

City of Goldsboro
Historic District
Commission
October 07, 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 Services Manager

Kenny Talton, Assistant Planning Services Manager

Roy Publico, Senior Planner

Paul D. Saylor, Planner I

Holly Jones, Planning Executive Assistant

AGENDA | Tuesday, October 07, 2025

- I. **Call to Order/Roll Call**
- II. **Action on Minutes – September 02, 2025**
- III. **Old Business**
 - a. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.
- IV. **New Business**
 1. **CA-04-25-MJ – 112 E. Walnut Street**: The applicant is requesting a Certificate of Appropriateness for a permit required to begin deconstruction of the exterior aluminum cladding on the north side of the building and is seeking approval of a new architectural rendering of the north façade. The building is currently zoned in the Central Business District (CBD) and is located within the City of Goldsboro’s Local Historic Preservation Overlay District. The property considered for approval is located on the south side of East Walnut Street and is further identified as NCPIN 2599-95-1701.
- V. **Reports/Discussion**
- VI. **Adjournment**

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

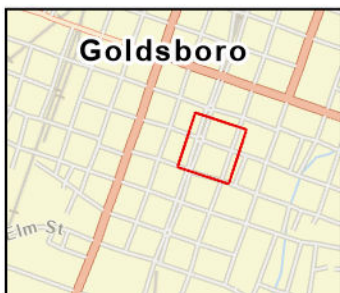
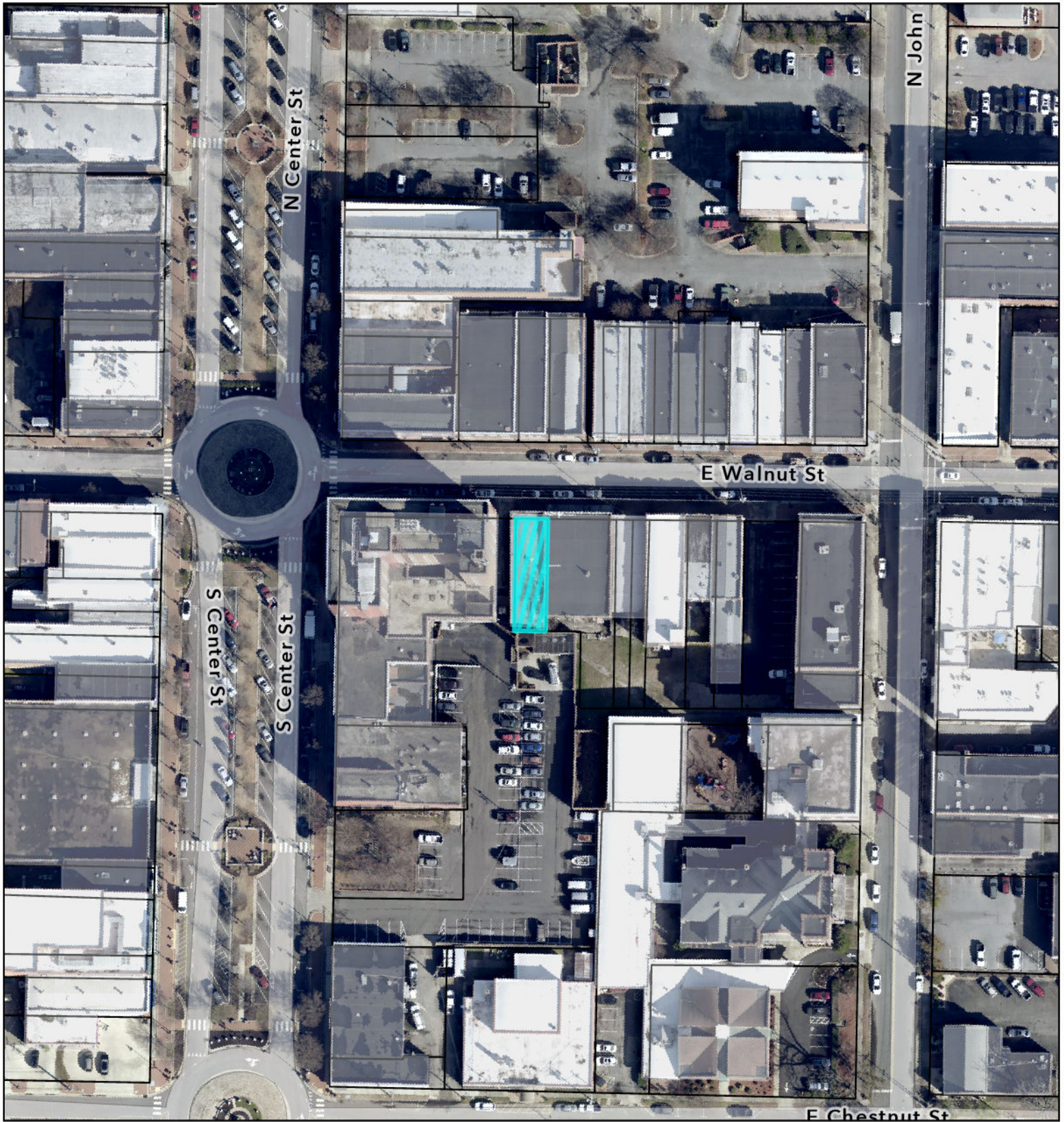
Paul Saylor, Planner I/Preservation Planner, invited the Commission Members to a breakfast event to be held October 14, 2025 at 8:00 A.M., at Ms. McMillen’s House on George Street.

