

City of Goldsboro Historic District Commission March 10, 2026

The Commission

Fritz Knack - Chairperson

John Peacock – Vice Chairperson

David Archibald

Richard Best

Nancy Delia

Rebekah Dunn - Alternate

Judith McMillen

Manning Musgrave

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, CZO, Planner I

Holly Jones, Planning Executive Assistant

AGENDA | Tuesday, January 06, 2025

- I. Call to Order/Roll Call
- II. Action on Minutes – January 06, 2025
- III. Old Business
 1. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.
- IV. New Business
 1. **CA-04-26 – 302 S. John Street**: The applicant is requesting a Certificate of Appropriateness to restore the historic portion of the Best-Mangum House and complete new construction of an addition to the east of the main house and new construction of a detached one and a half story garage/carriage house to the east of the main structure. The property is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro’s Historic Preservation Overlay District. The property considered for approval is located on the east side of S. John Street between E. Spruce and E. Pine Streets and is further identified as NCPIN 2599-94-1570.
 2. **CA-06-26 – 801 Park Avenue**: The applicant is requesting After-the-Fact approval for an accessory structure that was placed on their property without applying for a Certificate of Appropriateness. The property is currently Zoned Residential-16 (R-16) and is located within the City of Goldsboro’s Historic Preservation Overlay District. The property considered for approval is located on the northwest corner of Park Avenue and north Lionel Street and is further identified as NCPIN 3509-36-1720.
 3. **CA-07-26 – 105 N. Virginia Street**: The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro’s Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-5510.

4. **CA-08-26 – 109 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-3586.

V. Reports/Discussion

1. St. Paul Methodist Church
2. Wayne County Museum Doors

VI. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
JANUARY 6, 2026**

The Goldsboro Historic District Commission of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:30 p.m. on January 6, 2026.

Present: Mr. Fritz Knack, Presiding
Mr. John Peacock, Vice Chair
Mr. Richard Best
Ms. Nancy Delia
Mr. David Archibald
Ms. Manning Musgrave

Ms. Rebekah Dunn (ALT)

Also Present: Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant

Absent: Mr. Derek Roche (ALT)
Ms. Judith McMillen

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

Swearing in of New Member

Holly Jones, Planning Executive Assistant, swore in Rebekah Dunn, who was appointed to the Historic District Commission by City Council on January 5, 2026.

Voting for 2026 Chair and Vice Chair

Mr. Peacock recommended Mr. Knack to stay the Commission Chair. The recommendation was seconded by Mr. Archibald and unanimously carried.

Mr. Knack recommended Mr. Peacock to stay the Commission Vice-Chair. The recommendation was seconded by Ms. Musgrave and unanimously carried

Approval of Minutes

Mr. Archibald made a motion to approve the minutes of the Regular Meeting of December 2, 2025. The motion was seconded by Ms. Delia and unanimously carried.

New Business

CA-01-26 – 133 N. John Street: The applicant is requesting a Certificate of Appropriateness for a permit required to install a wall-mounted commercial sign on the John Street façade of the building measuring 2.5 feet x 6 feet. The sign will read “The Holistic Co.” The building is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro’s Historic Preservation

Overlay District. The property considered for approval is located on the southwest corner of N. John and E. Mulberry Streets and is further identified as NCPIN 2599-76-9847.

The item was presented by Paul Saylor, Planner I/Preservation Planner after being properly sworn in.

Mr. Knack opened the public hearing. No one spoke and the public hearing was closed.

Mr. Best made a motion to approve the request. The motion was seconded by Ms. Delia. Mr. Knack, Mr. Peacock, Mr. Best, Ms. Delia, Ms. Musgrave, and Ms. Dunn voted in favor of the motion. Mr. Archibald voted against the motion. The motion passed 6 to 1.

Updates

Wayne County Museum: Paul Saylor, Planner I/Preservation Planner, stated that he had set up a meeting with David Weil to discuss the replacement of the Museum door, and has offered to assist in finding a source to get an appropriate replacement. Mr. Peacock thanked Mr. Saylor for going beyond his duties to assist the museum.

St. Paul Church: Paul Saylor, Planner I/Preservation Planner, stated he had been in contact with Mike Richter. He stated that the church has contracted with Benton Engineering to get a second opinion about the integrity of the church towers, and if they can be saved.

Mr. Knack asked if the item would be tabled indefinitely, until an answer is received on the second opinion. Ms. Delia expressed concern about the surrounding area in an extreme wind situation. Mr. Saylor stated that the Terminal Hotel was in much the same state, and he would address the concern with the Inspections Department. The item is tabled until the results of the second opinion are received.

Designated Landmarks: Paul Saylor, Planner I/Preservation Planner, stated that the city does not have any local landmarks. SHIPO asks annually if any buildings are working toward becoming landmarks.

Mr. Saylor asked SHIPO what the benefit of becoming a landmark would be. SHIPO responded that designated landmarks, inside or outside the historic district, would be eligible for up to a 50% tax deferment.

Mr. Saylor asked the commission to consider a subcommittee, and perhaps make a list of buildings they recommended to be considered as landmarks.

Mr. Best asked how old a building must be to be considered a landmark. Mr. Saylor stated a building must be at least 50 years old. Ms. Delia asked what other criteria there are to be considered a landmark. Mr. Saylor stated that the criteria is listed on the State website and in the binders provided to the commission members.

Mr. Peacock asked if the landmarks not in the historic district would be required to follow the standards of the historic district. Mr. Saylor confirmed that was correct.

Updated standards: Paul Saylor, Planner I/Preservation Planner, stated that Ms. Choice has assured him that she will finish reviewing the updated Design Standards by the end of the month.

Training: Mr. Peacock requested a crash course update on the COA requirements and process, as well as the significance of the Commission and its benefit to the community. Paul Saylor, Planner I/Preservation Planner, stated that he has spoken with April Choice, Development Services Director, and she is fully onboard with scheduling training for Commission members. Mr. Saylor stated that he was making plans to have training sessions at future meetings, even if there were no cases to be heard.

The Commission was also asked to support Celebrate Rail in April; more details will be provided at a later date.

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

Fritz Knack
Chair

Holly Jones
Planning Executive Assistant

**AGENDA MEMORANDUM
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, March 10, 2026, 5:30 P.M.**

SUBJECT: CA-04-26 – 302 S. John Street, is located on the east side of S. John Street between E. Spruce and E. Pine Streets.

BACKGROUND: 302 S. John Street was purchased by the current owner in June 2021. Two small portions of the lot were parceled off in June 2005 (PIN 2599-94-2433 measuring 12' x 86' to Arnt Louis Back and wife Della) and in August 2011 (PIN 2599-94-1486 measuring 27' x 42' to Darryle D. Crawford and wife Regina). In October 2006 it was recognized for its historical, cultural and architectural significance and protective covenants were placed on the building by the Historic Preservation Foundation of North Carolina, DBA Preservation North Carolina (PNC). The house was irreparably damaged by inappropriate alterations, structural damage, vacancy and vandalism, resulting in the protective covenants being updated upon the current owner's purchase from PNC. The City of Goldsboro acted with a COA for demolition in 2018. Modification to the historic structure of any kind must obtain permission from the President and CEO of PNC before applying for a COA with the City of Goldsboro. The current applicant applied for a COA in December 2022 and was approved in January 2023. A COA is valid for one year or 180 days if no work has commenced onsite.

Applicant: Andrew Sowell and wife Ebony

Owner: Andrew Sowell

Frontage: 107 feet John Street

Area: .58 acres

Zoning: Central Business District (CBD), Historic Preservation
Overlay District

Existing Use: Vacant

DISCUSSION: The applicant is requesting a Certificate of Appropriateness to restore the historic portion of the Best-Mangum House, c.1894, and complete a new construction addition to the east of the main house and new construction of a detached one- and one-half story garage/carriage house to the east of the main residence. The building is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro's Historic Preservation Overlay District.

Application Submitted: 01-25-2026

Brief History of Building/Property:

The 1885 and 1891 Sanborn Fire Insurance maps do not address the 300 block of S. John Street, which was well within the city limits by 1885. The house appears on the 1896 Sanborn with two one-story buildings and one one-and-one-half story stable block.

A detailed description of the once ornate exterior architectural detail of the building can be found in *An Architectural Inventory [of] Goldsboro, North Carolina* prepared by Barbara Hammond and the City of Goldsboro, published in 1987. M.J. Best, a partner in the mercantile business of Best and Thompson, bought 302 South John soon after it was constructed. The Mangum family were subsequent owners from 1963 to 2005.

Hammond, Historic Sites Surveyor for the Division of Archives and History, describes the significance of the building to the Historic District in her notes (March 1979). She states, "House has much more architectural decoration than others in the area. It's a basic triple "A" plan that's been dolled up! A mansard ballroom addition to the rear was added c.1956 and is totally incongruent with the house."

Italianate in style and built in the Victorian period, the house was constructed by I.R.S. Sauls in 1894 and bought by Best in 1896. In an interview at the Seymour Johnson Officers Wives Club in March 1979, the house was described to Ms. Hammond as "a puzzle with no matching pieces."

Originally the house had 8 rooms and had 22 rooms by the time of the Architectural Inventory Survey in 1979, due to the mansard ballroom addition in 1956. The incongruent addition was removed by PNC and a new foundation was installed under the main house and original building footprint.

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, is not incongruous to the Historic District's Design Guidelines and issue a Certificate of Appropriateness 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: _____
Paul D. Saylor, CZO
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 _____

SUBJECT: CA-06-26 – 801 Park Avenue, is located on the north side of Park Avenue between Lionel and Herman Streets.

BACKGROUND: 801 Park Avenue was purchased by the current owner in December 2024. On December 1, 2025, planning staff made a visual inspection of 801 Park Avenue and found that an accessory structure larger than 144 square feet had been placed in the northwest corner of the property. A notice of violation was mailed via certified mail on that date, which stated a 30-day compliance for the violation and to submit a Certificate of Appropriateness. A second notice of violation was mailed via certified mail on January 21, 2026. An After-the-Fact Certificate of Appropriateness was submitted to Planning on January 27, 2026.

Applicant: Megan and Roddie Hoyle

Owner: Jerrod Hoyle II

Frontage: 143.57 feet John Street

Area: .67 acres

Zoning: R-16 (Residential-16), Historic Preservation Overlay District

Existing Use: Residence

DISCUSSION: The applicant is requesting After-the-Fact approval for an accessory structure that was placed on the property without applying for a Certificate of Appropriateness. The property is currently Zoned Residential-16 (R-16) and is located within the City of Goldsboro's Historic Preservation Overlay District.

Application Submitted: 01-27-2026

Brief History of Building/Property:

The land that today consists of Park Avenue, Beech Street, and Herman Park was once owned by the Weil brothers- Herman, Lionel, and Leslie and whose names are reflected in the street names as this area of Goldsboro was developed in the late 19th and early 20th centuries.

801 Park Avenue first appears in its extant footprint on the 1913 Sanborn Fire Insurance Company Map with an accessory structure, a small stable, in the northwest corner of the property. By 1918, the Sanborn Map indicates the stable as having been converted into a garage labeling it "AUTO." The 1924 Sanborn indicates the accessory structure as "A" for auto.

The Architectural Inventory publication compiled from the 1979 Historic Sites Survey by Barbara Hammond indicates a construction date for 801

Park Avenue (The Sol Isaacs-Talbot Parker-James Humphries House) to be 1925, however Sanborn Maps indicate that the house was built at least twelve years earlier.

Previous notable owners include Sol Isaacs, Vice-President of Temple Oheb Shalom on N. James Street in 1924 and Dr. Talbot Fort Parker. It is one of the most distinguished houses on Park Avenue built in the Craftsman style and in the Bungalow form, with its low one-and-one-half story and wide spreading porches and eaves. It features a sleeping porch on east wing, brackets under the gables, and balustrades constructed of stucco or pebbledash; all of which contribute to its significance to the Historic District.

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, is not incongruous to the Historic District's Design Guidelines and issue a Certificate of Appropriateness however, Planning Staff are open to recommendation and guidance from the Historic District Commission. The accessory building must comply with all Zoning Code for Accessory Structures in the UDO.

The Historic Commission shall now close the public hearing, enter into deliberation and vote.

Date: _____
Paul D. Saylor, CZO
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 _____

SUBJECT: CA-07-26 – 105 N. Virginia Street, is located on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets.

BACKGROUND: 105 N. Virginia Street was purchased by the current owner in April 2022. The house that occupied this property was demolished in early 2023 and a Certificate of Appropriateness was issued for new construction in August 2023. A COA is valid for one year or 180 days if no work has commenced onsite.

Applicant: Andrew Sowell, Howard Sowell

Owner: Depot District Holdings, LLC

Frontage: 80 feet John Street

Area: .21 acres

Zoning: R-6 (Residential-6), Historic Preservation Overlay District

Existing Use: Vacant Lot

DISCUSSION: The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home.. The property is currently Zoned Residential-6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay District.

Application Submitted: 01-27-2026

Brief History of Building/Property:

This property is in the Depot District, one of Goldsboro's first suburbs of downtown. After the Union Station was constructed in 1909, this area, formerly known as Borden's Bottom due to the descending topography, developed as a residential neighborhood in the early 20th century. A modest one-story dwelling occupied this lot for about a century.

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, is not incongruous to the Historic District's Design Guidelines and issue a Certificate of Appropriateness 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: _____
Paul D. Saylor, CZO
Planner I | Preservation Planner

**CITY OF GOLDSBORO
HISTORIC DISTRICT COMMISSION
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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 _____

SUBJECT: CA-08-26 – 109 N. Virginia Street, is located on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets.

BACKGROUND: 109 N. Virginia Street was purchased by the current owner in April 2022. The house that occupied this property was demolished in 2015 and a Certificate of Appropriateness was issued for new construction in March 2023. A COA is valid for one year or 180 days if no work has commenced onsite.

Applicant: Andrew Sowell, Howard Sowell

Owner: Depot District Holdings, LLC

Frontage: 60 feet John Street

Area: .28 acres

Zoning: R-6 (Residential-6), Historic Preservation Overlay
District

Existing Use: Vacant Lot

DISCUSSION: The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home.. The property is currently Zoned Residential-6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay District.

Application Submitted: 01-27-2026

Brief History of Building/Property:

This property is in the Depot District, one of Goldsboro's first suburbs of downtown. After the Union Station was constructed in 1909, this area, formerly known as Borden's Bottom due to the descending topography, developed as a residential neighborhood in the early 20th century. A Queen Anne-style two-story dwelling occupied this lot for about a century. It suffered from vacancy and vandalism and was demolished in 2023.

