

MINUTES OF THE MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
SEPTEMBER 2, 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 September 2, 2025.

Present: Mr. Fritz Knack, Presiding
Ms. Judith McMillen
Ms. Nancy Delia
Mr. David Archibald
Manning Musgrave (ALT)

Also Present: Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant
April Johnson Choice, Development Services Director

Absent: Mr. John Peacock, Vice Chair
Mr. Richard Best
Mr. Terry Cottle
Derek Roche (ALT)

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

Approval of Minutes

Mr. Archibald made a motion to approve the minutes of the Regular Meeting of August 5, 2025. The motion was seconded by Ms. Musgrave and unanimously carried.

Old Business

Tabled COA:

CA-09-25 – 204 E. Chestnut Street/200 S. John St.

Paul Saylor, Planner I/Preservation Planner, updated the Committee, stating that the church is waiting on the opinion of a new engineer that is more preservation-minded. He advised that the hearing may need to be continued again in October to allow for the new engineer to complete their assessment, which may take up to 4 months to complete.

Reports/Discussion

Preservation North Carolina Covenant Properties: Preservation North Carolina (PNC) Properties: Properties in the Historic District that have Protective Covenants placed on them by the Historic Preservation Foundation of North Carolina, Inc.

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

Mr. Saylor provided a list of Protective Covenant Properties (Exhibit A). He shared information regarding what protective covenants are, examples of some of the properties, and what needed to be done going forward. (Exhibit B)

Mr. Knack asked if the Planning Department had spoken with the Downtown Development Department. Ms. Choice stated they had spoken with Erin regarding properties with covenants, and they are aware we want to deal with them.

Ms. Delia stated that almost nothing is beyond repair, and pointed out that even homes without a roof had been repaired in the past. Ms. McMillen agreed, stating that 'beyond repair' is a matter of opinion, and questioned who was qualified to make such a determination.

Certified Local Government (CLG):

Paul Saylor, Planner I/Preservation Planner, reviewed what remained for Goldsboro to become a CLG. (Exhibit C) He also asked the members of the Commission to complete the provided Resume Forms so they could be submitted with the application.

Mr. Knack asked the Commission members to return the paperwork to Mr. Saylor as soon as possible, so as not to delay the process.

HDC Annual Housekeeping:

Paul Saylor, Planner I/Preservation Planner, reviewed the positions that would be expiring at the end of the year. He stated that Mr. Cottle’s second term is expiring, so the commission will have to appoint a new member for the seat. He informed Ms. McMillen that her first term was ending, so she is eligible to be reappointed for another 3-year term.

The commission reviewed the proposed regular meeting schedule for 2026. Mr. Knack and Ms. Delia asked that the march and November dates be reviewed, so as not to interfere with election days.

Mr. Saylor stated that the Commission’s annual report to City Council was scheduled for the October 20, 2025 regular meeting. He and Mr. Knack are working together to prepare the presentation.

Other Business

Paul Saylor, Planner I/Preservation Planner, invited the Commission Members to a breakfast event to be held October 14, 2025 at 8:00 A.M., at Ms. McMillen’s House on George Street.

Ms. McMillen asked for an update on the Museum door. Mr. Saylor stated that he had been in contact, and was allowing them until the first of the year to comply with the Commissions decision, before fines would be levied for the violation.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Ms. Delia made the motion, and it was seconded by Ms. Musgrave. The motion was unanimously carried, and the meeting was adjourned at 6:06 p.m.



Fritz Knack
Chair



Holly Jones
Planning Executive Assistant



- Date Covenants Placed
- Vacant
- Boarded
- Occupied

PROPERTY NAME	STREET NUMBER	CARDINAL DIRECTION	STREET NAME	STREET TYPE	CITY	COUNTY	DATE COVENANTS RECORDED	DEED BOOK/PAGE	STATUS	PIN	Current Owner Name	Contact Address or Phone
Old Presbyterian Church (also known as Old Christian Science Church) 1855	111	W.	Ash	Street	Goldsboro	Wayne	02/02/1981	1001/449	○	2599878054	Leon, Ernesto Jr. and spouse Jose Gundalupe Cisneros Perez	
'DCP Corporation Building' (Current DGDC building) 1880, 1935, 1980	118	N.	Center	Street	Goldsboro	Wayne	04/29/1983	1048/357	○	2599961010	Downtown Goldsboro Development Corporation	118 N. Center St. Goldsboro, NC 27530 ddc.org 919-735-4968

