaster damage (cracks) were noted along the west elevation typically at the base of the wall under the level of the windowsills. No elevated levels of moisture were detected. Delamination and/ or damage was noted at wood trim at perimeters of windows and adjacent the window heads.

Southern Section of Building

Trim Paint Delamination

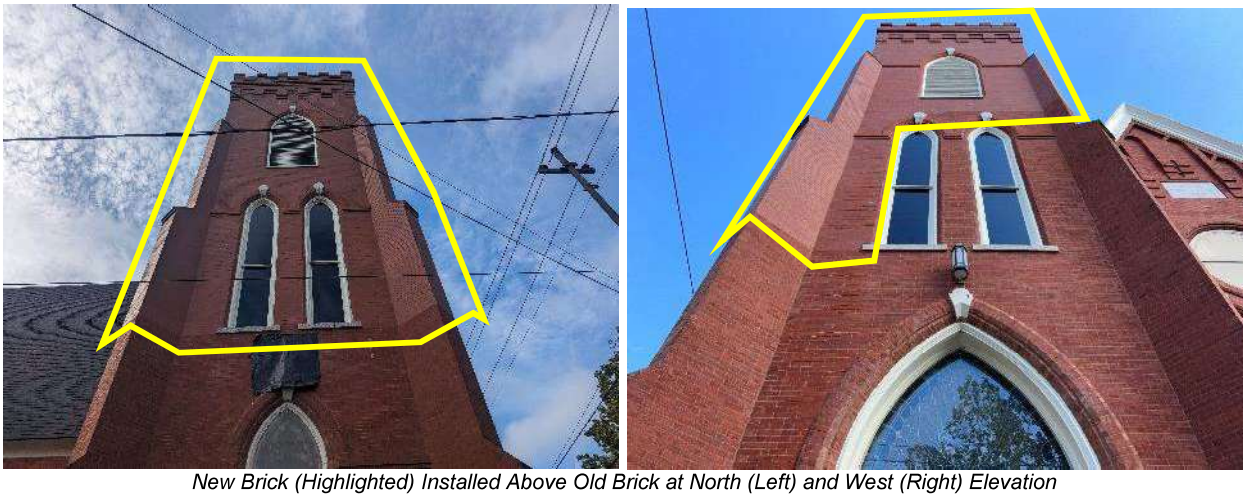
Cracked Plaster Typically Underneath Windows

Damaged Finishes Adjacent Window Head

- A large vertical crack is present in the mortar and brick at the top of the arched window along the north elevation of the northwest tower.

Crack Along North Elevation of Tower

- A significant portion of the multi-wythe masonry at the northwest tower appears to have been replaced due to previous damage at some point in the past. The original mortar appears to be in poor condition; however, the mortar used to construct the replacement area appears to be satisfactory. It is likely that lime-sand mortar was utilized to originally construct the Sanctuary. It is believed that the area of brick replaced was possibly constructed with a mortar utilizing Portland cement in lieu of lime-sand.



New Brick (Highlighted) Installed Above Old Brick at North (Left) and West (Right) Elevation

- At the interior of the northwest tower above the finished room, severe deterioration and "wash-out" of original mortar has occurred. The existing mortar has a sand-like feel, appearance and texture. In addition, the original mortar can be easily removed from the wall. This represents a potential structural and safety concern.

Significant Mortar Deterioration

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- The battlement parapet of the towers does not incorporate a flashing system to protect upper horizontal surfaces of the masonry. The parge coat / mortar installed at these locations is deteriorated and likely allows water to enter the wall system.

Deteriorated Mortar on Battlement

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- At the east elevation second floor mechanical room, large gaps in the brick masonry are present. The gaps in the masonry appear to be old or abandoned mechanical penetrations where the brick masonry was not subsequently restored. Two (2) mechanical units located in this area appear to be more recent installations. However, penetrations through the brick masonry do not appear to be properly sealed.

Second Floor Mechanical Room

Unsealed Penetrations

Abandoned Penetrations of Brick Masonry Wall

- At the east elevation second floor storage rooms (adjacent to the mechanical room), gaps in the brick masonry are present. This is likely from mechanical components that have been removed. In addition, plaster delamination is present adjacent to these areas.

Second Floor storage room

Delaminated Plaster

Gap in brick masonry

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FORENSIC WATER TESTING

ASTM E2128 Field Water Testing

Water testing of multi-wythe masonry walls was performed in general accordance with ASTM E2128 – "Standard Guide for Evaluating Water Leakage of Building Walls" which provides means and methods for testing the water resistance of building walls. Testing was performed utilizing an ASTM E1105 spray rack capable of outputting water at a rate of 5 gallons per square foot per hour, which equates to approximately 8-inches of rainfall per hour. The spray rack applied water at a location of interest for a specified amount of time. Due to the thickness of the multi-wythe, the spray rack was intended to apply water for 1.5-hours. No interior pressure differential was applied, and the spray rack was placed above locations that exhibited leakage at the interior to allow water to cascade down the face of the wall.

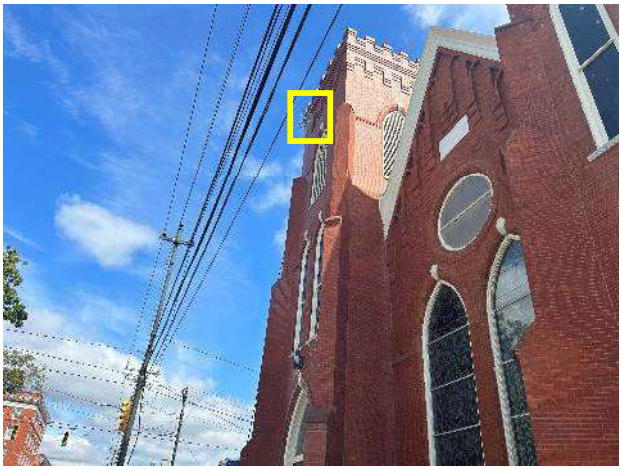
Two (2) locations were selected to be tested. The first location was selected to be the taller, northwest tower. Water was applied to the western face near the north corner of the tower just below the battlement parapet. The second location was at the shorter, southwest tower. Water was applied to the south elevation just below the sill of the second floor windows.