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, is not incongruous to the Historic District's Design Guidelines and issue a Certificate of Appropriateness however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

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CITY OF GOLDSBORO
HISTORIC DISTRICT COMMISSION
WORKSHEET

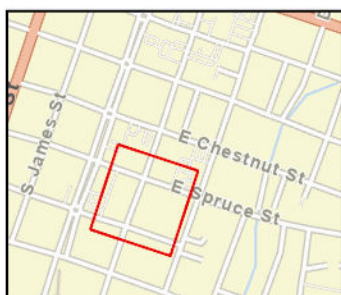
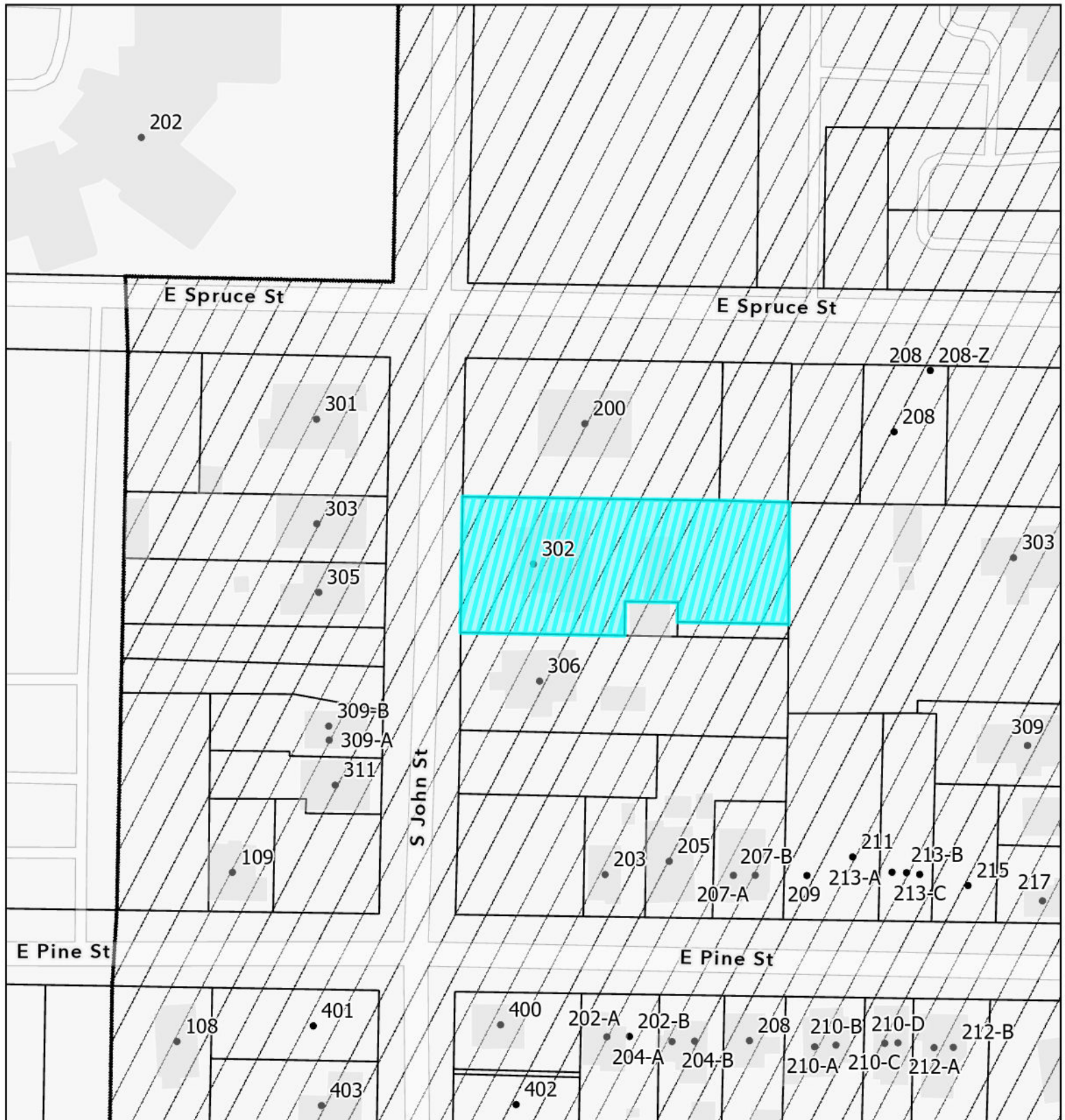
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Yes _____ No _____

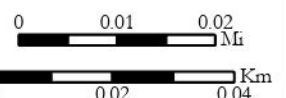


302 S John Street

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: **CBD Historic District**

Parcel Identification Number: **2599-94-1570**

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

Property Address: **302 S John St**

Applicant Name*: **Andrew Sowell**

Email: [REDACTED]

Phone: [REDACTED]

Total Acreage: .7

Frontage: 107' Depth: 256'

***If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission. Be sure to submit an Owner's Authorization Form.**

DEVELOPER INFORMATION

Company Name **Impact Builders**

Contact Name **Andrew Sowell**

Address [REDACTED]

Phone [REDACTED]

Email [REDACTED]

CONSULTANTING/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email

WRITTEN DESCRIPTION

Describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Use additional pages, if necessary. Refer as specifically and completely as possible to the City's Design Guidelines.

Restoration and new construction of historic home.

Please refer to architectural plans for full description and details.

1. Remove all vegetation, wiring, piping, clips, gutter, and downspouts without damaging brick or mortar joints.
2. Remove all plywood coverings over existing window openings as shown on the drawings. Existing window to remain unless otherwise noted.
3. All exterior woodwork including doors, windows, and trim shall be scraped of all loose paint, sanded and painted.
4. Install new rear gutter and half round downspouts.
5. Aluminum clad wood windows on all new construction.
6. pre-primed beveled wood lap siding, match exposure of siding on original structure.
7. New asphalt shingle on new construction.

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 statements:

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 CDA.

SIGNATURE REQUIRED

Andrew Sowell

Applicant - Printed

Applicant Signature

Date

Application Fees (Includes advertisement fee):

Minor = \$ 50

Major = \$ 150

ATF = \$ 500

Fee Type:

☐ Cash

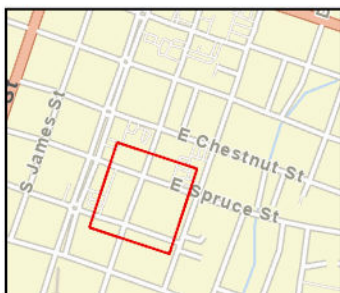
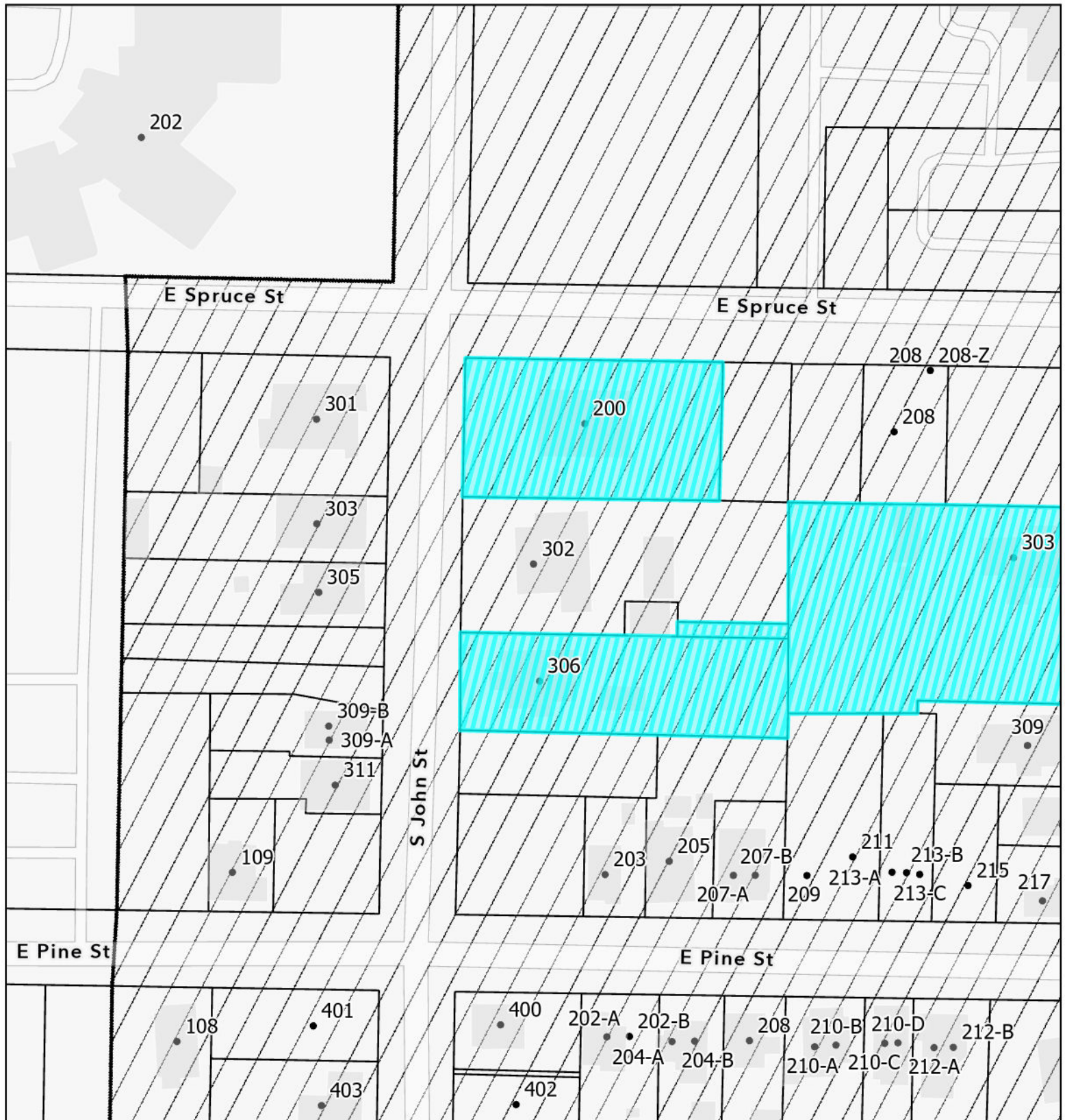
☐ Check #

☒ Credit Card

CA-04-26

2/4/26

PDS

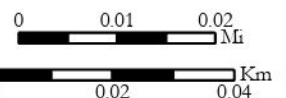


Abutting Properties

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



BACK ARNT LOUIS	BACK DELLA WIFE	9508 CHASTAIN WALK DR	CHARLOTTE	NC
SOWELL ANDREW	SOWELL EBONY WIFE	5003 DUNWOODY TRL	RALEIGH	NC
COUNTY OF WAYNE		PO BOX 227	GOLDSBORO	NC
DENNARD GEORGE T	DEAN CHRISTINE B WIFE	303 S WILLIAM ST	GOLDSBORO	NC
COUNTY OF WAYNE		PO BOX 227	GOLDSBORO	NC
M L HOWELL INVESTMENTS LLC		107 MINNIE DR	PRINCETON	NC
M L HOWELL INVESTMENTS LLC		107 MINNIE DR	PRINCETON	NC
LEWIS JOHN D JR		194 WHEELER DR	GOLDSBORO	NC

Notice Of Public Hearing

February 17, 2026

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, March 10, 2026, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following requests:

1. **CA-04-26 – 302 S. John Street**: The applicant is requesting a Certificate of Appropriateness to restore the historic portion of the Best-Mangum House and complete new construction of an addition to the east of the main house and new construction of a detached one and a half story garage/carriage house to the east of the main structure. The property is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the east side of S. John Street between E. Spruce and E. Pine Streets and is further identified as NCPIN 2599-94-1570.
2. **CA-06-26 – 801 Park Avenue**: The applicant is requesting After-the-Fact approval for an accessory structure that was placed on their property without applying for a Certificate of Appropriateness. The property is currently Zoned Residential-16 (R-16) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the northwest corner of Park Avenue and north Lionel Street and is further identified as NCPIN 3509-36-1720.

3. **CA-07-26 – 105 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-5510.
4. **CA-08-26 – 109 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-3586.

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, CZO
Planner I | Preservation Planner
Planning Department

Preservation North Carolina

The Historic Preservation Foundation of North Carolina, Inc.

Saving historic places important to the diverse people of North Carolina.



February 6, 2026

Paul D. Saylor, CZO
Preservation Planner
Department of Planning
200 N. Center Street
Goldsboro, NC 27530

Dear Paul:

With apologies for our delay, we are writing to confirm our support for the proposed work to the M.J. Best House (Best-Mangum House). We were sent the owners plans back in 2022 by Laurie Jackson.

The reconstruction and addition at the property has all been approved by Preservation North Carolina from the detailed submitted plans. We are greatly appreciative of their intent to reuse original historic materials where possible. We also approved the two-bay garage with upstairs one-bedroom apartment.

We are happy to answer any questions regarding our approval.

Thank you!

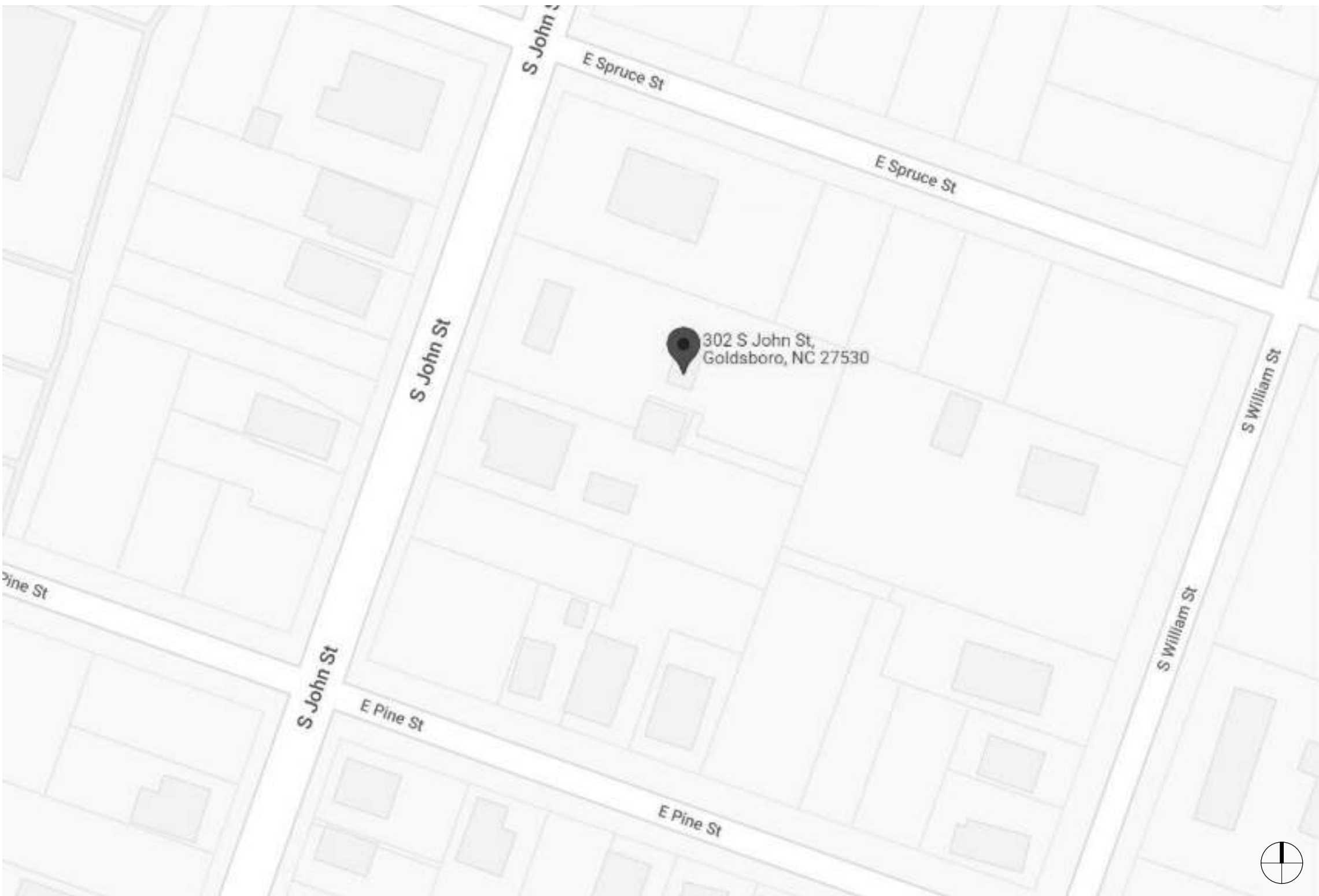
Sincerely,

Benjamin Briggs
President and CEO

cc: Maggie Gregg, Regional Director, Eastern Office



VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER/CLIENT
CONTACT: ANDREW SOWELL
PHONE: 919-820-3586
EMAIL: andrew@legacyimpactcapital.org