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

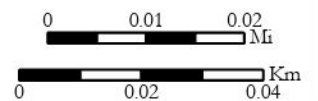


112 E Walnut St.

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





MICHAEL S. ATTORNEY
WILLIAMSON AT LAW
LAW OFFICE



For Office Use Only: Application Number: CA-04-25

Date Processed: 3-18-25 Initials: HS

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

Payment: Cash Check # 14758 Card

CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address: 112 E. Walnut Street Parcel Identification Number: 0048213

Applicant Name*: J.B. Rhodes, III *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: PO Box 1358

City: Goldsboro State: NC Zip: 27533

Email: jbrhodesfh@gmail.com

Phone: (919) 394-4369 Zoning District: 1 CBD/HOD

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.

First we are going to do demolition work and then, going back with a retail/
commercial office space at the bottom. At the top will be a loft apartment.

MINIMUM REQUIRED DOCUMENTS

COA applications should include at a minimum:

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

SITE PLAN REQUIREMENTS

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

<input type="checkbox"/> Staff recommends that a professional land surveyor or professional engineer prepare the plan, this is not required but the site plan must be drawn to a scale of at least 1" : 100'.	<input type="checkbox"/> Property owner information (name, phone, email, address) to be noted on site plan	<input type="checkbox"/> Locations of proposed structures and setbacks from property line (including dimensions)
<input type="checkbox"/> Property Tax Parcel Number	<input type="checkbox"/> Zoning District (noted on plan)	<input type="checkbox"/> Adjacent property uses
<input type="checkbox"/> Property acreage/square feet	<input type="checkbox"/> Hours of operation	<input type="checkbox"/> Number of employees
<input type="checkbox"/> Parking detail	<input type="checkbox"/> Buffer detail	<input type="checkbox"/> Landscaping detail
<input type="checkbox"/> Trash collection area	<input type="checkbox"/> Loading/unloading area	<input type="checkbox"/> Flood hazard area
<input type="checkbox"/> Number of dwelling units	<input type="checkbox"/> Floor plan detail for existing structures	<input type="checkbox"/> Location of existing R/W easements

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing of notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees **must** be paid at the time the application is submitted.

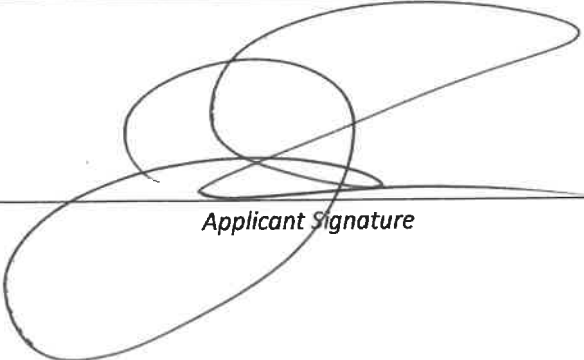
APPLICANT ACKNOWLEDGEMENT

By submitting this application, you agree to the following statement:

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

SIGNATURE REQUIRED

J. B. Phelps
 Applicant – Printed



Applicant Signature

3-14-25
 Date

Notice Of Public Hearing

September 26, 2025

JH Moyer Enterprises, LLC
PO Box 1358
Goldsboro, NC 27533

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, October 07, 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-04-25-MJ – 112 E. Walnut Street**: The applicant is requesting a Certificate of Appropriateness for a permit required to begin deconstruction of the exterior aluminum cladding on the north side of the building and is seeking approval of a new architectural rendering of the north façade. The building is currently zoned in the Central Business District (CBD) and is located within the City of Goldsboro's Local Historic Preservation Overlay District. The property considered for approval is located on the south side of East Walnut Street and is further identified as NCPIN 2599-95-1701.