Water Test #01 Location

Water Test #02 Location

Water Test #01 (WT#01) – Northwest Tower, West Elevation

The ASTM E1105 spray rack was positioned approximately 4-foot below the top of the battlement at the northern corner of the western elevation. This location was selected as severe water damage was visible at the plaster installed along the interior of the bottom floor of the tower. This damage extended along the entirety of the north elevation and ½ of the east and west elevations from the ceiling (approximately 15-foot high) to the transition to paneling (approximately 4-foot high).



Initially, the testing was intended to be run for 1.5-hours, however, when SKA checked the interior for 45-minutes, water was streaming down the wall in numerous locations. Testing was concluded at this point. Water intrusion was noted to be coming from the following locations:

- Streaming down the wall in the room with the damaged plaster. The water appeared to be coming from above the ceiling, however, it is also possible that the water was intruding through the windows in addition.

Water Streaming Down Wall Below Area Where Exterior Spray Rack Installed

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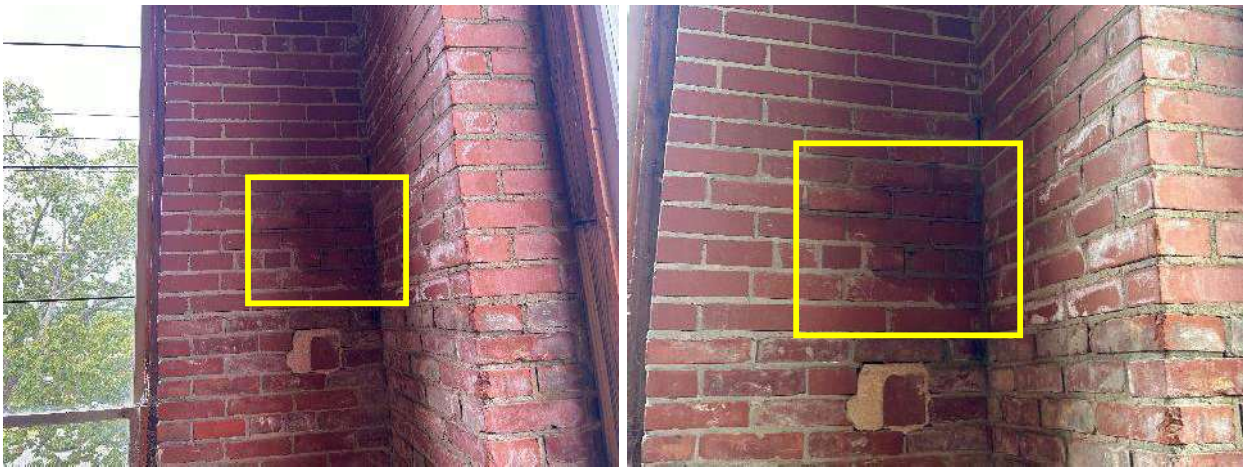
- Through the severely deteriorated mortar just above the ceiling at the next “floor” of the tower. A large amount of water was noted to be running out of the mortar joints at the northwestern corner of the tower. Water was also pooling on the sills of both of the windows adjacent to this location.

Water Leaking Through Deteriorated Mortar

Water Pooling on West Sill (Left) and North Sill (Right)

- A portion of the brick and mortar was repaired at the midpoint of the window, approximately 5-foot above the previously outlined location. This indicates that water infiltration is not limited to the original installed masonry walls.



- Significant water intrusion was noted through the beams installed approximately 5-foot below the roofline at the northwestern corner of the tower. Water was running down the wall at this previously repaired area and was noted to be soaking the beams. Additionally, the beams appear to have water damage on, and adjacent to, the wall. Noticeable section loss/rot was observed at this location.

Wet, Deteriorated Wood Beams Set in Brick Masonry Beam Pockets

- The underside of the roof deck at the area that was being sprayed appeared to be wet. The wood decking boards, and support beams appeared to be deteriorated at this location, with the board adjacent to the wall having significant section loss.

Significantly Deteriorated Wood Roof Decking Above Leakage Location

These locations suggest that numerous areas along the tower have significant water intrusion issues. It is likely that these water intrusion issues stem from the original, deteriorated, porous mortar that is allowing water to be absorbed into the multi-wythe masonry system. Once into the wall, masonry can act like a sponge, holding water and causing deterioration of the mortar at the interior. While the damage is concentrated along the north elevation, it is likely that these problems are present throughout the tower, as environmental conditions may change the impact at the interior.

It is worth noting that the leakage locations at the interior aligned closely with the corbelled brick courses installed along the wall. It is possible that these courses are capturing water that is running down the face of the wall and causing significant deterioration of the mortar at these locations. SKA noted significant deterioration at the corbelled course where the spray rack was positioned.