ARCHITECT
MAURER ARCHITECTURE
115 1/2 E. HARGETT ST SUITE 300
RALEIGH, NC 27601
CONTACT: LAURIE JACKSON
PHONE: 919-829-4969
EMAIL: LAURIE@MAURERARCHITECTURE.COM

STRUCTURAL ENGINEER
ROSS LINDEN ENGINEERS
709 W JONES ST
RALEIGH, NC 27603
CONTACT: BRIAN ROSS
PHONE: 919-395-4686
EMAIL: brian@rosslinden.com

SHEET INDEX

- T0.0 COVER SHEET
- A0.1 ARCHITECTURAL SITE PLAN
- AD.10 DEMOLITION PLAN
- AD.20 DEMOLITION ELEVATIONS
- A1.0 FLOOR PLAN
- A1.10 ROOF PLAN
- A1.20 FOUNDATION PLAN
- A1.40 ELECTRICAL PLAN
- A2.0 BUILDING ELEVATIONS
- A3.0 BUILDING SECTIONS
- A5.1 MILLWORK ELEVATIONS, DETAILS & SCHEDULES
- AG.1 GARAGE FLOOR PLANS, ELECTRICAL PLANS, INTERIOR ELEVATION
- AG.3 GARAGE SECTIONS/ELEVATIONS
- S1 FOUNDATION & FRAMING PLANS
- S2 FRAMING PLANS
- S3 GARAGE STRUCTURAL PLANS
- S4 STRUCTURAL NOTES & DETAILS



PROJECT TYPE: RESTORATION, ADDITION

SOWELL BEST HOUSE

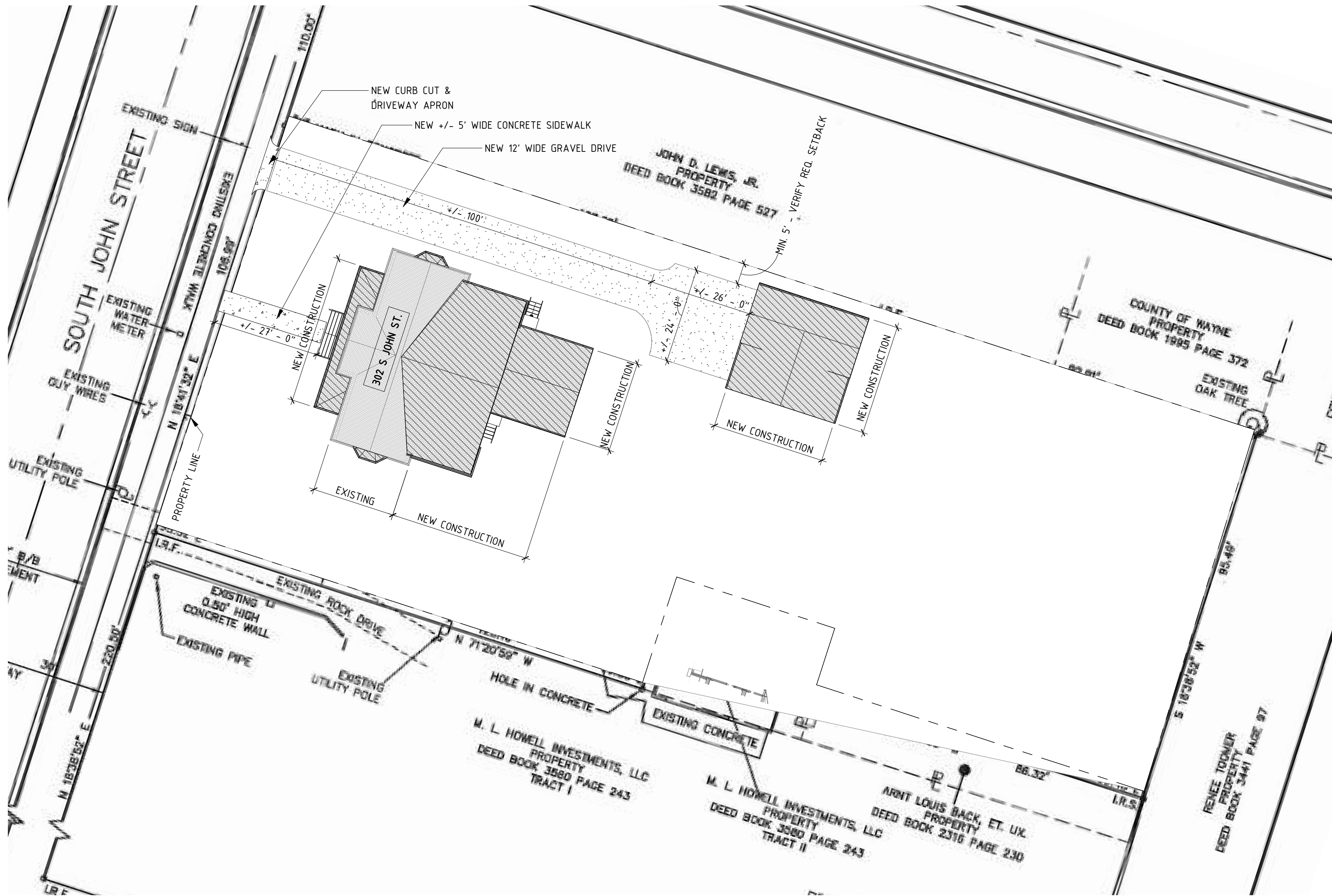
302 S JOHN ST. GOLDSBORO NC

DATE	07.15.22
DR.	BT/LJ
CH.	DM
PROJ. #	21106

REVISIONS		
NO.	DESCRIPTION	DATE

ARCHITECTURAL
SITE PLAN

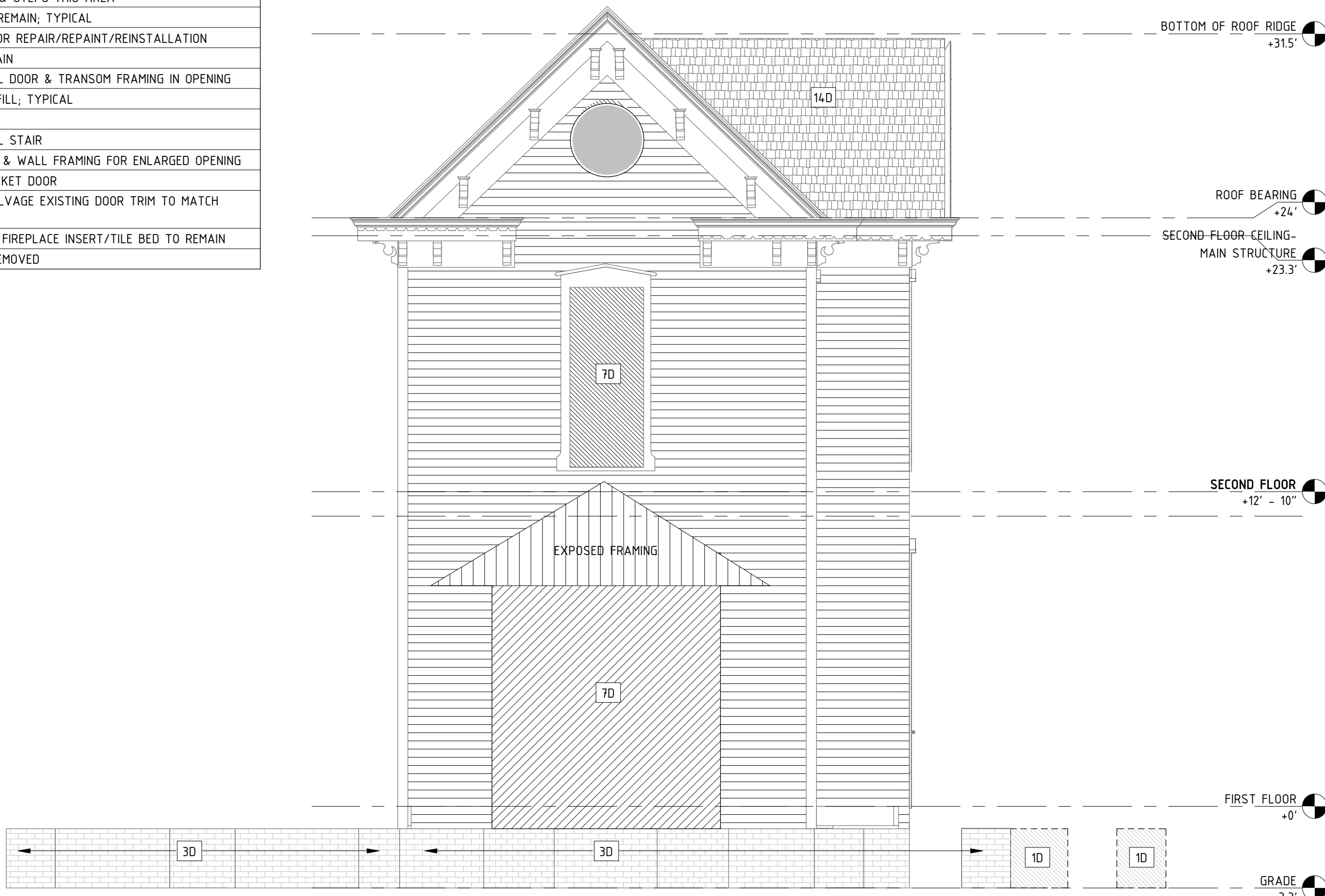
A0.1



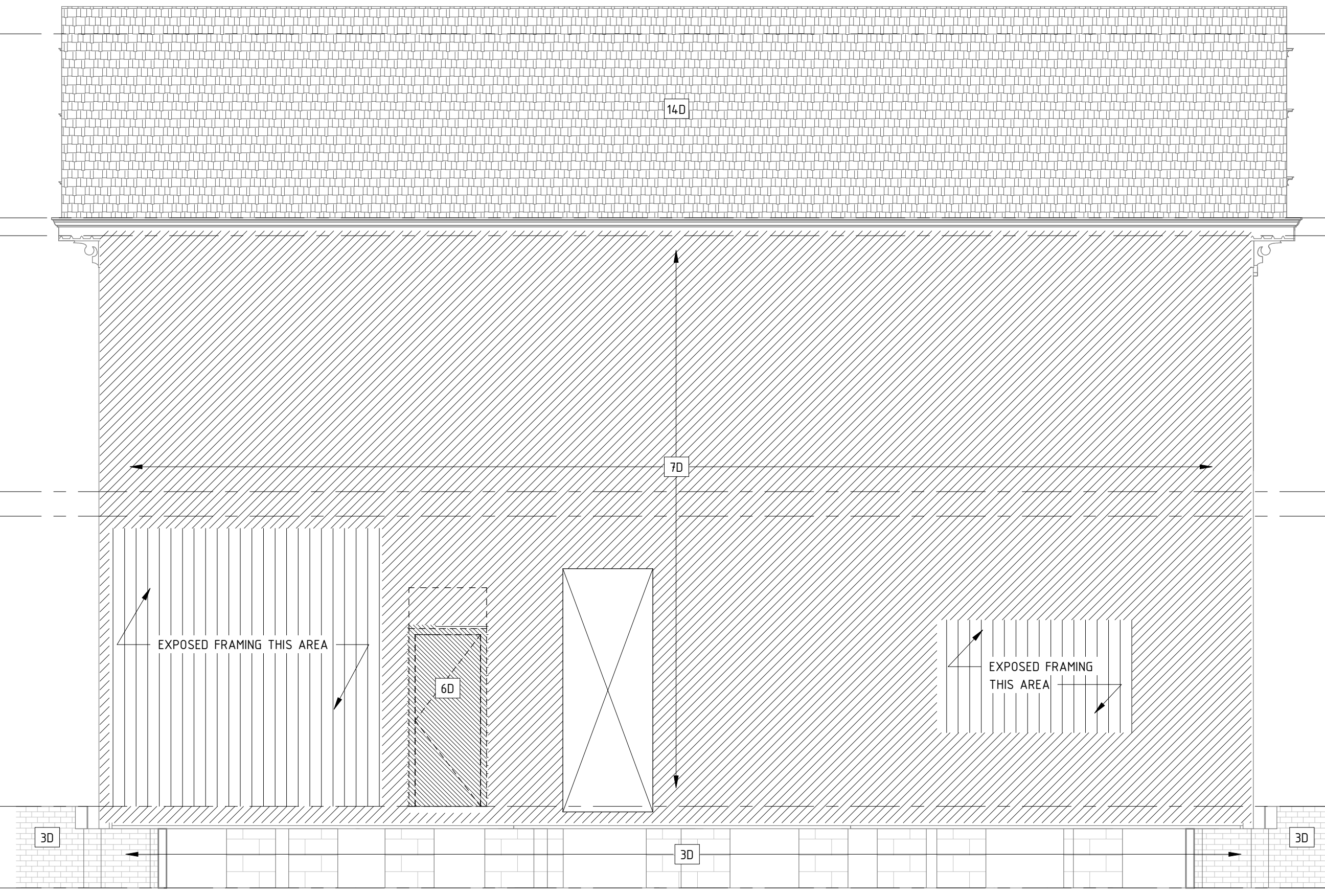
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