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Wall House, Henry 1875	200	W.	Chestnut	Street	Goldsboro	Wayne	12/22/1995	1507/61	○	2599651454	Kenny, Robert Jr. and wife Karen	200 W. Chestnut St. Goldsboro, NC 27530
Wall House, Solomon 1875	204	W.	Chestnut	Street	Goldsboro	Wayne	08/23/1995	1489/382	○	259960427	Career Properties, Inc. Sutton, Swindell	204 W. Chestnut St. Goldsboro, NC 27530
Hatch House c.1900	107	N.	George	Street	Goldsboro	Wayne	04/09/2006	2614/313	○	2590769457	White, Terry S. and wife Meritta S.	107 N. George St. Goldsboro, NC 27530
Rose House c.1920	311	N.	George	Street	Goldsboro	Wayne	08/12/2007	2681/217	○	2599872447	Nguyen, Xieu Van Etal	3312 Queens Ferry Dr. NW Wilson, NC 27896
King House c.1890	309	N.	James	Street	Goldsboro	Wayne	04/05/2005	2301/753	○	2599877331	Lopez, Edgar Rolando Gomez and spouse Berta Calmo Gomez	627 Northwest Blvd. Clinton, NC 28328
Crabtree House c.1890	313	N.	James	Street	Goldsboro	Wayne	08/04/2005	2341/117	○	2599877484	Radad, Raghdaa	

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Hill-Holder House c.1881	413	N.	James	Street	Goldsboro	Wayne	01/29/2007	2495/685	○	2599679859	Byrd, Harrison And wife Amelle Ferreri	413 N. James St. Goldsboro, NC 27530
217 N. John Street	217	N.	John	Street	Goldsboro	Wayne	03/09/2010	2766/338	○	2599965347	Blue Yonder Properties LLC Mohr, Steve and wife Bethany	720 Willbrook Cir. Sneads Ferry, NC 28460
205, 207, 209 N. John Street	205-209	N.	John	Street	Goldsboro	Wayne	03/09/2010	2766/350	○	2599965321	Blue Yonder Properties LLC Mohr, Steve and wife Bethany	720 Willbrook Cir. Sneads Ferry, NC 28460
221, 223 (pkg lot) N. John Street	221-223	N.	John	Street	Goldsboro	Wayne	03/09/2010	2766/326	○	221 2599965462 223 2599965416	Blue Yonder Properties LLC Mohr, Steve and wife Bethany	720 Willbrook Cir. Sneads Ferry, NC 28460
Best-Mangum House c.1894	302	S.	John	Street	Goldsboro	Wayne	10/27/2006 Initial/original Covenants *08/11/2021 Current/Updated Covenants	2471/121 *3632/301	○	2599941570	Sowell, Andrew And wife Ebony Sowell	5003 Dumwoody Trl. Raleigh, NC 27606

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George Norwood House c.1897	306	S.	John	Street	Goldsboro	Wayne	06/17/2004	2203/606	V B	2599941442	ML Howell Investments LLC Howell, Mauricio Lobo	107 Minnie Dr. Princeton, NC 27569
Dillon-Ralford House	403	S.	John	Street	Goldsboro	Wayne	08/26/2014	3108/748	V B	2599847199	Byrdsong, Terrance And wife Karen	211 Elm St. Goldsboro, NC 27530
Powell-Hilker House	407	S.	John	Street	Goldsboro	Wayne	08/26/2014	3108/740	V B	2599847120	Byrdsong, Terrance And wife Karen	211 Elm St. Goldsboro, NC 27530
Taylor House, Nettie B.	408	S.	John	Street	Goldsboro	Wayne	08/26/2014	3108/733	V B	2599839938	Byrdsong, Terrance And wife Karen	211 Elm St. Goldsboro, NC 27530
Dortch-Bizzell House 1851, moved from Stocumb 1882	201	E.	Mulberry	Street	Goldsboro	Wayne	12/29/2003	2159/193	G	2599966262	Brownstead, Elizabeth	201 E. Mulberry St. Goldsboro, NC 27530
Old St. Mary's Catholic Church 1889	215	E.	Mulberry	Street	Goldsboro	Wayne	04/21/1982	1028/508	G	3509060029	The Society of Saint Pius X of Goldsboro Inc.	215 E. Mulberry St. Goldsboro, NC 27530