Spray Location, Corbelled Brick Location

Corbelled Brick Location

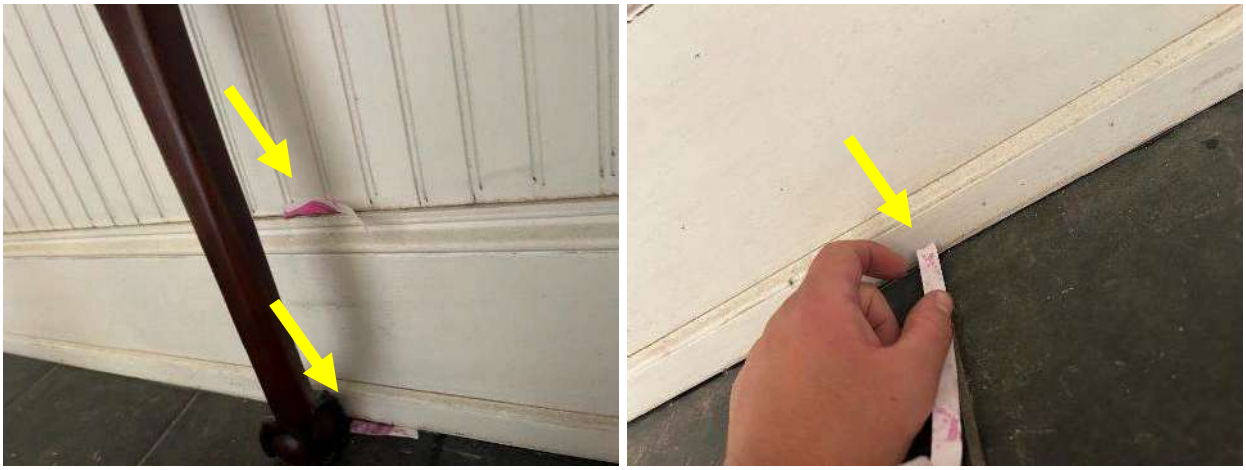
Corbelled Brick Location

Water Test #02 (WT#02) – South Tower, South Elevation, Below 2nd Floor Window

The ASTM E1105 spray rack was positioned just below the second floor window along the south elevation of the southwest tower. This location was selected as minor water damage was visible at the plaster installed along the interior of the bottom floor of the tower.

The test was planned to be run for 1.5-hours, however, after approximately 1-hour, water intrusion was noted at the tile floors at the interior of the tower in several locations. In one location, the water was running down the face of the paneling above. Other locations did not exhibit visible water on the wall. It appears that water is collecting and being stored in the mass masonry until it collects along the base of the wall.

Water Infiltration Noted at Two (2) Locations Below Window Area



Water Infiltration along Interior of Paneling

Water Detection Paper (Pink Color) Identifying Water Infiltration

ASTM C1601 Water Penetration Testing of Masonry Surfaces

ASTM C1601 "Standard Test Method for Field Determination of Water Penetration of Masonry Wall Surfaces" was performed on the exterior multi-wythe brick masonry surface of the Saint Paul Methodist Church sanctuary at one (1) location. Due to accessibility restraints, the test was completed along the first level. Water Test #03 was completed along the south elevation of the sanctuary.

ASTM C1601 is a field test that determines the amount of water passing through the masonry assemblage by utilizing a specific water flow rate and air pressure conditions into the closed test apparatus. This field test quantifies the water penetration at a single location. The standard procedure for ASTM C1601 is:

1. Mechanically anchoring a chamber to the wall surface and sealing the perimeter to prevent leakage. A defined water spray and air pressure are applied simultaneously to the wall surface to simulate wind driven rain.

Water Test #03 - ASTM C1601

2. Pre-condition the wall surface for 30 minutes prior to beginning the measurements.

3. Apply water at a rate of 3.4 gal/ft²/h times the area of the wall being tested (12 square feet). A positive, sustained air pressure of 10 psf (1.92 inches of water column) is created in the chamber to simulate a wind-driven rain event.

4. Run the test for 4 hours and record water penetration rates at 5-minute increments.

This standard test method represents a rain event equal to approximately 5-1/2 inches of water per hour accompanied by an estimated 62.5 mph wind speed. These test conditions are severe and probably represent conditions that might normally be expected to occur during severe rain events. It is likely that this type of condition may happen no more than one or two times during the life of a building.

A rating system for resistance of masonry walls to water penetration is not defined in ASTM C1601 because of attempts by consultants to use ratings to study and compare the performance of various wall systems. Wall systems with walls that exhibit poor water penetration resistance may function acceptably provided that the flashing and weep system are

sound, functional and prevent water entry to the interior and provided that the exposure to the wall system is not acceptable to freeze-thaw deterioration.

Suggested ratings published for the laboratory test versions of the test (ASTM E514) and adoption of this laboratory test for field tests published prior to 2006 were found not realistically achievable for brick construction in a typical environment. In 2006, Whitlock, Dalrymple Poston & Associates, PC, (WDP) submitted a paper to ASTM which was published in 2008. The paper published the results of 270 field tests performed by WDP that were performed in general accordance to the field adapted version of ASTM E514 "Standard Test Method for Water Penetration and Leakage Through Masonry" and ASTM C1601. Based on the results of these tests, the following performance rating criteria was performed by WDP that the results of their field test suggested would be reasonable and expected for field construction utilizing multi-wythe masonry.

Good < 2.64 gal/hour
Expected 2.64 to 3.96 gal/hour
Excessive > 3.96 gal/hour

The paper submitted by WDP suggests that these leakage rates would be more realistic for today's construction environment. They significantly exceed the rates proposed in earlier ASTM publications and the laboratory version of this test.

Based on our experiences with the results of these tests on other projects, it is our opinion that the rating systems proposed by WDP for today's construction environment are reasonable and expected. The results of the water penetration test performed by SKA are as follows:

Water Test #03 - ASTM C1601 - Level 1 Building - Sanctuary - South Elevation = 3.486 gal/hr

The test results indicate that the water resistance rating of the "as-constructed" brick masonry falls within the "Expected" performance rating system for Water Test #03 as suggested by WDP.

It is worth noting that the area tested, which was selected due to accessibility, appeared to have formerly been a doorway that was infilled with newer brick at some point in the past. This brick appeared to be in better condition than the original brick and may not be representative of performance at original brick locations.

RILEM Tube Field Water Testing

Rilem or Mat tube tests are a field test that measures the quantity of water absorbed by a masonry surface over a specific period of time. These tests are not a standard ASTM test but can be useful in evaluating whether or not water will leak through a masonry wall and the rate of leakage. This test is made by attaching a glass or plastic tube with a 90° bend that contains a flat circumference on the end of the bend to the face of the wall. The flat circumference is adhered/sealed to the exterior face of a masonry wall. The tubes utilized hold up to 4.5 or 5 milliliters (ml) of water and are graduated in 0.1 ml increments from 0.0 to 4.5 or 5.0 ml. The tubes are filled with water. As the water is absorbed by the masonry system being tested, the level of water in the tube is lowered. By monitoring the falling water levels in the tubes (and

refilling as needed), the amount of water absorbed into a brick masonry system over a specific period of time can be determined.