DEMOLITION KEYNOTES

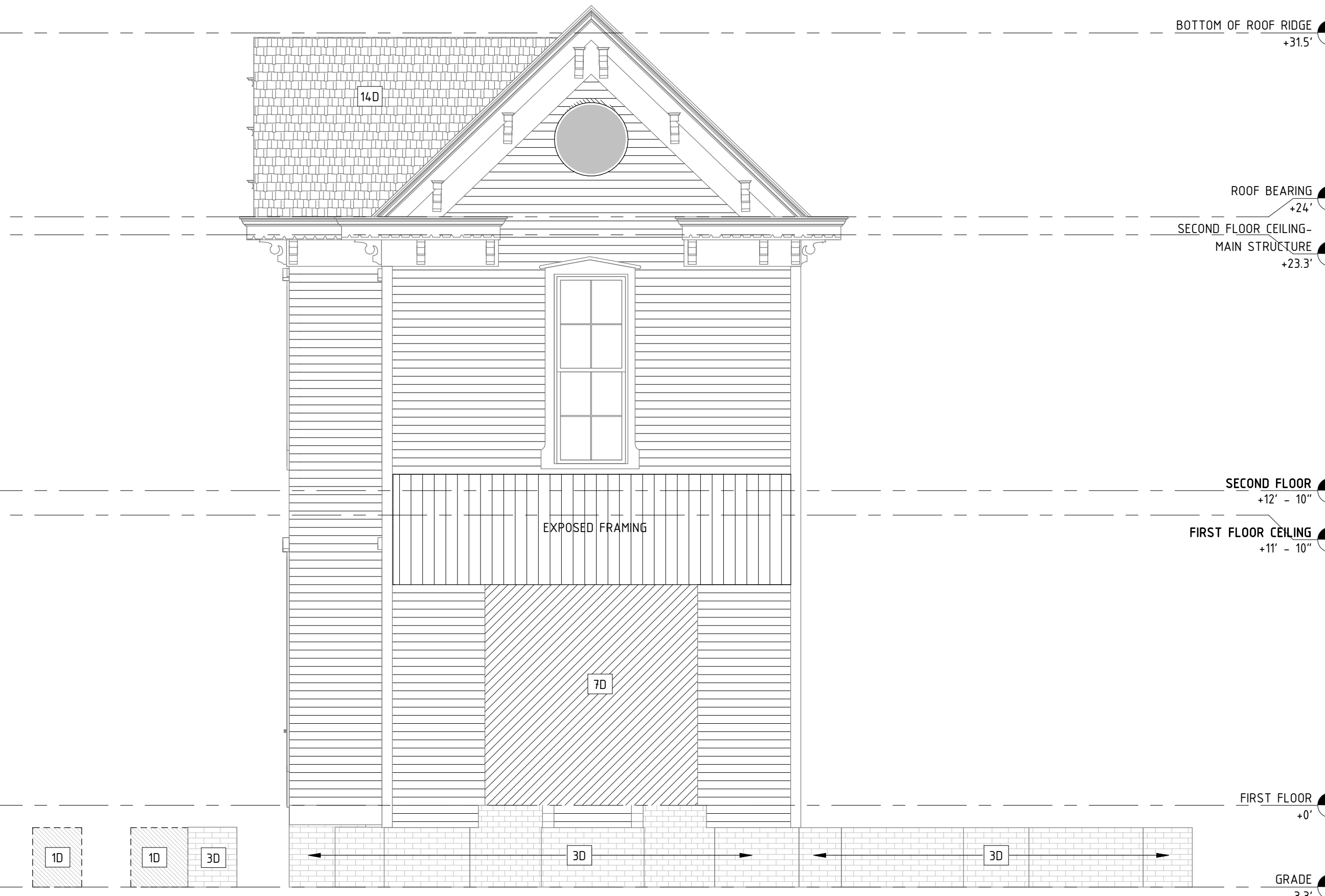
NO.	DESCRIPTION
1D	REMOVE EXISTING BRICK PORCH PIERS SHOWN DASHED; REMOVE EXISTING BRICK STEPS THIS AREA
2D	REMOVE EXISTING BRICK PIERS & STEPS THIS AREA
3D	EXISTING BRICK FDN WALL TO REMAIN, TYPICAL
4D	REMOVE EXISTING SHUTTERS FOR REPAIR/REPAINT/REINSTALLATION
5D	EXISTING FRONT DOOR TO REMAIN
6D	REMOVE EXISTING NON-ORIGINAL DOOR & TRANSOM FRAMING IN OPENING
7D	REMOVE EXISTING PLYWOOD INFILL, TYPICAL
8D	REMOVE EXISTING FRAMING
9D	REMOVE EXISTING NON-ORIGINAL STAIR
10D	REMOVE EXISTING DOOR FRAME & WALL FRAMING FOR ENLARGED OPENING
11D	REMOVE FRAMING FOR NEW POCKET DOOR
12D	REMOVE EXISTING FRAMING; SALVAGE EXISTING DOOR TRIM TO MATCH PROFILE
13D	EXISTING MASONRY CHIMNEY & FIREPLACE INSERT/TILE BED TO REMAIN
14D	EXISTING SLATE ROOF TO BE REMOVED



4 N ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



3 E ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



2 S ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



1 W ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

DATE	07.15.22
DR.	Author
CH.	Checker
PROJ. #	21106

REVISIONS		
NO.	DESCRIPTION	DATE

GENERAL EXTERIOR NOTES

- 1. REMOVE ALL VEGETATION, WIRING, PIPING, CLIPS, GUTTER, AND DOWNSPOUTS WITHOUT DAMAGING BRICK OR MORTAR JOINTS.
- 2. REMOVE ALL PLYWOOD COVERINGS OVER EXISTING WINDOW OPENINGS AS SHOWN ON THE DRAWINGS. EXISTING WINDOW TO REMAIN UNLESS NOTED OTHERWISE.
- 3. ALL EXTERIOR WOODWORK INCLUDING DOORS, WINDOWS, AND TRIM SHALL BE SCRAPPED OF ALL LOOSE PAINT, SANDED AND PAINTED.
- 4. INSTALL NEW REAR GUTTER AND HALF ROUND DOWNSPOUTS.
- 5. REPOINTING MORTAR MUST MATCH THE COLOR, TEXTURE, STRENGTH, JOINT WIDTH AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY. SPECIFICATIONS AND REPOINTING SAMPLES SHOULD BE REVIEWED AND APPROVED BY THE STATE HISTORIC PRESERVATION OFFICE BEFORE PROCEEDING WITH THE WORK.
- 6. CLEAN ALL EXITING BRICK USING THE GENTLEST MEANS POSSIBLE WITHOUT DAMAGING THE SURFACE OF THE MASONRY. THIS WORK MUST BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN PRESERVATION BRIEF 1, ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.



4 BUILDING ELEVATION - S
SCALE: 3/16" = 1'-0"



3 BUILDING ELEVATION - E
SCALE: 3/16" = 1'-0"



2 BUILDING ELEVATION - N
SCALE: 3/16" = 1'-0"



1 BUILDING ELEVATION - W
SCALE: 3/16" = 1'-0"



PROJECT TYPE: RESTORATION, ADDITION
SOWELL BEST HOUSE
302 S JOHN ST. GOLDSBORO NC

DATE	07.15.22
DR.	BT/LJ
CH.	DM
PROJ. #	21106

REVISIONS		
NO.	DESCRIPTION	DATE

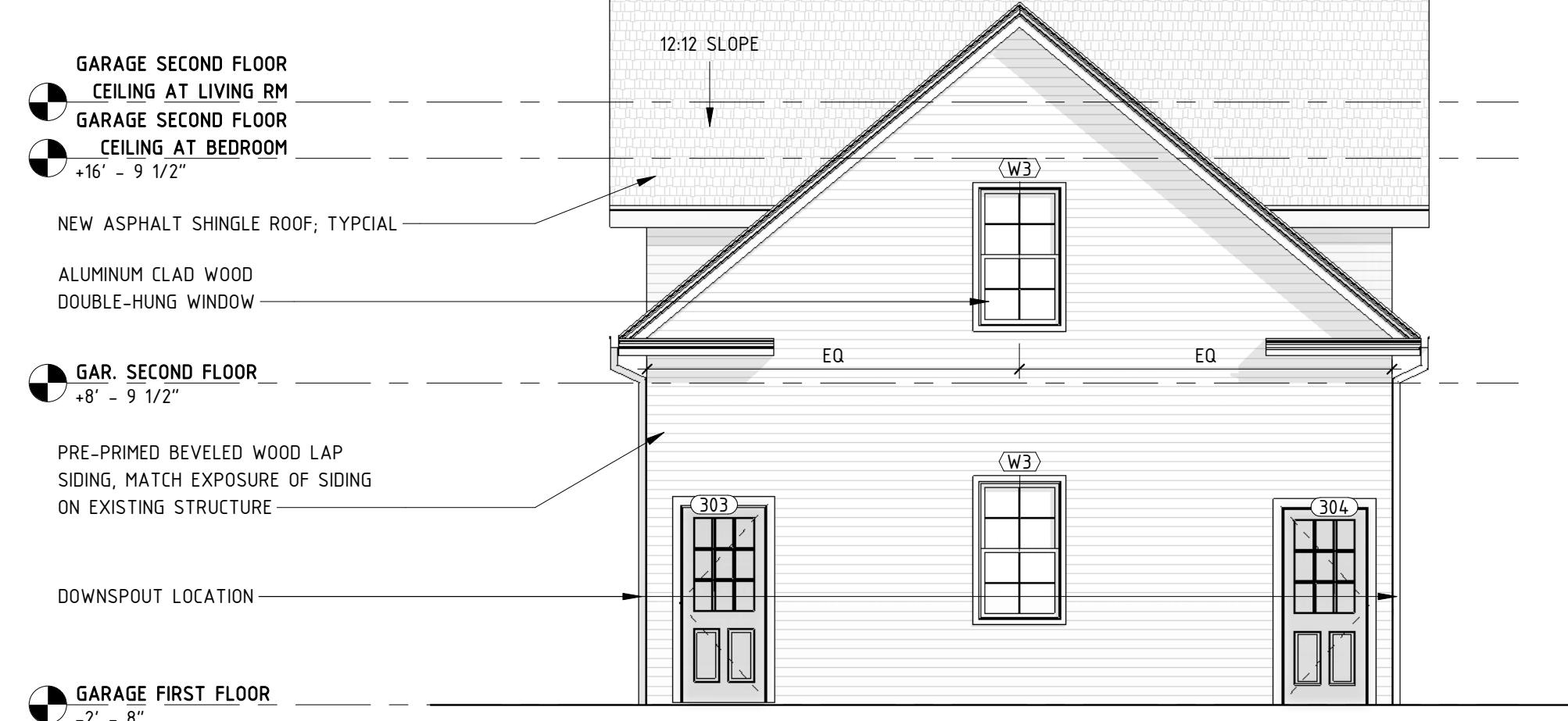
PROJECT TYPE: RESTORATION, ADDITION

SOWELL BEST HOUSE

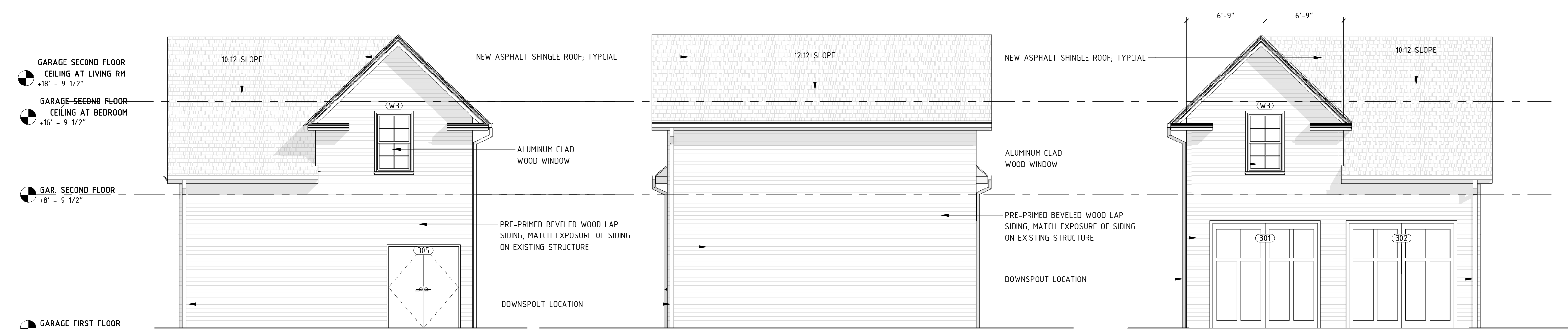
302 S JOHN ST. GOLDSBORO NC

DATE	07.15.22
DR.	BT/LJ
CH.	DSM
PROJ. #	21106

REVISIONS		
NO.	DESCRIPTION	DATE



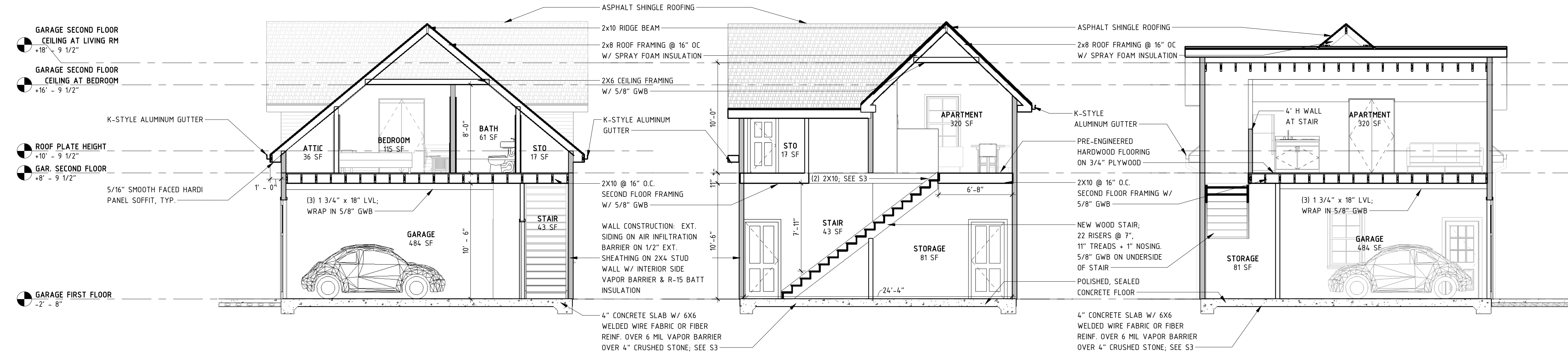
7 GARAGE ELEVATION- S
SCALE: 3/16" = 1'-0"



6 GARAGE ELEVATION- E
SCALE: 3/16" = 1'-0"

5 GARAGE ELEVATION- N
SCALE: 3/16" = 1'-0"

4 GARAGE ELEVATION- W
SCALE: 3/16" = 1'-0"



3 PROPOSED GARAGE SECTION 3
SCALE: 3/16" = 1'-0"

2 PROPOSED GARAGE BUILDING SECTION 2
SCALE: 3/16" = 1'-0"

1 PROPOSED GARAGE BUILDING SECTION 1
SCALE: 3/16" = 1'-0"

STAFF REPORT

March 10, 2026, City of Goldsboro Historic District Commission

CASE #: CA-04-26

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

Applicant: Andrew Sowell

LOCATION

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

Street: 302 S. John Street, Goldsboro

PIN#: 2599-94-1570

Building: Residential

Construction: 1894

Status: Contributing

NRHP#: N/A

Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

The applicant would like to restore the historic portion of the Best-Mangum House, attach new construction addition to the historic portion, and construct a detached two car garage.