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Sorden House, Paul 1920	305	W.	Mulberry	Street	Goldsboro	Wayne	03/01/2019	3423/613	O	2599769847	Shalekbriski, John JJ And wife Abby M.	305 W. Mulberry St. Goldsboro, NC 27530
Montague House (not in HD)	404	W.	Oak	Street	Goldsboro	Wayne	03/18/2007	2509/214	G	2599777736	Byrd, Kamren R. And Davis, Joelle M.	404 W. Oak St. Goldsboro, NC 27530
Grantham-Baker House	106	N.	Virginia	Street	Goldsboro	Wayne	03/03/2015	8141/374	V B	2599767540	Mora, Tomas Enriquez	2212 Trailwood Dr. Raleigh, NC 27603
Davis House, D.W.	108	N.	Virginia	Street	Goldsboro	Wayne	01/08/2007	2490/35	G	2599767556	Wily, David F. Jr.	108 N. Virginia St. Goldsboro, NC 27530
Thompson House, Molly Smith	111	N.	Virginia	Street	Goldsboro	Wayne	12/04/2014	3128/703	V B	2599765750	Contreras, Yahirra Etal	700 N Spence Ave. Goldsboro, NC 27534
113 N. Virginia Street (lot)	113	N.	Virginia	Street	Goldsboro	Wayne	12/04/2014	3128/703	V B	2599765776	Contreras, Yahirra Etal	700 N Spence Ave. Goldsboro, NC 27534

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Lee House and Carriage House, H. Fitzhugh	310	W.	Walnut	Street	Goldsboro	Wayne	11/18/1983	1082/686	O	2599766115	Gaylor, Charles P. III	310 W. Walnut St. Goldsboro, NC 27530
Baker House, J.J.	314	S.	William	Street	Goldsboro	Wayne	01/08/2007	2490/35	V	2599946005	Sheppard, James	
Aycock House and Law Office, Charles B.	404	S.	William	Street	Goldsboro	Wayne	06/29/2011	2862/820	V	2599935835	Duro, Marvin	210 Lane Tree Dr. Goldsboro, NC 27530

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Reports/Discussion
City of Goldsboro
Historic District Commission

**Preservation North Carolina (PNC)
Covenant Properties**



**Preservation North Carolina (PNC)
Covenant Properties:**

- ◆ PNC is a statewide historic preservation organization founded in 1939.
- ◆ Mission: Saving historic places important to the diverse people in North Carolina.
- ◆ PNC purchases properties and sells them (revolving fund) with rehabilitation agreements and applies protective covenants that are tailored to each property and the building's historic fabric (interior and exterior).
- ◆ The covenants ride with the land in perpetuity.

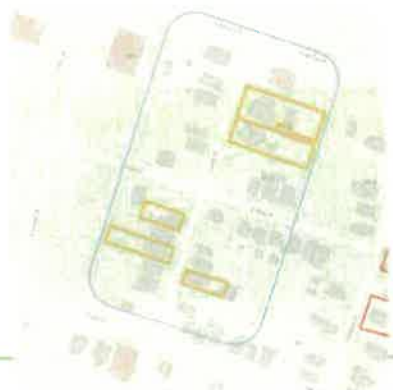
Reports/Discussion



**Preservation North Carolina (PNC)
Covenant Properties in Goldsboro:**

- ◆ 28 properties (27 in the Historic District, 1 outside of the HD) have covenants.
- ◆ 15 of the 27 properties in the HD are vacant or empty (56%).
- ◆ 14 of the 15 are boarded (93%).
- ◆ There are clusters of these properties (PNC Covenant Properties) in the HD that are vacant and derelict:
 - ◆ South John Street – 5 properties: 302, 306, 403, 407, 408
 - ◆ South William Street – 314, 404
 - ◆ North James Street – 309, 313
 - ◆ North Virginia Street – 106, 111