Rilem tube tests were performed on the brick masonry veneer at a total of nine (9) locations. Three (3) tests were performed on the Southeast Elevation (back elevation), two (2) on the Northeast Elevation (left elevation), and three (3) on the northwest elevation (front elevation). The tests were performed on head joints, bed joints and T-joints.

The leakage rate at three (3) locations was approximately 5.0-ml absorbed in less than one (1) minute. The leakage rate at two (2) locations was 4.5ml absorbed in one (1) to fifteen (15) minutes. SKA did note during testing that mortar with a very small void(s) resulted in larger leakage rates. The results of these tests suggest that the mortar bond has separated from the brick veneer unit and/or the mortar joints may be only partially filled with mortar.

Published research on the valve of this type of test has resulted in several interesting findings. These are:

- The bottom of head joints usually allows the highest water penetration rates followed by the middle of the head joint, bed joints and top of head joints.

- Joints that absorb 5 ml of water in 5 minutes or less are most likely to leak water through a wall. Joints requiring 15 minutes or more to absorb 5 ml of water show no signs of leakage as wetting patterns on the back of the wall. Five (5) tests resulted in leakage requiring less than 15-minutes to absorb approximately 5 ml of water with three (3) of these tests exhibiting leakage in less than five (5) minutes.

Rilem Test Tube – Head Joint

Rilem Test Tube – Bed Joint: *Wetting / Absorption of Mortar during Testing*

Rilem Test Tube – T-Joint

Rilem Test Tube – Bed Joint: *Wetting / Absorption of Mortar during Testing*

Rilem Test Tube – T-Joint Test #6

Rilem Test Tube – Test #6 – *4.5ml Absorbed in Less than 1-Minute with Small Void in Mortar Visible.*

EXTERIOR CLADDING FIELD EXCAVATIONS

On Monday, September 18, 2023, SKA met with T.A. Loving and church staff to determine locations to perform invasive test cuts of the exterior wall system. The approximate locations for the invasive test cuts of the exterior brick were determined based on areas of reported and visible water infiltration, and accessibility by manlift. Prior to SKA's return to the site on Tuesday, September 26, 2023, invasive test cuts were performed at five (5) locations around the sanctuary and towers of the Saint Paul Methodist Church. SKA observed these locations with assistance from T.A. Loving and observed the following:

A total of five (5) field excavations through the multi-wythe brick masonry were performed.

Cladding	Field Excavation #	Location	Approximate Size of Field Excavation
Brick	TC-1	Top of Intersecting Gable along Rear/East Elevation	49 ½-inch wide x 13 ½-inch high x 12 ½-inch deep
Brick	TC-2	End of Roof Rake that Slopes Towards Rear Elevation	24-inch wide x 16-inch high x 13 ½-inch deep
Brick	TC-3	Along Angled Top Surface of First Floor Pilaster Buttress Along the Left/North Elevation	10 ¼-inch wide x 22-inch high
Brick	TC-4	Above First Floor Window Along North Elevation of Northwest Tower	24-inch wide x 16-inch high x 13 ½-inch deep
Brick	TC-3	Along Angled Top Surface of First Floor Pilaster Buttress Along the Left/North Elevation	24-inch wide x 16-inch high x 13 ½-inch deep

The following was noted during the review of the field excavations:

Field Excavation TC-1

Size = ~49-1/2" W x 12-1/2" D x 13-1/2" H (5 brick courses high)

Cladding = Brick Masonry Units ~ 7-3/4" L x 3-5/8" D x 2-1/4" H

Cladding Attachment = Brick mortar (Possible Sand and Lime or Type 'O')

Cladding Thickness = 3 Width Multi-Wythe Wall

Brick Joint Width (Bed) = ~1/4" to 1/2"

Brick Joint Width (Head) = ~1/4" to 1/2"

First Cavity Width = ~ 5/8" to 7/8"

Second Cavity Width = ~ 1/4"

Third Cavity Width = N/A

Substrate = Brick

Mortar Condition = **Fair** to **Poor**: Can be broken by hand and scraped with steel awl

Substrate Thickness = 12" to 12-1/2"

Other Information = Roof Angle ~ 23° -25°: Approximately 5/12 Slope or Pitch.

Brick units appear to be newer.

Copper Step - and Counter – Flashing Weight: ~ 16 oz./ft^2

Copper Step Flashing: ~8" L x 8" W

[4" V Leg (outside of brick x 4" H Leg (under shingle tab)]

Wooden Post visible in Attic at peak of Gable / Top of Ridge

Exterior Stretcher/Header (S/H) Course at top of upper Copper Counterflashing

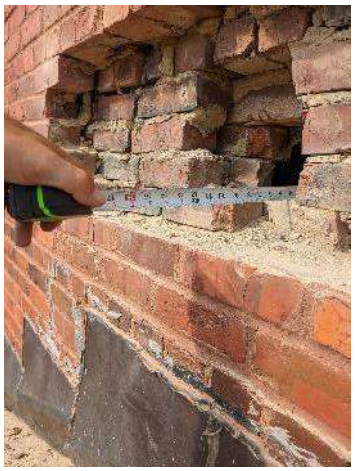
Spacing to next S/H Course = 8 Horizontal Brick Courses

Interior S/H Course installed below upper Exterior S/H Course

Counterflashing extends ~ 10" above roof ridge / peak.

~ 8" from top of Counterflashing to bottom of excavation opening.

Visible cracking above adjacent roof.