Please refer to architectural plans for full description and details.

1. Remove all vegetation, wiring, piping, clips, gutter, and downspouts without damaging brick or mortar joints.
2. Remove all plywood coverings window openings as shown on the architectural drawings. Existing window to remain unless otherwise noted.
3. All exterior woodwork including doors, windows, and trim shall be scraped of all loose paint, sanded and painted.
4. Install new rear gutter and half round downspouts.
5. Aluminum clad wood windows on all new construction.
6. Pre-primed beveled wood lap siding, match exposure of siding on original structure.
7. New asphalt shingle on new construction.

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>

Design Guidelines for Downtown Goldsboro, Revised April 2009

Section 3.0 Guidelines for Historic Building Rehabilitation

<https://www.goldsboronc.gov/wp-content/uploads/Section-3.0-Guidelines-for-Historic-Building-Rehabilitation.pdf>

Section 5.0 Guidelines for New Residential Buildings

<https://www.goldsboronc.gov/wp-content/uploads/Section-5.0-Guidelines-for-New-Residential-Buildings.pdf>

STAFF COMMENTS

South John Street is one of many gateways into historic downtown Goldsboro. The two-block corridor between East Elm Street and East Spruce Street on South John is seeing a resurgence with Mr. Sowell's project and others down the pipeline. This project was approved for a COA in 2023, however the COA expired. As stated in the Agenda Memo, the property has protective covenants that were updated in 2021 by Preservation North Carolina. Staff met with the owner and Preservation North Carolina about this project and concurs with the letter of approval submitted by PNC. All work is in accordance with our current Design Guidelines.

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: After the designation of a landmark or a historic district, no exterior portion of any building or other structure, above-ground utility structure or any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within such district until after an application for a COA has been submitted. 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.

For the purposes of this Section, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of a building material, the size and scale of the building and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures seen from the public right-of-way.

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 application.

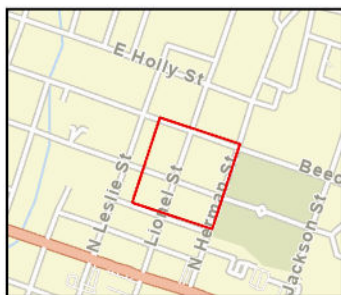
5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All Major Works must be approved by the Historic District Commission. Major Work is any activity that does not meet the definition of a Minor Work or Normal Maintenance. See Section 5.7.9 APPROVAL PROCEDURE – MINOR WORKS for list and Section 5.7.10 for APPROVAL PROCEDURE FOR NORMAL MAINTENANCE

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.

STAFF RECOMMENDATION

Based on the preceding findings,

Commission Staff recommends that the proposal, be issued a Certificate of Appropriateness and is not incongruous with the character of the district and supported by the current "Design Guidelines for Downtown Goldsboro" however, Planning Staff are open to recommendation and guidance from the Historic District Commission.



801 Park Avenue

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





rcvd: 1/27/26

City of Goldsboro
Planning Department

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

For Office Use Only: Application Number: CA-06-26

Date Processed: 2/4/26

Initials: PDS

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

Payment: Cash ☐

Check ☒ # 303

Card ☐

CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address: 801 Park Avenue

Parcel Identification Number: 3509-36-1720

Applicant Name*: Megan and Roddie Hoyle

*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: same as above

City: Goldsboro

State: NC

Zip: 27530

Email: [REDACTED]

Phone: [REDACTED] Planning District: Historical R-16

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.

The previous shed on my property was crushed when a large tree fell on it. Rain exposure caused the wood to rot and the structure collapsed, requiring removal for safety. I am proposing to replace it with a 14' x 30' shed with 8' walls and a gable roof, placed within/behind my 6' brick wall. So there will be very minimal visibility from the street. The shed will have LP lap siding with trim, painted to match the existing/exact house color. The roof will be finished with a metal roof (tan) consistent with historical district standards.

This proposal meets the city's design guidelines!

by:

[Signature]

- ① using siding/trim that replicates traditional wood cladding
- ② Matching the house color and materials for compatibility.
- ③ Placing the shed behind a brick wall to minimize street view.

this replacement is necessary for function but has been designed to be appropriate, modest and complementary to the historic district. The shed is built off site and placed on property.

We are coming to the commission for approval of our shed install that was done in December. We are coming in some ways asking for forgiveness and not permission; but seeking approval from you as we have already installed the building in question. The issue we ran into was timeline and that we did not know we needed prior approval for the building until after we had already ordered it. Once I found out from a neighbor that we would most likely need approval I tried to cancel the building order until we went through the process, but it was a 15% penalty to cancel the order. I went to speak with Paul about the building and was able to make changes to our order that I thought met the standards of the city's guidelines without forfeiting the thousands of dollars to cancel the order.

Those changes were:

1. Horizontal Wooden Siding to match historical times
2. Paint color to match our home (though they are coming back on Jan 6th to fix the color because they did not do this correctly when delivered.
3. We added more architectural features like a side porch, a dormer, a vaulted gable and a roof overhang

These changes cost an extra \$4,500 to adjust but we wanted to be sure we were more in line with city standards as to not be an issue.

We are also still working on closing in fully our back yard area so the direct view from the street will be minimal and only really seeing the top of the building over the wall/fence. We were waiting to close in the gap in the fence until the building was delivered. We are new to this area obviously and this is our first historical area home and we are just trying to beautify and increase home value and to be good neighbors. We lost our previous building that was on the property to a tree and just needed to find a reasonable solution to give our storage back within our budget.

I am attaching also the building pictures but notate the color (as of this letter) is incorrect and will be painted 1/6/26 to match our home and the view from the street will be limited after we close off the front wall in the next month or so.

Thank you!

Roddie and Megan Hoyle

801 Park Ave



9672 Hwy 70 East, Princeton, NC — 100 S. Magnolia Ave, Dunn, NC — 6608 Hwy 70 W, La Grange, NC

Date: 9/23/2025

Sales Person: Jamie (919) 299-6023

Customer: Megan Hoyle

Phone: 4197338217

Email: heckman.cm@gmail.com

Building Style: Utility **Size:** 12 X 32

Building Base Price: \$9,645.00

Options:	Quantity:	Total:
2x3 window	1	\$105.00
3x3 window		\$120.00
6" Roof overhang		\$275.00
Octagonal Window		\$105.00
Double Paned 2x3 Window		\$240.00
Double Paned 3x3 Window		\$310.00
Window Shutters		\$60.00
9 lite door	-1	-\$440.00
Solid door		\$360.00
10x29 Transom Window		\$100.00
10x35 Transom Window		\$120.00
Transom Double Barn Door		\$365.00
4' Barn Door		\$110.00
Double Barn Door	1	\$165.00
8' Garage Door		\$805.00
Shelves (per foot)	12	\$204.00
Workbench (per foot)		\$17.00
Loft (per foot)		\$28.00
8' Walls	☐	\$175.00
3/4" flooring	☐	\$230.40
12" OC floor joists	☐	\$153.60
2x6 floor joists	☒	\$0.00 Included
Playhouse Package	☒	\$965.00
Package Includes: 1 Walk In Door, 3 2x3 Windows, Porch, Removes Barn Doors		
Gable Dormer Package	☒	\$1,235.00
Package Includes: 1 Octagonal Window, 91" Wall Height. Only available on Sheds.		
Special Roof Color	☒	\$60.00
Urethane Stain	☐	\$200.00
Sherwin Williams Color Fee	☒	\$200.00
Painted Trim Color	☒	\$70.00
Porch Railing (per foot)		\$17.00
Porch Post		\$50.00
16" OC studs and trusses	☐	\$384.00
16" OC Trusses	☐	\$153.60
House Wrap	☒	\$672.00
Vaulted Gable	☒	\$300.00
Techshield on Roof	☐	\$192.90
Techshield on Roof and Walls	☐	\$482.25
150 MPH Wind Package	☒	\$0.00 Included
LP Lap Siding with OSB	☒	\$2,121.90
6" Roof Overhang Upgrade	☒	\$275.00
House Door Frameout	☐	\$100.00
Partition Wall to Wall	☐	\$336.00
Plate - Single Sided OSB	☐	
Build On Site Fee:		\$2,336.69

Cash Purchase

Pre-Tax Building Price:	\$15,577.90
Discount %:	15
Discount \$:	-\$2,336.69
Discounted Total \$:	\$13,241.22
Princeton 6.75% Sales Tax	\$893.78
1) Cash with Tax:	\$14,135.00

2) 10% COD Deposit:	\$1,324.12
Balance Due On Delivery:	\$12,810.88

3% Fee added if paying with Credit or Debit Card

3) Rent To Own - 36 Months

Security Deposit Due Today	\$662.06
Downpayment	
Post Tax Downpayment	\$0.00
Rent To Own Amount	\$13,241.22
Monthly Payment Amount	\$613.02
Monthly Payment Tax	\$41.38
Total Monthly Payment	\$654.40
Total Due Today	\$662.06

Rent To Own - 48 Months

Security Deposit Due Today	\$662.06
Downpayment	
Post Tax Downpayment	\$0.00
Rent To Own Amount	\$13,241.22
Monthly Payment Amount	\$551.72
Monthly Payment Tax	\$37.24
Total Monthly Payment	\$588.96
Total Due Today	\$662.06

Rent To Own - 60 Months

Security Deposit Due Today	\$662.06
Downpayment	
Post Tax Downpayment	\$0.00
Rent To Own Amount	\$13,241.22
Monthly Payment Amount	\$490.42
Monthly Payment Tax	\$33.10
Total Monthly Payment	\$523.52
Total Due Today	\$662.06

*** Financing Available with a Low Monthly Payment of: \$237.12**

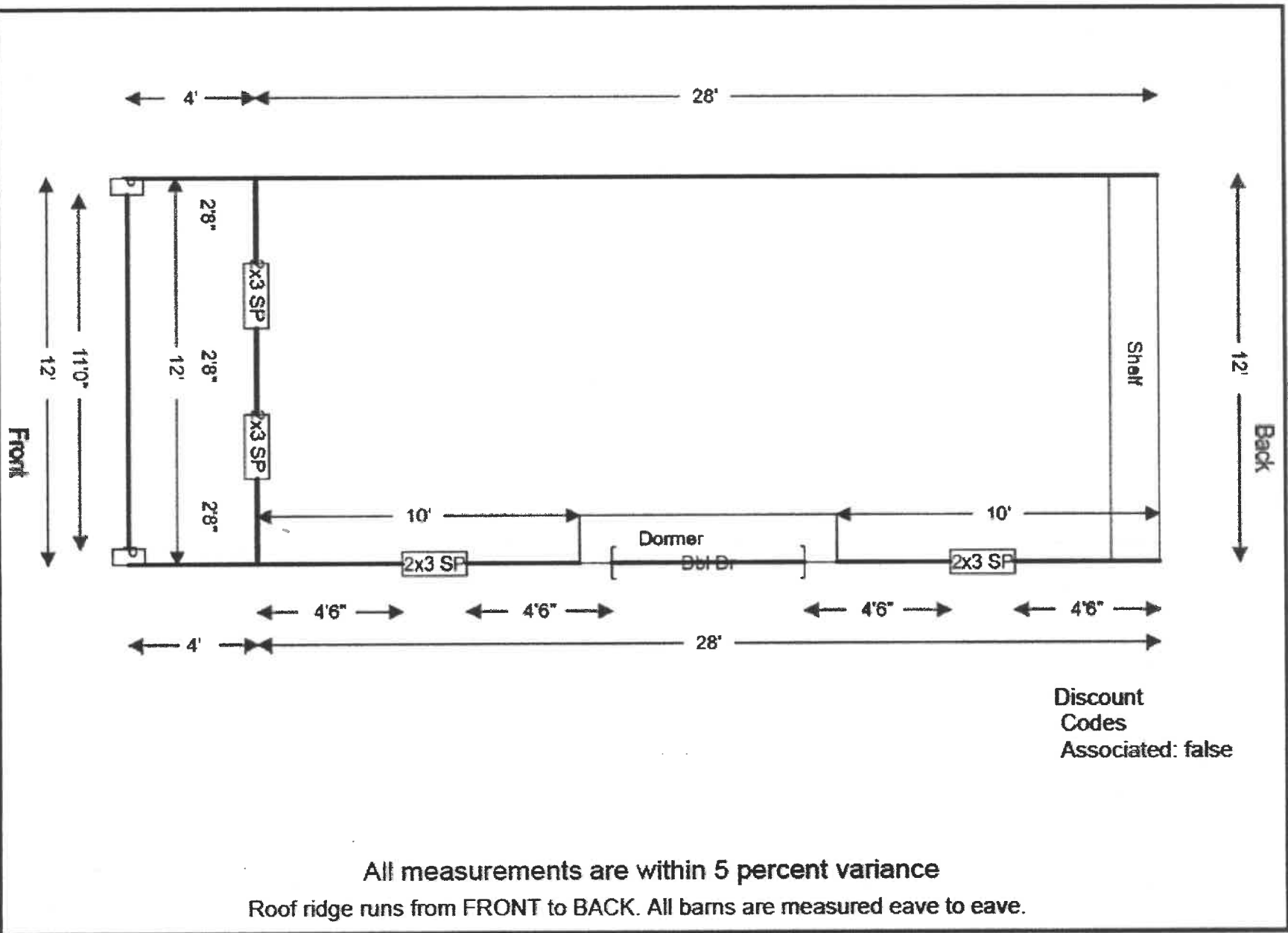
Save over \$11,492.72 by Financing vs RTO. Ask me for more info.
*Credit Check & Approval Required.