Reports/Discussion



302 S. John Street, Best-Mangum House

306 S. John Street, George A. Norwood House



407 S. John Street, Dillon-Ralford House



409 S. John Street, Powell-Hilker House



408 S. John Street, Taylor House



Preservation North Carolina (PNC) Covenant Properties in Goldsboro:

- ❖ There are fine examples of PNC Covenant Properties that are occupied and in use.
- ❖ The Weil Houses, The Lee-Fitzhugh-Gaylor House, Dortch-Bizzell House, DGDC Headquarters.
- ❖ The earliest covenants placed in 1981 – 111 W. Ash Street (Old Presbyterian Church, c.1855) and the most recent 305 W. Mulberry Street (Paul Borden House, c.1920) in 2019.



PNC Covenants – What are they?

- ❖ **Covenant to Obey Public Laws** and ordinances regulating the rehabilitation, maintenance, and use of the Subject Property.
- ❖ **Extinguishment:**
 - ❖ Must be the result of a final judicial proceeding.
 - ❖ Foundation entitled to share in net proceedings.
 - ❖ Foundation applies all portion of net proceeds to its mission.
- ❖ The covenants ride with the land in perpetuity.



Going Forward

- ❖ Review list of “PNC Properties” with the HDC ✓
- ❖ Include other properties without covenants in the list. ✓ (begun list, does HDC want to form a committee for dilapidated structures?)
- ❖ Identify properties that are too far gone.
- ❖ Director of Development Services will be contact with PNC/Mr. Briggs, Pres. & CEO.
- ❖ There are two oversight processes for demolition and changes to the exterior of these covenant properties – HDC with COAs and PNC Covenants.



Reports/Discussion

City of Goldsboro
Historic District Commission

Certified Local Government (CLG)



City of Goldsboro as a CLG Certified Local Government – What is a CLG?

- ❖ 1980 Congress amended the National HP Act of 1966 to **require** each state to establish a procedure by which local governments may be certified to participate in the national framework of historic preservation programs.
- ❖ This **requirement** has become the “**Certified Local Government (CLG) Program.**” Over 45 in NC!
- ❖ Local governments that qualify for certification must have an active and legally adequate historic preservation commission and must meet the federal **requirements** for certification.

A local government must: (Basic Responsibilities)

1. Enforce legislation designation & protection of historic properties.
2. Qualified historic preservation commission.
3. **Maintain inventory** of historic properties.
4. Public participation in the local historic preservation program. (*workshops, lectures, tours, etc*)
5. Participate in the National Register process.
6. Annual CLG training for staff and commissioners

Reports/Discussion



City of Goldsboro as a CLG Certified Local Government – The Benefits?

Local governments and commissions benefit in the following ways:

1. **GRANTS** from SHPO
 - Architectural/Archaeological Surveys
 - Architectural Plans or Feasibility Studies
 - National Register Nominations
 - Preservation Plan ([REDACTED])
2. **Celebrate the City’s cultural diversity** and preserve and **enhance our historic assets.** (Goldsboro Community Economic Development Assessment, 2022, and Report, 2025)
3. **Thru Historic Districts, Cultural Activities, Local Historic Marker Program, Awards, Events, Public Outreach**

NC SHPO is required to set aside at least 10% of the \$\$ it receives from the federal Historic Preservation Fund for CLGs. HPF receives funding from revenue generated by offshore oil and gas leases on the Outer Continental Shelf.

Reports/Discussion



City of Goldsboro as a CLG Certified Local Government – Where are we?

To seek Certified Local Government status:

1. Comprehensive inventory of the area’s cultural resources has been or will be conducted.
2. Information on the area’s locally designated historic district and/or landmarks (we have no designated landmarks, yet!).
3. Ordinance creating the local commission.
4. Commission’s rules of procedure.
5. Design Standards/Guidelines used by the commission.
6. Resumes of the members of the commission.
7. Description of the commission’s past and current activities.

Reports/Discussion