Field Excavation TC-2

Size = ~24" W x 13" to 13-1/2" D x 16" H (6 brick courses high)

Cladding = Brick Masonry Units ~ 7-3/4" L x 3-5/8" D x 2-1/4" H

Cladding Attachment = Brick mortar (Possible Sand and Lime or Type 'O')

Cladding Thickness = 3 Width Multi-Wythe Wall

Brick Joint Width (Bed) = ~1/4" to 3/8"

Brick Joint Width (Head) = ~1/4" to 3/8"

First Cavity Width = ~ 1" to 1-1/4"

Second Cavity Width = ~ 1/8" to 3/8"

Third Cavity Width = N/A

Substrate = Brick

Mortar Condition = **Fair** to **Poor**: Can be broken by hand and scraped with steel awl

Substrate Thickness = 13" to 13-1/2"

Other Information = Roof Angle ~ 23° -25°: Approximately 5/12 Slope or Pitch.

Brick units appear to be newer.

Copper Step - and Counter – Flashing Weight: ~ 16 oz./ft^2

Copper Step Flashing: ~8" L x 8" W

[4" V Leg (outside of brick x 4" H Leg (under shingle tab)]

Wooden slats (~5" to 5-1/2" from back of brick to back of wood)

Insulation (white, fluffy) visible in Attic: Possibly Fiberglass

Exterior S/H Course second course below opening.

Exterior S/H Course just above opening.

Spacing to next S/H Course = 8 Horizontal Brick Courses

Interior S/H Course installed just below upper Exterior S/H Course

Opening begins 23" above end of roof rake.



Field Excavation TC-3

Size = ~20-1/4" W x 22" H (6 brick courses high)

Cladding = Brick Masonry Units ~ **7-3/4"** L x 2-1/4" D x **2-1/4"** H

Cladding Attachment = Brick mortar (Possible Sand and Lime or Type 'O')

Cladding Thickness N/A

Brick Joint Width (Bed) = N/A

Brick Joint Width (Head) = N/A

First Cavity Width = N/A

Second Cavity Width = N/A

Third Cavity Width = N/A

Substrate = Brick

Mortar Condition = **Poor**: Can be broken by hand and scraped with steel awl

Substrate Thickness = 13-1/2" at buttress

Other Information = Cap Angle ~ 43° - 45°: Approximately 17-1/2" x 13-1/2"

Brick units appear to be original.

Visible gap (~ 5" to 6" deep) along bottom of angle masonry top (filled with mortar)




Field Excavation TC-04

Size = ~20-1/2" to 21-1/4" W x 13-1/2" D x 25-1/2" H (10 brick courses high)

Cladding = Brick Masonry Units ~ 8-3/8" L x 4-1/8" D x 2-1/8" H

Cladding Attachment = Brick mortar (Possible Sand and Lime or Type 'O')

Cladding Thickness = *Estimated to be* 4 Width Multi-Wythe Wall

Brick Joint Width (Bed) = ~3/16" to 1/4"

Brick Joint Width (Head) = ~3/16" to 1/4"

First Cavity Width = ~1/4" to 1/2"

Second Cavity Width = ~1/4"

Third Cavity Width = ~1/4"

Substrate = Brick

Mortar Condition = **Poor**: Can be broken by hand and scraped with steel awl

Substrate Thickness = *Estimated to be* ~18" to 19"

Other Information = Brick units appear to be original

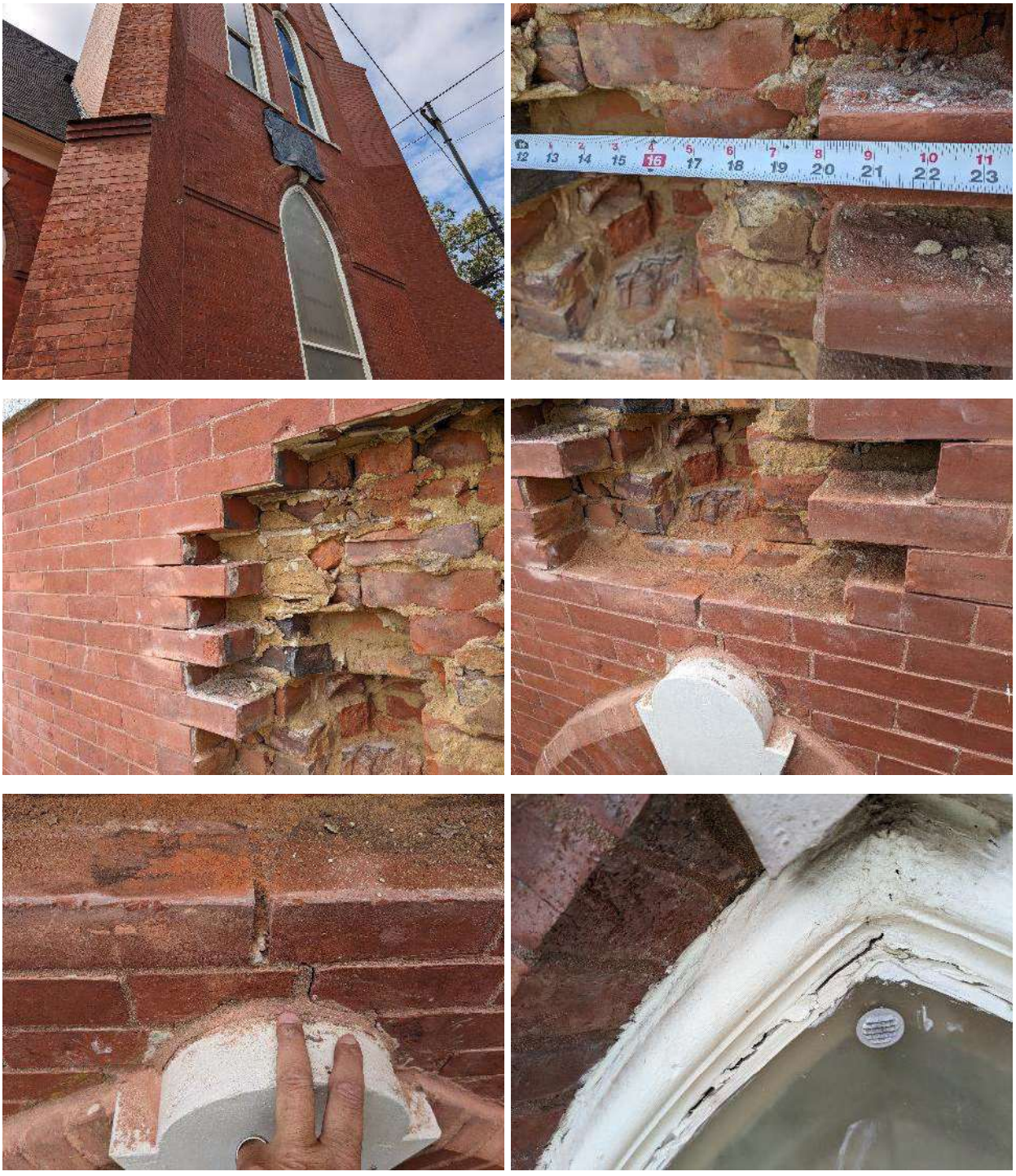
~8" (2 courses) from window keystone (at head) to bottom of opening.