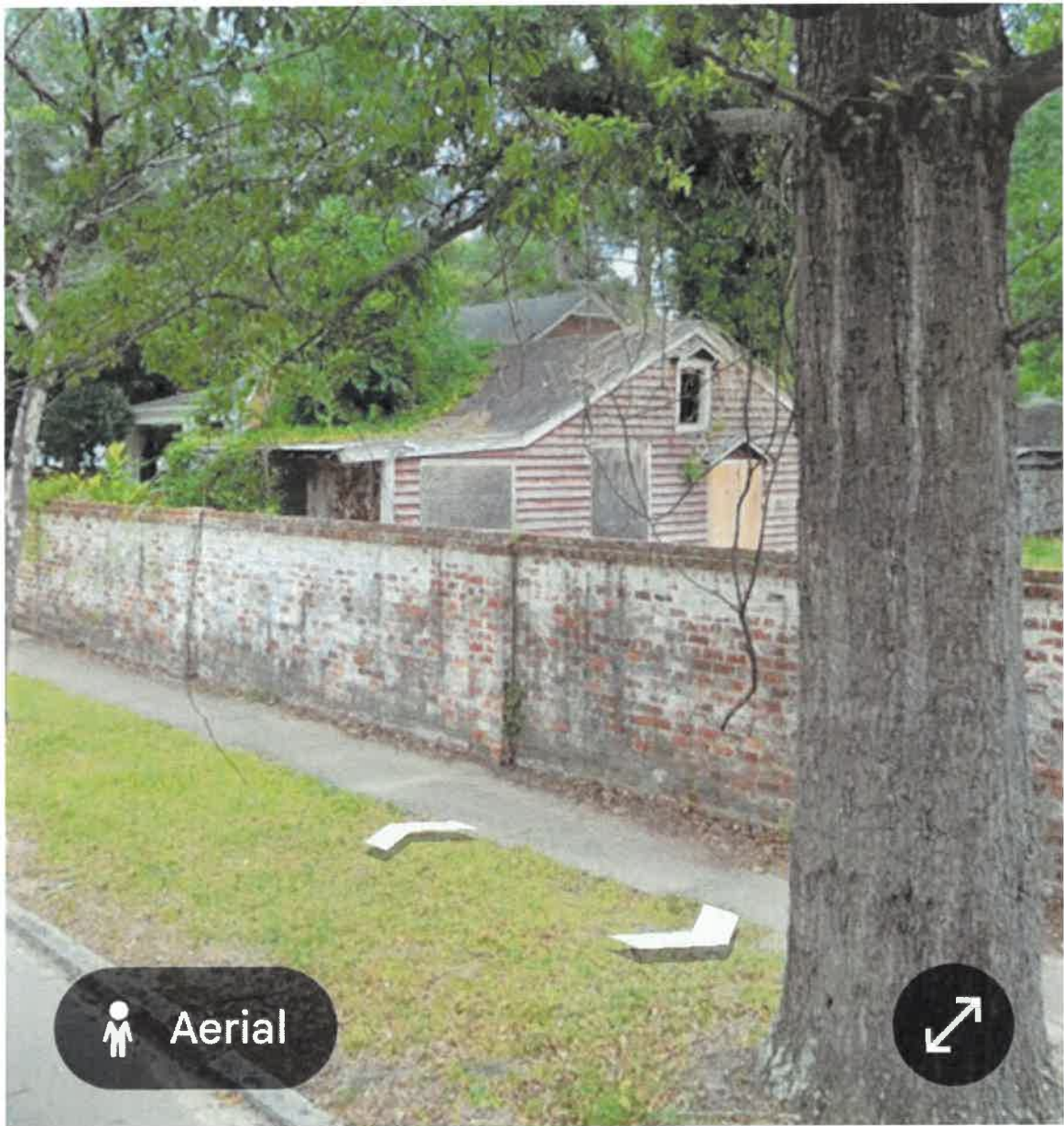
Pricing can change at any time. This price quote will be invalidated if a pricing or discount policy change occurs.

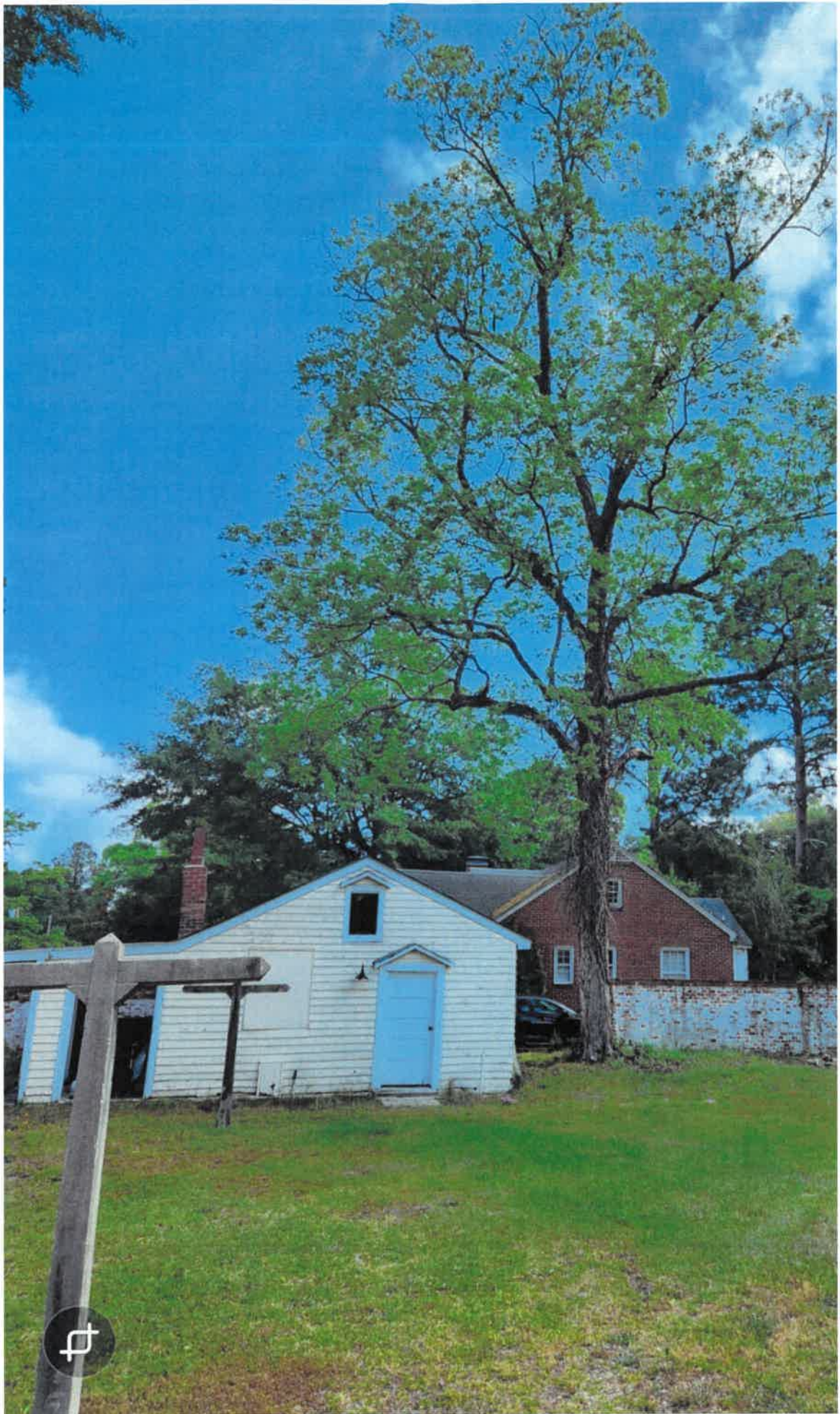
**LOW PRICE
GUARANTEE**

ON ANY BUILDING OF EQUAL QUALITY

Old Hickory Buildings Low Price Guarantee: We simplify your search with our Low Price Guarantee. If you're not satisfied with the written price quote from a competitor, we've got you covered. But here's the catch: the competitor's building must have identical materials and features to our buildings and sheds.

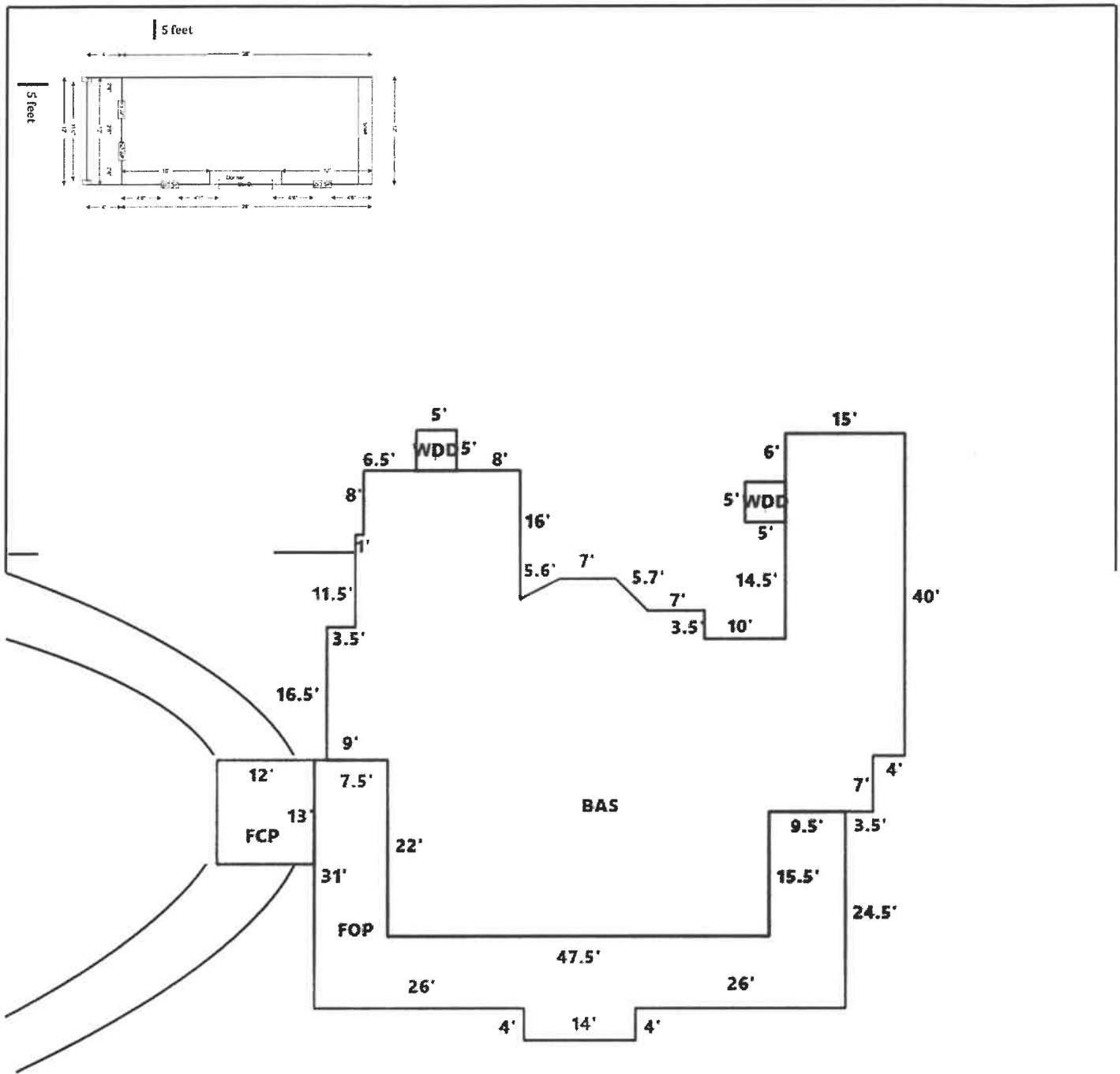


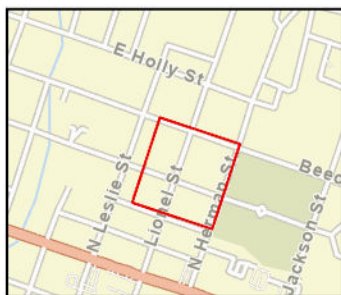












Abutting Properties

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



HOYLE JERROD II	HECKMAN MEGAN	801 PARK AVE	GOLDS BORO	NC	27530
LANDMARK LEGACY LLC	<Null>	2522 E ASH ST	GOLDS BORO	NC	27534
RICHARDS BRIAN T	RICHARDS TAMMY WIFE	604 LIONEL ST	GOLDS BORO	NC	27530

Notice Of Public Hearing

February 17, 2026

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, March 10, 2026, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following requests:

1. **CA-04-26 – 302 S. John Street**: The applicant is requesting a Certificate of Appropriateness to restore the historic portion of the Best-Mangum House and complete new construction of an addition to the east of the main house and new construction of a detached one and a half story garage/carriage house to the east of the main structure. The property is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the east side of S. John Street between E. Spruce and E. Pine Streets and is further identified as NCPIN 2599-94-1570.
2. **CA-06-26 – 801 Park Avenue**: The applicant is requesting After-the-Fact approval for an accessory structure that was placed on their property without applying for a Certificate of Appropriateness. The property is currently Zoned Residential-16 (R-16) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the northwest corner of Park Avenue and north Lionel Street and is further identified as NCPIN 3509-36-1720.

3. **CA-07-26 – 105 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-5510.
4. **CA-08-26 – 109 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-3586.

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, CZO
Planner I | Preservation Planner
Planning Department

STAFF REPORT

March 10, 2026, City of Goldsboro Historic District Commission

CASE #: CA-06-26

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

Applicant: Megan & Roddie Hoyle

LOCATION

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

Street: 801 Park Avenue, Goldsboro

PIN#: 3509-36-720

Building: Residence with proposed accessory building

Construction: Residence c.1913; Accessory 2025

Status: Residence Contributing; proposed accessory building noncontributing

NRHP#: N/A

Landmark #: N/A

REQUEST(S)

After-the-Fact Major Works Approval/Denial:

The owner of 801 Park Avenue is applying for after-the-fact approval for an accessory building (12' x 32') placed on the property in the northwest rear corner.

APPLICABLE DESIGN REVIEW STANDARDS AND SOURCES

Section 5.2: General Setback, Height, and Area Standards: Section 5.2.8 Accessory Structures (UDO), updated 05-07-2021

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>

Design Guidelines for Downtown Goldsboro, Revised April 2009

Section 5.0 Guidelines for New Residential Buildings

<https://www.goldsboronc.gov/wp-content/uploads/Section-5.0-Guidelines-for-New-Residential-Buildings.pdf>

STAFF COMMENTS

Mr. Hoyle submitted a COA application in the first week of September 2025 for an accessory structure at 801 Park Avenue. Staff invited Mr. Hoyle for a preliminary meeting to go over the application and met on Wednesday, September 17, 2025, to go over some photographs of accessory buildings from the neighborhood. On December 1, 2025, Planning Staff made a visual inspection of the property and found that an accessory building larger than 144 square feet had been placed on the site. A notice of violation was mailed via certified mail on December 1, 2025. Mr. Hoyle emailed staff on December 29, 2025, ensuring open communication. A second notice of violation was mailed via certified mail on January 21, 2026. An after-the-fact COA was received by staff on January 27, 2026.

STAFF FINDINGS

Commission Staff finds that:

Per the City of Goldsboro's Unified Development Ordinance (UDO):

5.2 GENERAL SETBACK, HEIGHT AND AREA STANDARDS:

Section 5.2.8 ACCESSORY STRUCTURES:

No accessory structure on a corner lot shall extend beyond the side building line of the principal structure.

5.7 HISTORIC PRESERVATION OVERLAY DISTRICT:

Section 5.7.6 REQUIRED APPROVAL-CERTIFICATE OF APPROPRIATENESS (COA) REQUIRED: After the designation of a landmark or a historic district, no exterior portion of any building or other structure, above-ground utility structure or any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within such district until after an application for a COA has been submitted. 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.

For the purposes of this Section, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of a building material, the size and scale of the building and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures seen from the public right-of-way.