All interested persons are encouraged to attend. Applications to be heard by the Commission require the owner/applicant, or appointed representative to appear before the Commission on the scheduled meeting date to make their request for a COA. To accommodate persons with disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. **All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.**

Sincerely,

Paul D. Saylor
Planner I | Preservation Planner
Planning Department

Notice of Public Hearing Sent Certified Mail on September 26, 2025, to:

Waynesborough House 100 S. Center Street

Waynesborough Associates, LLC

PO Box 20063

Goldsboro, NC 27533

J.B. Rhodes, 112 E. Walnut Street

JH Moye Enterprises, LLC

PO Box 1358

Goldsboro, NC 27533

Rob Phillips, 114-116 E. Walnut Street

RN Properties, LLC

156 S. Center Street

Goldsboro, NC 27530



MICHAEL S. ATTO. JR.
WILLIAMSON AT
LAW OFFICE

City of Goldsboro
PUBLIC HEARING
919.580.4313



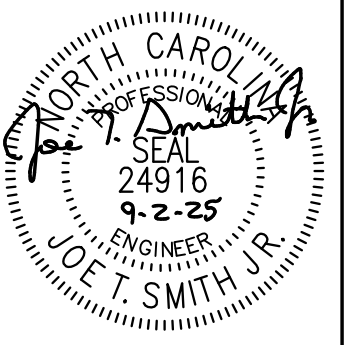
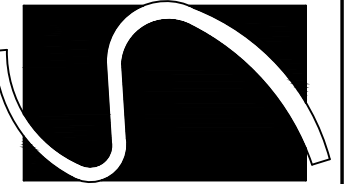


PROPOSED FRONT ELEVATION

NOT TO SCALE

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SMITH ENGINEERING AND DESIGN, P.A.
 1103 Granite Pl., Suite A
 Goldsboro, N.C. 27534
 Corporation License No. C-2241
 Phone: 919.736.2141 Fax: 919.736.2142



REV#	DATE	REVISIONS DESCRIPTION

New Addition for:
Rhodes Building
 112 East Walnut Street
 Goldsboro, North Carolina 27530

DATE: 2 September 2025
 DRAWN BY: T.B.
 SCALE: NOT TO SCALE

G-1

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

SUBJECT: CA-04-25 – 112 E Walnut St., is located on the south side of E Walnut St. directly east of the Waynesborough House.

BACKGROUND: The applicant is requesting a Certificate of Appropriateness for a permit required to begin deconstruction of the exterior aluminum cladding on the north side of the building and is seeking approval of a new architectural rendering of the north façade. .

Applicant: J.B. Rhodes

Owner: JH Moye Enterprises, LLC

Frontage: 26 ft. E. Walnut St.

Area: .05 acres

Zoning: Central Business District (CBD)

Existing Use: Vacant/Commercial

DISCUSSION: The applicant would like to begin deconstruction/removal of the aluminum cladding on the north façade of the building. The owner is seeking a COA approval of the architectural rendering submitted with the application.

Application Submitted: 09-04-2025

Brief History of Building/Property:

A brick building appears on this site on the Sanborn Fire Insurance maps in 1891 as “609 E Walnut Street.” The letters “Gro.” indicate that the building was a grocery store. The more recognizable footprint of the existing building appears on the 1896 Sanborn map with an addition to the south by 1901. By 1901 it is listed as a Dry Goods and Clothing store.

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

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

STAFF RECOMMENDATION:

It is the interpretation of Planning Staff that the proposal, as submitted, be issued a Certificate of Appropriateness subject to reasonable conditions necessary to ensure that the development work will not be incongruous with the character of the district and be supported by the current "Design Guidelines for Downtown Goldsboro." The conditions must be specific and set forth in the written COA with details to staff 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 _____

STAFF REPORT

October 07, 2025, City of Goldsboro Historic District Commission

CASE #: CA-04-25 MJ
Staff: Paul D. Saylor, Planner I | Preservation Planner
Applicant: J.B. Rhodes, 112 E Walnut Street

LOCATION

District: Goldsboro Historic District (LHD), National Park Service Certified, 1985
Street: 112 E Walnut Street, Goldsboro
PIN#: 2599-95-1701
Building: Vacant/Commercial
Construction: c. 1900
Status: noncontributing
NRHP#: N/A
Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

The applicant is requesting a Certificate of Appropriateness for a permit required to begin deconstruction of the exterior aluminum cladding on the north side of the building and is seeking approval of a new architectural rendering of the north façade.

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

In April 2025, planning staff met with Mr. JB Rhodes, owner of 112 E Walnut Street, and Engineer Joe Smith in the Planning Department to discuss the application process for a Certificate of Appropriateness major works for his building. During that meeting it was made clear that Mr. Rhodes intended to rehabilitate the building rather than demolish it. As the building currently stands, it is very difficult to enter the structure. A COA must be issued to begin to see what potential the building has. An architectural rendering by Mr. Smith has been submitted.

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 proposal, as submitted, be issued a Certificate of Appropriateness subject to reasonable conditions necessary to ensure that the development work will not be incongruous with the character of the district and be supported by the current “Design Guidelines for Downtown Goldsboro.” The conditions must be specific and set forth in the written COA with details to staff however, Planning Staff are open to recommendation and guidance from the Historic District Commission.