Possible exterior S/H Course first course above keystone

Additional S/H Courses not visible along exterior brick masonry

Spacing to interior S/H Course = 8 Horizontal Brick Courses

Opening begins 23" above end of roof rake.



Field Excavation TC-05

Size = ~32" W x 13" to 13-1/2" D x 13-1/2" H (5 brick courses high)

Cladding = Brick Masonry Units ~ 7-5/8" L x 3-5/8" D x 2-1/4" H

Cladding Attachment = Brick mortar (Possible Sand and Lime or Type 'O')

Cladding Thickness = 3 Width Multi-Wythe Wall

Brick Joint Width (Bed) = ~1/4" to 3/8"

Brick Joint Width (Head) = ~1/4" to 5/8"

First Cavity Width = ~ 1/2" to 1"

Second Cavity Width = ~ 1/2" to 5/8"

Third Cavity Width = N/A

Substrate = Brick

Mortar Condition = **Fair** to **Poor**: Can be broken by hand and scraped with steel awl

Substrate Thickness = 12-3/4" to 13"

Other Information = Brick units appear to be newer

Wood stud/column

Exterior S/H Course second course below opening.

Exterior S/H Course 3 courses above opening

Spacing to next S/H Course = 9 Horizontal Brick Courses

Interior S/H Course difficult to identify.

Opening begins 2-1/2" to 3" above keystone.

Qualifications

The findings and evaluations of the multi-wythe masonry of Saint Paul Methodist Church, located in Goldsboro, North Carolina are based upon SKA Consulting Engineers, Inc.'s visual examination of the exposed, accessible areas of the existing brick exterior walls. It is our opinion that the conditions observed at these areas are representative of the "as-built" conditions at similar locations; however, other conditions could exist which may alter the conclusions and conceptual repair recommendations stated herein. In addition, a structural review and/or analysis of Saint Paul Methodist Church was neither authorized nor performed.

Reports and opinions described in this investigation are not meant to be used as design documents or contract documents. SKA specifically disclaims all responsibility for losses incurred if the product of this report is used as a contract document for construction at this facility.

SKA Consulting Engineers, Inc. (SKA) appreciates the opportunity to provide this condition assessment to T.A. Loving. Should you have any questions or require additional information regarding this assessment, please contact our office.

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March 28, 2025

Saint Paul United Methodist Church
204 East Chestnut Street
Goldsboro, North Carolina 27530

Attention: Mr. Mike Richter | via email: mprichter1@gmail.com

Reference: Supplemental Interior Tower Excavation Notes
204 East Chestnut Street
Goldsboro, North Carolina 27530
SKA Project No. 230217.2

Dear Mr. Richter,

As a supplement to our original investigation, SKA Consulting Engineers, Inc. (SKA) reviewed three (3) interior test excavations that were performed at the interior of the towers at Saint Paul UMC on August 21, 2024.

The information obtained during this supplemental investigation was utilized to help determine the extent of repair and potential design for the repair/replacement of the existing towers. Therefore, a formal summary of the results was not provided to the Church at the time of the investigation.

As requested, this letter details the results of the interior test excavations of the brick mass masonry walls of the towers.

BRICK MASONRY FIELD EXCAVATIONS

On Wednesday August 21, 2024, SKA met with Church representative Mr. Mike Richter. The Church had hired a masonry contractor to assist SKA with removing portions of the mass masonry wall system along the interior of the multi-wythe brick masonry towers. The approximate locations for the invasive test cuts of the interior wythes of brick were determined based on areas of visible masonry distress, and accessibility within the towers.

A total of three (3) field excavations through multi-wythe brick masonry were performed, with one (1) area of removal performed at the south tower and two (2) performed at the north tower.

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Cladding	Field Excavation #	Location	Approximate Size of Field Excavation
Brick	TC-1	South Tower, Second Floor, West Elevation at Window Sill-to-Jamb	12-inch wide x 15-inch high x 9-inch deep
Brick	TC-2	North Tower, Second Floor, West Elevation, Field of Wall	12-inch wide x 13 ½-inch high x 13-inch deep
Brick	TC-3	North Tower, Second Floor, North Elevation, Below Window	16-inch wide x 14-inch high x 12-inch deep

Excavation #01 - Approximate Location at Interior Excavation of South Tower

Excavation #02 - Approximate Location of Interior of Excavations North Tower – Excavation #03

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The following was noted during the review of the field excavations:

Field Excavation TC-1 – South Tower, Second Floor, West Elevation at Window Jamb-to-Sill