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 application.

Section 5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All Major Works must be approved by the Historic District Commission. Major Work is any activity that does not meet the definition of a Minor Work or Normal Maintenance. See Section 5.7.9 APPROVAL PROCEDURE – MINOR WORKS for list and Section 5.7.10 for APPROVAL PROCEDURE FOR NORMAL MAINTENANCE

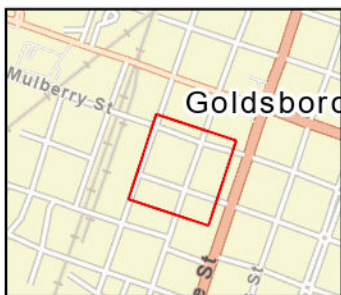
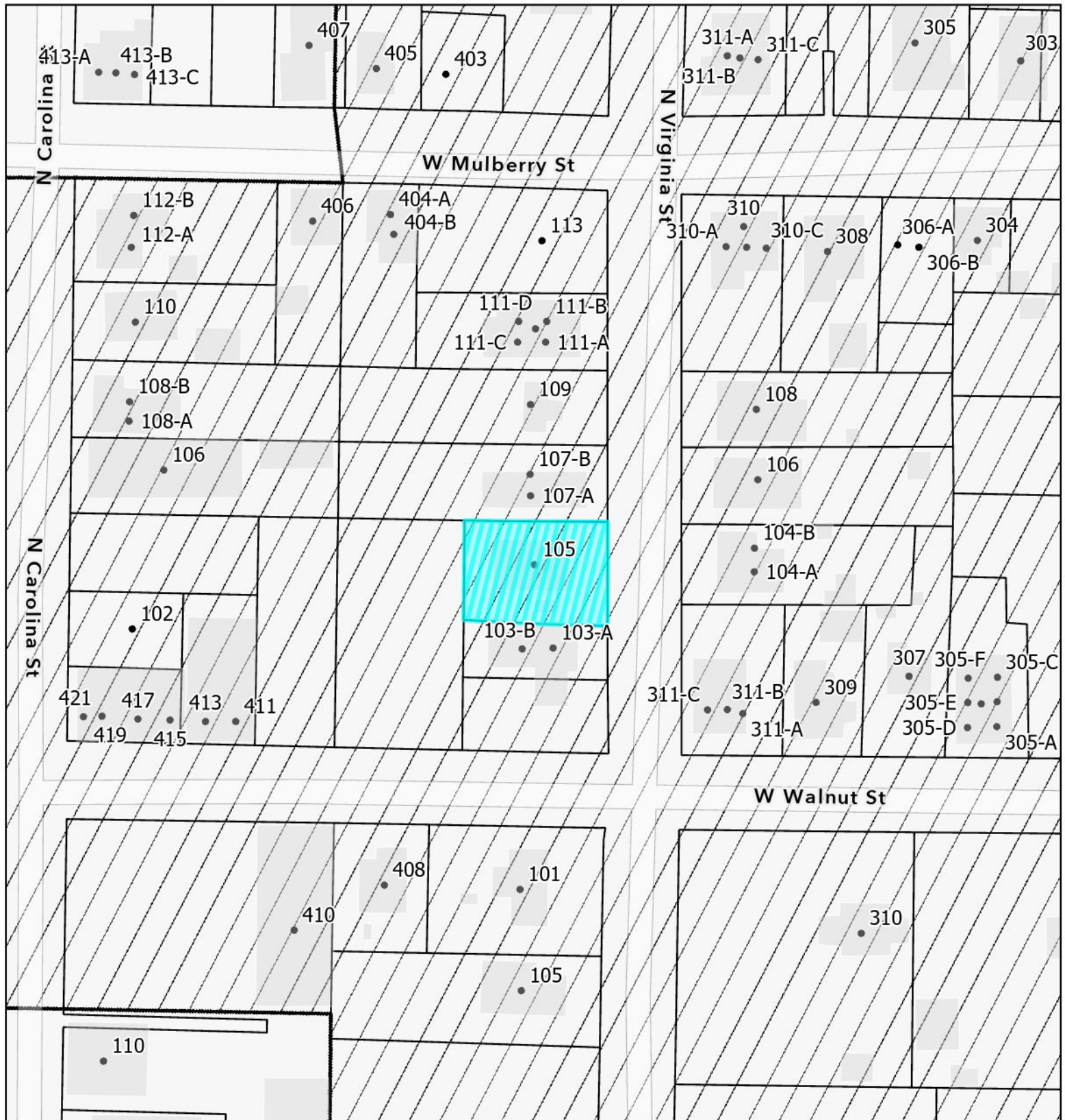
Per the Design Guidelines for Downtown Goldsboro:

Section 5.0: Guidelines for New Residential Buildings: Accessory Structures. Structures such as detached garages, storage sheds and workshops shall comply with applicable zoning ordinances in terms of building location. They should be designed to compliment the primary residence. Prefabricated structures are not prohibited, but the design and materials of such structures must be compatible with the primary structure.

STAFF RECOMMENDATION

Based on the preceding findings,

Commission Staff recommends that the accessory structure must be in compliance with the current Unified Development Ordinance for General Setback, Height, and Area Standards as stated in the Staff Findings Section 5.2.8 of this document (No accessory structure on a corner lot shall extend beyond the side building line of the principal structure). Staff recommends that the applicant receive a COA for Major after-the-fact works upon compliance with the UDO. The structure is not incongruous with the character of the district and is supported by the current "Design Guidelines for Downtown Goldsboro" however, Planning Staff are open to recommendation and guidance from the Historic District Commission.



105 N Virginia Street

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





DEMOLISHED IN 2023

CA-07-26

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: **R-6/HD**

Parcel Identification Number: **2599-76-5510**

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

Property Address: **105 109 N Virginia Street**

Applicant Name*: **Depot District Holdings LLC**

Email: [REDACTED]

Phone: [REDACTED]

Total Acreage: .21

Frontage: 80ft Depth: 110ft

***If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission. Be sure to submit an Owner's Authorization Form.**

DEVELOPER INFORMATION

Company Name **Legacy Impact Capital LLC**

Contact Name **Andrew Sowell & Howard Sowell**

Address [REDACTED]

Phone [REDACTED]

Email [REDACTED]

CONSULTANTING/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email

WRITTEN DESCRIPTION

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

New Construction Warren III plan

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

Howard Sowell
Applicant - Printed

[Signature]
Applicant Signature

2/12/24
Date

Application Fees (Includes advertisement fee): Minor = \$ 50
✓ Major = \$ 150
ATF = \$ 500

Fee Type: ☐ Cash ☐ Check # ☒ Credit Card



Warren Front Rendering

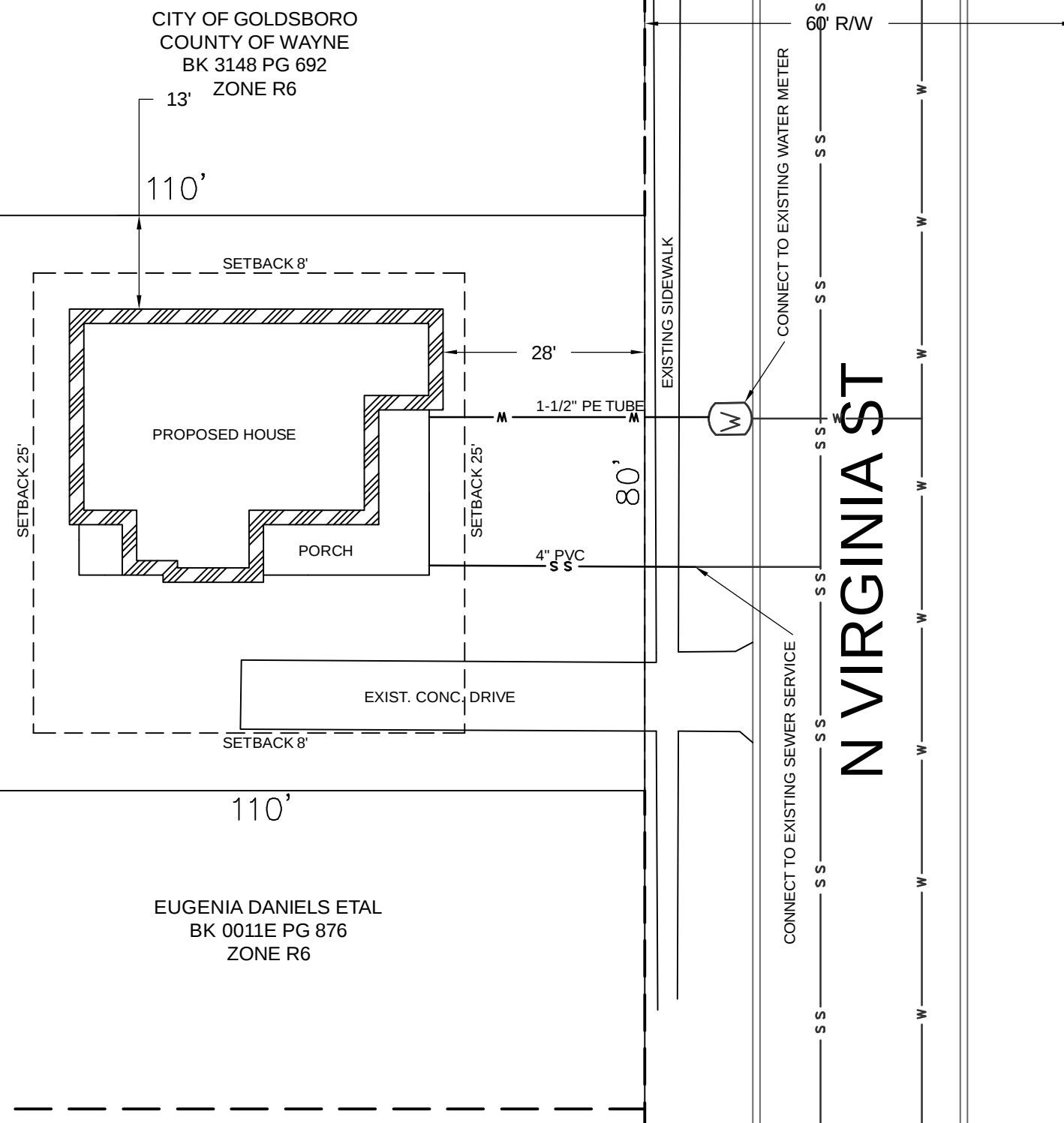


ADDRESS: 105 N VIRGINIA STREET
PROPERTY OWNER: DEPOT DISTRICT HOLDINGS
5003 DUNWOODY TRAIL
RALEIGH, NC 27606
TAX PARCEL #: 2599765510
ZONING: R6
DEED: BOOK 3728 - PAGE 332
AREA: 8,800 SF (0.20 Ac +/-)
NUMBER OF UNITS: 1
NUMBER OF BEDROOMS: 3
GROSS FLOOR AREA: 1568 SF
BUILDING HEIGHT: APPROXIMATELY 15'
PROPOSED USE: RESIDENTIAL
FLOOD HAZARD AREA: NONE

LAYOUT PLAN

$$1'' = 20'$$

** PROPERTY BOUNDARY IS FROM DEED BK 3728/PG 332. PROPERTY LINES ARE PARALLEL AND PERPENDICULAR TO VIRGINIA STREET. THIS SITE PLAN BOUNDARY IS FOR REFERENCE ONLY AND NOT TO BE CONSIDERED A BOUNDARY SURVEY.



SCALE:1"=20'

ENGINEERING, PERMITTING, PLANNING
SCHEDULING & DESIGN

STEVE BLANCHARD
ENGINEERING

2207 GRANVILLE DRIVE
GOLDSBORO, NORTH CAROLINA
27530

2207 GRANVILLE DRIVE
GOLDSBORO, NORTH CAROLINA
27530

DESIGNER STB	SCALE VARIES	REVISIONS			
		No.	DESCRIPTION	DATE	BY
DRAWN BY STB	DATE JUL 19 2024				
CHECKED BY STB	JOB NO. 20240717				

DEPOT DISTRICT HOLDINGS, LLC
105 N VIRGINIA ST, GOLDSBORO NC

HOUSE SITE PLAN

SHEET No.

1-

ORIGINAL SIZE 11 X 17

DESIGN LOADS

The following are design loads for Wayne County, NC. For all other locations refer to the building code and any applicable local requirements.

1. Building Codes
- 1.1 2018 North Carolina Residential Code (2018 International Residential Code with North Carolina Amendments)
- 1.2 Minimum Design Loads for Building and Other Structures, ASCE 7-16.
- 2 Roof Dead Load 15 PSF
- 3 Roof Live Load 20 PSF
- 4 Typical Floor Dead Load 10 PSF
- 5 Floor Live Loads
- 5.1 Rooms other than sleeping rooms 40 PSF
- 5.2 Sleeping Rooms 30 PSF
- 5.3 Stairs 40 PSF
- 5.4 Decks 40 PSF
- 5.5 Exterior Balconies 60 PSF
- 6 Wind Loads / Data
- 6.1 Ultimate Design Wind Speeds 130 MPH
- 6.2 Wind Importance Factor, I_W 1.00
- 6.3 Exposure B
- 6.4 Walls (Component and Cladding) 25 PSF
- 6.5 Roofs (Component and Cladding)
- 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 PSF
- 6.5.2 Roof Slopes 7/12 to 12/12 21 PSF
- 7 Seismic Loads / Data
- 7.1 Seismic Use Group 0.075
- 7.2 Spectral Response Coefficient, S_DS 0.17g and <0.33g
- 7.3 Site Class D
- 7.4 Seismic Importance Factor, I_S 1.00
- 7.5 Seismic Design Category B

FOUNDATIONS & CRAWL SPACES

1. Foundations shall conform to the requirements of the North Carolina Residential Building Code, Chapter 4. Should a conflict occur between these drawings and the aforementioned building code references the more stringent shall govern.
2. The architect has not received a subsurface investigation. The foundation is based upon an assumed soil bearing capacity of 2000 psf net bearing. Verification of this assumed value is the responsibility of the owner or contractor should any adverse soil condition be encountered the architect must be contacted before proceeding.
3. Foundations shall extend not less than 12 inches below the finished natural grade and in no case less than the frost line depth. Foundation walls are assumed to restrain earth pressures of 50 psf or less, unbalanced fill and foundation wall construction shall conform to tables 404.1 of the North Carolina Residential Building Code. Site topography has not been provided to TightLines Designs. Report any unusual site conditions to TightLines Designs before construction.
4. Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95 percent maximum dry density.
5. Excavation for footings shall be lined temporarily with a 6 mil polyethylene if placement of concrete does not occur within 24 hours of excavation.
6. No concrete shall be poured against any subgrade containing water, ice, frost, or loose material.
7. Enlarged perimeter footings are to be poured monolithically with wall footings. Reinforcement for wall footings, if any, shall run continuously through column footings.
8. Crawl space vents to be 8"x16" w/ min. 50% free air, and shall be located within 3' of each corner unless closed crawl space. Crawl space door may serve as vent.
9. Install 20 mil. vapor barrier below all slabs and on ground area within all crawlspaces.
10. Provide min. 18x24 access panel or larger as required by the NC Mechanical Code when mechanical equipment is located in the crawlspace.
11. Remove earth as required to achieve a minimum clearance from ground to underside of floor joists of 18".
12. Provide foundation drains at all foundation walls. Coordinate location to daylight with owner.