- Approximate Size: 12" W x 9" D x 15" H (5 brick courses high)
- Exterior Wall: Multi-Wythe Brick Masonry Units ~ 7-5/8" L x 3-5/8" D x 2-1/4" H (Modular Brick)
- Multi-Wythe Wall Thickness: Three (3) Brick Courses [Two (2) interior wythes removed at excavation area]
- Brick Mortar: Possible Sand and Lime or Type 'O' Mortar present
- Mortar Condition: Poor/Failed – Sandy, easily removed by hand
- Additional Information
  - Interior clay brick masonry units appear original.
  - Brick units at interior two (2) wythes appear to be modular brick size, while exterior wythe is pressed brick, which is standard size or larger.
  - Neither header nor skewed header courses were observed at: the five (5) courses of brick removed or the single courses above and below excavation, seven (7) courses with no visible attachment to exterior pressed brick.
  - A 1-1/4 inch gap or space is present between middle modular wythe and exterior pressed brick wythe. It appears that skewed header courses were only installed where the brick masonry wythes align (which is not often). Gap appears to be area where the exterior wythe is separating from the middle wythe.

No Skewed Header or Visible Attachment Between Brick Units

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Mortar Crumbling, Easily Removed by Hand

Large Gap or Separation Present Between Interior Brick Wythe and Exterior Brick Wythe

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Field Excavation TC-2 – North Tower, Second Floor, West Elevation, Field of Wall

- Approximate Size: 12" W x 13" D x 13 1/2" H (5 brick courses high)
- Exterior Wall: Multi-Wythe Brick Masonry Units ~ 7-5/8" L x 3-5/8" D x 2-1/4" H (Modular Brick)
- Multi-Wythe Wall Thickness: Four (4) Width Multi-Wythe Wall [Three (3) interior wythes removed at excavation area]
- Brick Mortar: Possible Sand and Lime or Type 'O' Mortar present
- Mortar Condition: Poor/Failed – Washed out, granular, sandy, most of mortar is missing or has been washed away along the interior wythes of the brick masonry
- Additional Information:
  - Existing interior brick masonry units appear original. Pressed brick masonry units along the exterior appear to have been replaced, likely after Hurricane Hazel.
  - Brick units at interior three (3) wythes appear to be modular, while exterior wythe is pressed brick, which is larger.
  - Neither header nor skewed header discovered at: the five (5) courses of brick removed or the single courses above and below excavation, seven (7) courses with no visible attachment to exterior pressed brick.
  - A 1 inch gap or space is present between interior wythe and exterior brick wythe. It appears that skewed header courses were only installed where the brick wythes align height wise, which is not often. Gap appears to be where the exterior brick wythe is separating from the middle wythe.
  - Mortar was damp inside the excavation, despite a lack of recent rain.
  - Cracked masonry units were observed in the exterior wythe.
  - Mortar between the interior brick masonry wythes were noted to be missing, likely due to water infiltration.
  - Exterior wythe head joints were not filled solid. Mortar missing throughout. Daylight is visible at several mortar joints at multiple locations.

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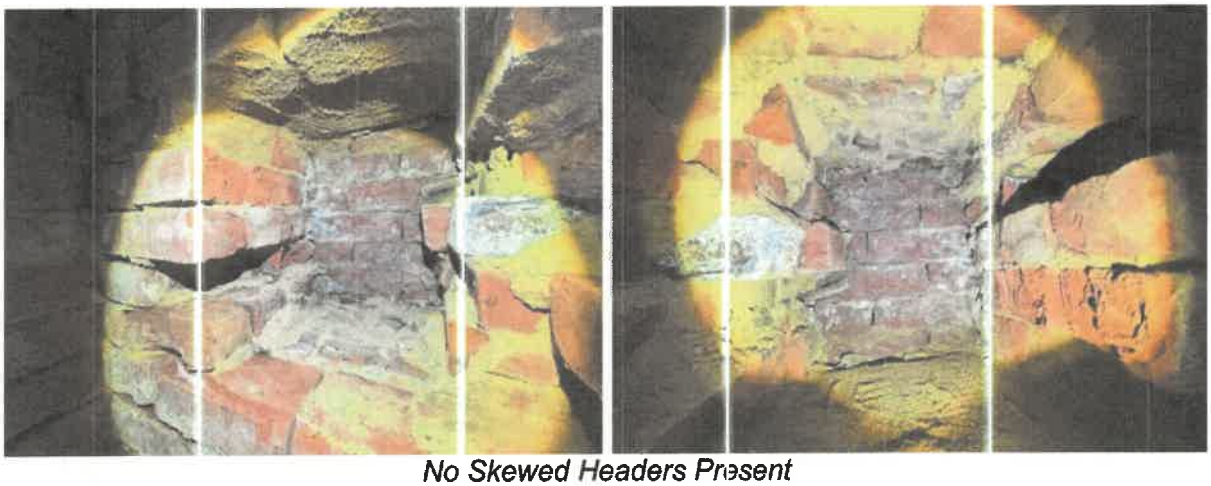
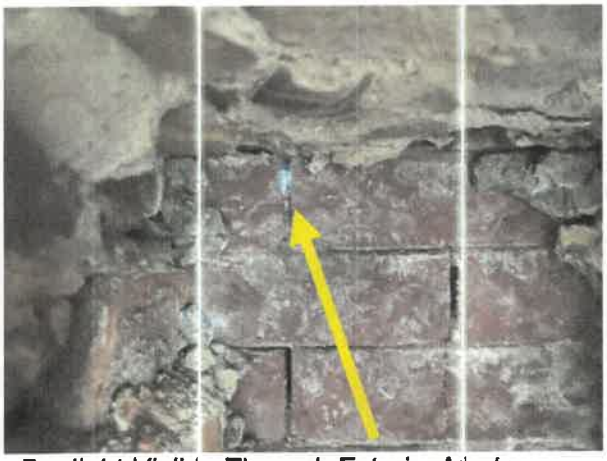
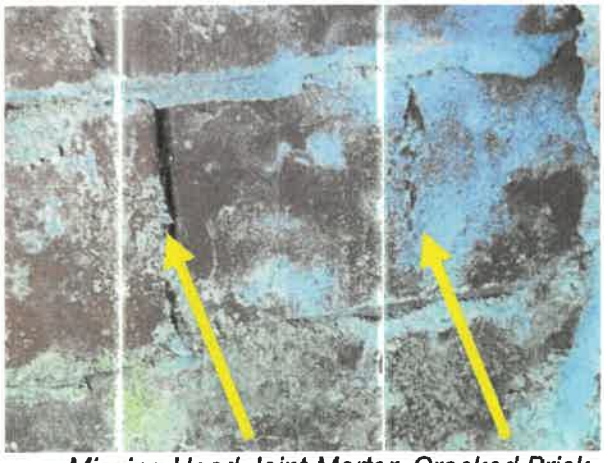
Newer Exterior Pressed Brick Location



No Skewed Headers Present



Daylight Visible Through Exterior Mortar



Missing Head Joint Mortar, Cracked Brick

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Field Excavation TC-3 - North Tower, Second Floor, North Elevation, Below Window

- Approximate Size: 16" W x 12" D x 14" H (5 brick courses high)
- Exterior Wall: Multi-Wythe Brick Masonry Units ~ 7-5/8" L x 3-5/8" D x 2-1/4" H (Modular Brick)
- Multi-Wythe Wall Thickness: Four (4) Width Multi-Wythe Wall [Three (3) interior wythes removed at excavation area)
- Brick Mortar: Possible Sand and Lime or Type 'O' present
- Mortar Condition: Poor/Failed – Washed out, sandy, easily removed, missing at interior wythe
- Additional Information:
  - All existing brick units appear original at this location.
  - Skewed header course discovered six (6) courses above intermediate floor level within the tower [five (5) courses of brick masonry above the bottom of the excavation].
  - A 1/2 inch gap or space is present between interior wythe and exterior pressed brick wythe. Separation appears smaller, likely due to skewed headers at this location remaining intact.
  - A majority of the mortar at the interior wythe was noted to be missing, likely due to water infiltration.
  - Exterior wythe head joints were not filled solid. Daylight was visible through these joints at multiple locations.

Original Exterior Pressed Brick

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Mortar Sandy, Grainy

Skewed Header Course Discovered

Mortar Sandy, Grainy

Skewed Header Course Discovered

If you have any questions, please feel free to contact our office.

Sincerely,

Mason E. Undercoffer, E.I.

STAFF REPORT

June 03, 2025, City of Goldsboro Historic District Commission

CASE #: CA-09-25 MJ
Staff: Paul D. Saylors, Planner I | Preservation Planner
Applicant: St. Paul Methodist Church. 204 E. Chestnut Street

LOCATION

District: Goldsboro Historic District (LHD), National Park Service Certified, 1985
Street: 204 E. Chestnut Street, Goldsboro
PIN#: 2599-95-3044
Building: Ecclesiastical Building
Construction: 1883-1885
Status: Contributing
NRHP#: N/A
Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

1) Deconstruct the existing towers and rebuild with altered architectural new construction detail.
2) Repair and point-up remaining masonry as necessary for structural integrity and reduction of water infiltration.
3) Repair and or replace rotted wood trim.
4) Install new flashing and caulking to ensure watertightness.

APPLICABLE DESIGN REVIEW STANDARDS AND SOURCES

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 Friday, March 28, 2025, planning staff met with Mr. Mike Richter, St. Paul Methodist Church representative in the Planning Department to discuss the application process for a certificate of appropriateness major works for the church. Mr. Richter explained that the towers at the corner of S. John Street and E. Chestnut Street are unstable. St. Paul Methodist Church hired SKA Consulting Engineers, Inc. to assess water infiltration in the space and an investigation report was delivered to the Church in December 2023.

As a supplement to the original investigation report, SKA Consulting Engineers, Inc. performed brick and masonry field excavations on the interior of the towers at St. Paul in August 2024. The information

obtained during the investigation of the towers was utilized to determine the extent of repair and potential design for the repair/replacement of the existing towers. The supplemental results of that investigation in 2024 and the original investigation report from 2023 were delivered to staff on March 28, 2025.

Those reports are found in your packets.

STAFF FINDINGS

Commission Staff finds that:

Per the City of Goldsboro's Unified Development Ordinance (UDO) 5.7 HISTORIC PRESERVATION OVERLAY DISTRICT:

Section 5.7.6 REQUIRED APPROVAL-CERTIFICATE OF APPROPRIATENESS (COA) REQUIRED: COA shall be required prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures.

Section 5.7.7 SUBMISSION REQUIREMENTS: The Commission shall, by uniform rule in its rules of procedure, require data as are necessary to determine the nature of the application. An application for a COA shall not be considered complete until all the required data have been submitted. Nothing shall prevent the applicant from filing with the application additional information bearing on the applications.

5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All applications for a COA shall be reviewed and acted upon at a public hearing and within a reasonable time not to exceed sixty (60) days from the date the application for a COA is filed, as defined by ordinance or the Commission's rules of procedure. As part of its review procedure, the Commission may view the premises and seek the advice of the Division of Archives and History or such other expert advice, as it may deem necessary under the circumstances.

STAFF RECOMMENDATION

Based on the preceding findings, Commission Staff recommends that:

The Commission table this application and request technical advice from the North Carolina State Historic Preservation Office of the Department of Natural and Cultural Resources in Raleigh. Goldsboro has many wonderfully educated and talented people that serve on its HDC, but it does not have an architect or an engineer in house on the commission or on City Staff. Staff recommends seeking other expert advice under these circumstances.

It is the interpretation of Planning Staff that the proposal, as submitted, be tabled for a length of sixty (60) days and to seek other expert advice; however, Planning Staff are open to recommendation and guidance from the Historic District Commission.