CONCRETE

1. Concrete shall have normal weight aggregate and a minimum compressive strength (f_c) at 28 days as listed below.
- 1.1. Footings 3000 psi
- 1.2. Slabs-on-grade 4000 psi
- 1.3. Elevated Slabs 3500 psi
2. Concrete shall be proportioned, mixed, and placed in accordance with ACI 318 latest edition "Building Code Requirements for Reinforced Concrete" and ACI 301 latest edition "Specifications for Structural Concrete for Building"
3. Entrained air must be used in all concrete that will be exposed to freezing and thawing and deicing chemicals. Amount of air entrainment (percent) shall be in accordance with the following schedule with a range of -1 to +2 percentage points of the target value:
- 3.1. Footings 5%
- 3.2. Interior Slabs 0% see note below
- 3.3. Exterior Slabs 5%
- 3.4. Note: It is recommended that interior slabs to be given a smooth, dense, hard-troweled finish not contain entrained air since blistering or delamination may occur. If slab will be exposed to deicing or other aggressive chemicals contact TightLines Designs for proper air entrainment requirements.
4. No admixtures shall be added to any structural concrete without written permission of the architect.

CONCRETE SLABS ON GRADE

1. Concrete slabs on grade shall be constructed in accordance with ACI 302.1R-16 "guide for concrete slab and slab construction".
2. The architect is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions.
3. Control joints shall be spaced in slabs on grade at a maximum of 20'-0" O.C. Unless noted otherwise.
4. Control joints shall be produced using conventional processes within 4 to 12 hours after the slab has been finished.
5. Reinforcing steel shall not extend through the control joint.
6. All welded wire fabric for concrete slab on grade shall be supplied in flat sheets
7. All welded wire fabric for concrete slab on grade shall be placed 2" from top of slab. The WVF shall be securely supported during the concrete pour.

FOUNDATION & FLOOR FRAMING NOTES

1. All dimensions stretched from the outside face of the foundation wall or the center line of piers.
2. Typical pier is 16"x16" w/ 24"x24"x12" footing, U.N.O.
3. Typical wall footing is 16"x16" x 8'D, U.N.O.
4. All girders and joists to be SPF, U.N.O.
5. Typical floor joists to be 2x10s @ 16" o.c., U.N.O.
6. See sheet A1.1 for additional foundation & framing notes.
- FLOOR FRAMING NOTES
1. Floors shall be constructed in accordance with the requirements listed in the North Carolina Residential Building Code Chapter 5.
2. Floors are designed for the uniformly distributed loads shown in the general structural notes. Special loading conditions must be reported to TightLines Designs; TightLines Designs is not responsible for floor defects resulting from unreported conditions.
3. P denotes a point load from above. Provide solid blocking to foundation w/ the same number of studs as above.
4. Install double joists or see truss manf. dwgs. for support under parallel non load bearing partitions above typ.
5. Floor sheathing shall be APA rated sheathing exposure 1 or 2, 5/4" T&G glued and attached to its supporting framing with 1-8d CC nail at 6" O.C. At panels edges and at 12" O.C. in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Panel end joints shall occur over framing.
6. Joists framing into the side of a girder shall be supported by a 2x2 ledger or by manuf. recommended hangers.

FLOOR PLAN NOTES:

1. All interior walls drawn @ 3/12" wide & exterior walls drawn w/ sheathing @ 4" wide. All dimensions are drawn to face of stud or face of stud on interior walls and to exterior sheathing on exterior walls.
2. All windows to have screens.
3. Provide plastic coated wire shelving w/ clothes rod in coat closet & bedroom closets, one (1) shelf in laundry closet & four (4) shelves in pantry.
4. See above for additional framing notes.



Warren III

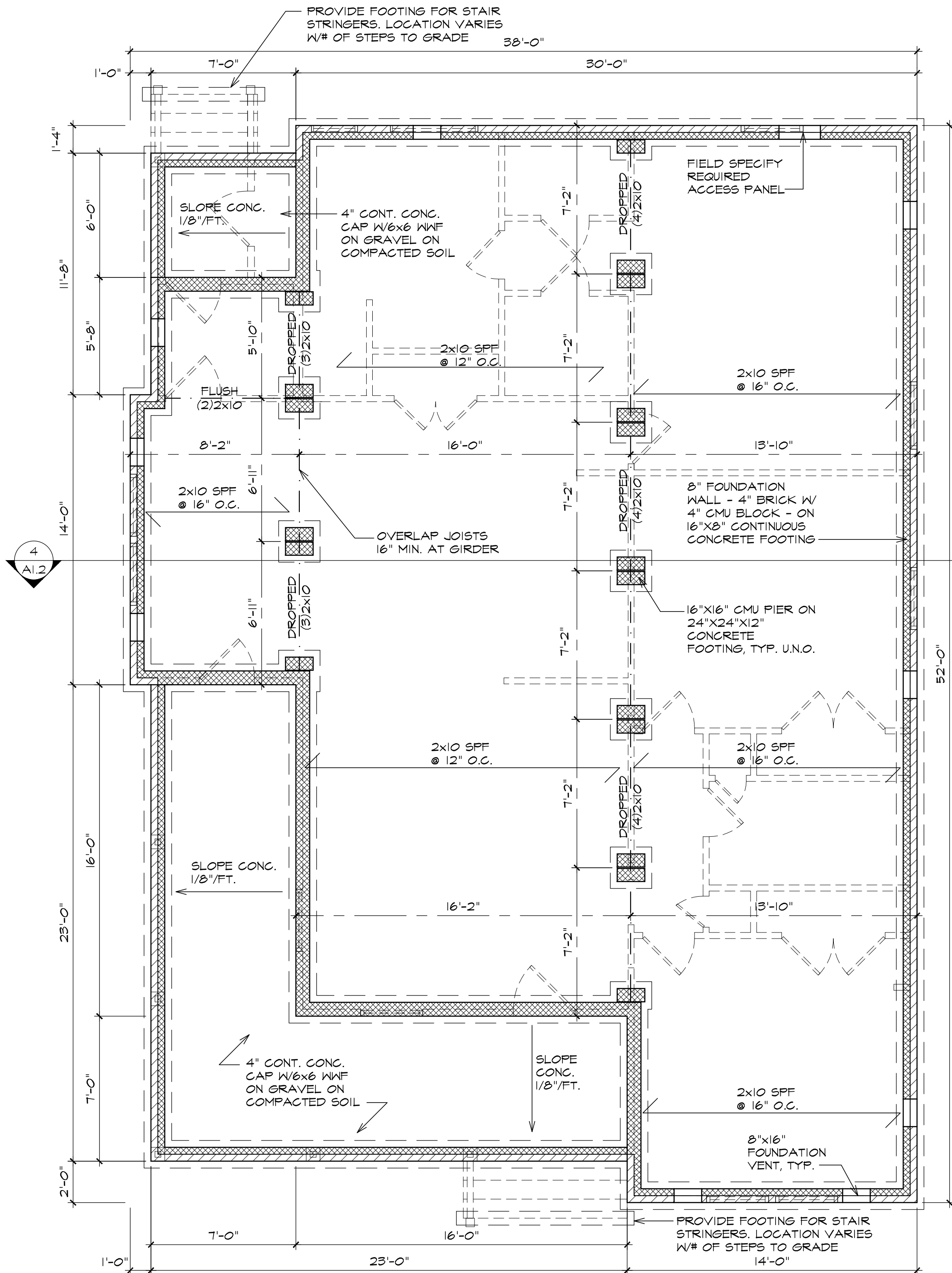
1568 TOTAL HEATED SF
273 SF FRONT PORCH
28 SF BACK PORCH
11 SF EXT. STORAGE

GENERAL STRUCTURAL NOTES:

1. This structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
2. The architect is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The architect will not be held responsible for the contractor's failure to conform to the construction documents, should any non-conformities occur.
3. Verification of assumed field conditions is not the responsibility of the architect. The contractor shall verify the field conditions for accuracy and report any discrepancies to TightLines Designs before construction begins.
4. This structure and all construction shall conform to all applicable sections of the North Carolina residential code and any local laws where the structure is to be constructed.

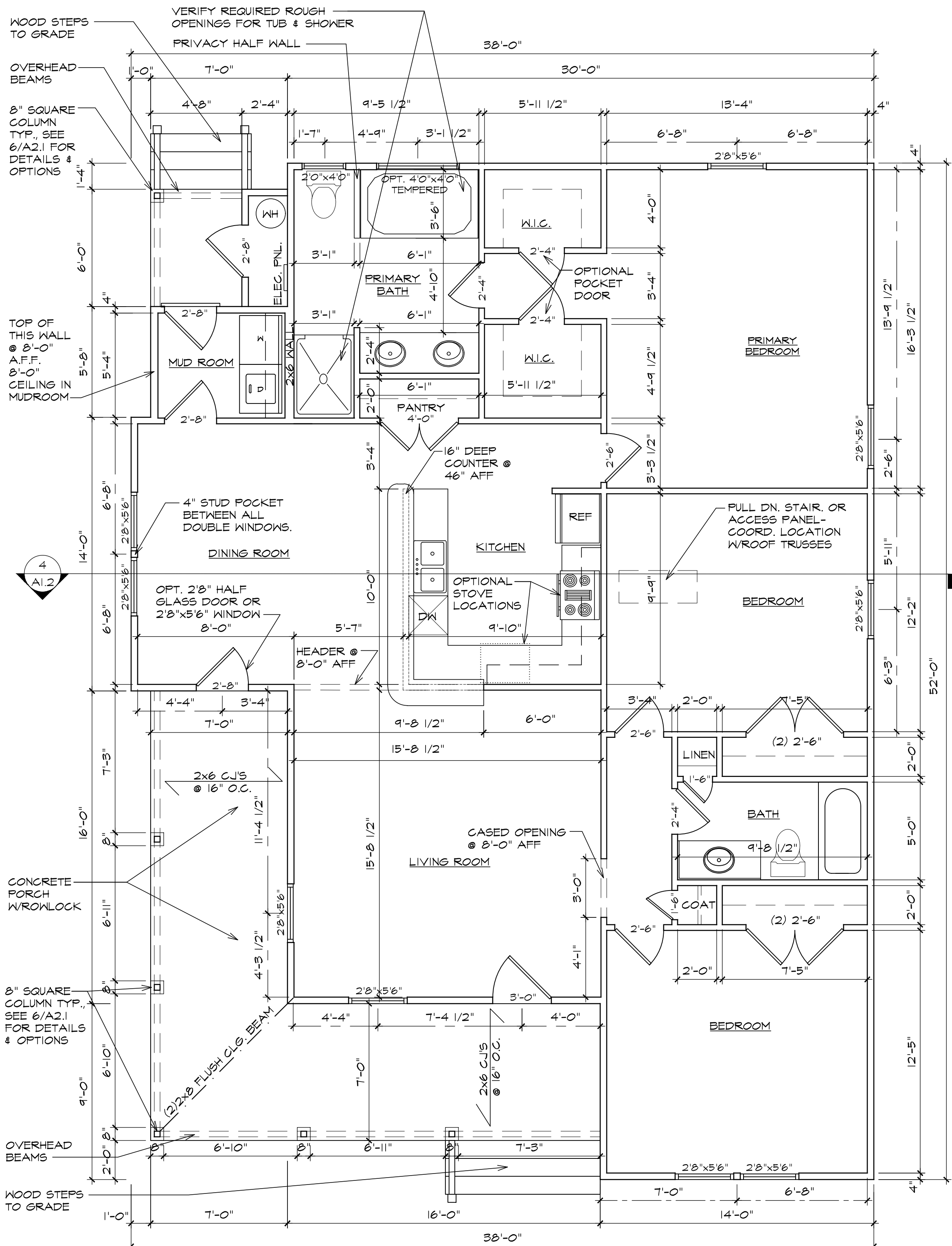
FIELD SPECIFY REQUIRED ACCESS PANEL & LOCATION - SEE NOTES ON A1.1 FOR ADDITIONAL CRAWL SPACE DETAILS

CRAWL SPACE VENT CALCS:
CRAWL SPACE W/ VAPOR BARRIER REQUIRES 1 SF VENT AREA PER 1500 SF CRAWL SPACE AREA
1568 SF CRAWL SPACE/1500 SF = 1.05 SF VENT AREA
1.05 SF x 144 Sq.in/SF = 151.2 Sq.in.
8"x16" VENTS W/50% FREE AIR SPACE = 64 Sq.in.
FREE AIR PER VENT
151.2 Sq.in./64 Sq.in. = 3 VENTS REQUIRED
3 VENTS PROVIDED



FOUNDATION PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

THIS PLAN IS AUTHORIZED FOR THIS ADDRESS ONLY AND IS NOT TO BE USED FOR ANY ADDITIONAL ADDRESSES WITHOUT THE PURCHASE OF ADDITIONAL LICENSES OR WRITTEN AUTHORIZATION FROM TIGHTLINES:

Single-Use License
105 N Virginia St,
Goldsboro, NC

TightLines Designs
creating great places to live

19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

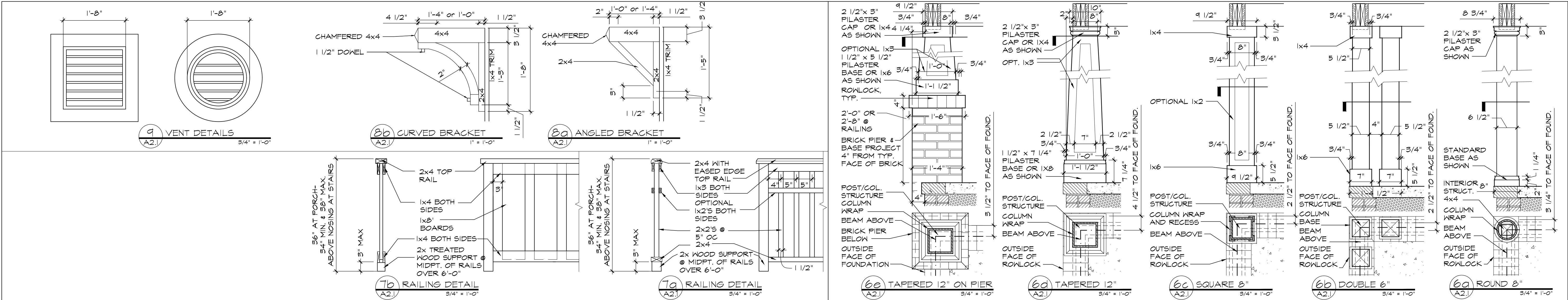
Warren III



date 11.02.23
drafter S.S.P.
checked by C.L.B.
proj. no. T-23060.2
revisions date

Floorplan,
Foundation Plan,
Notes

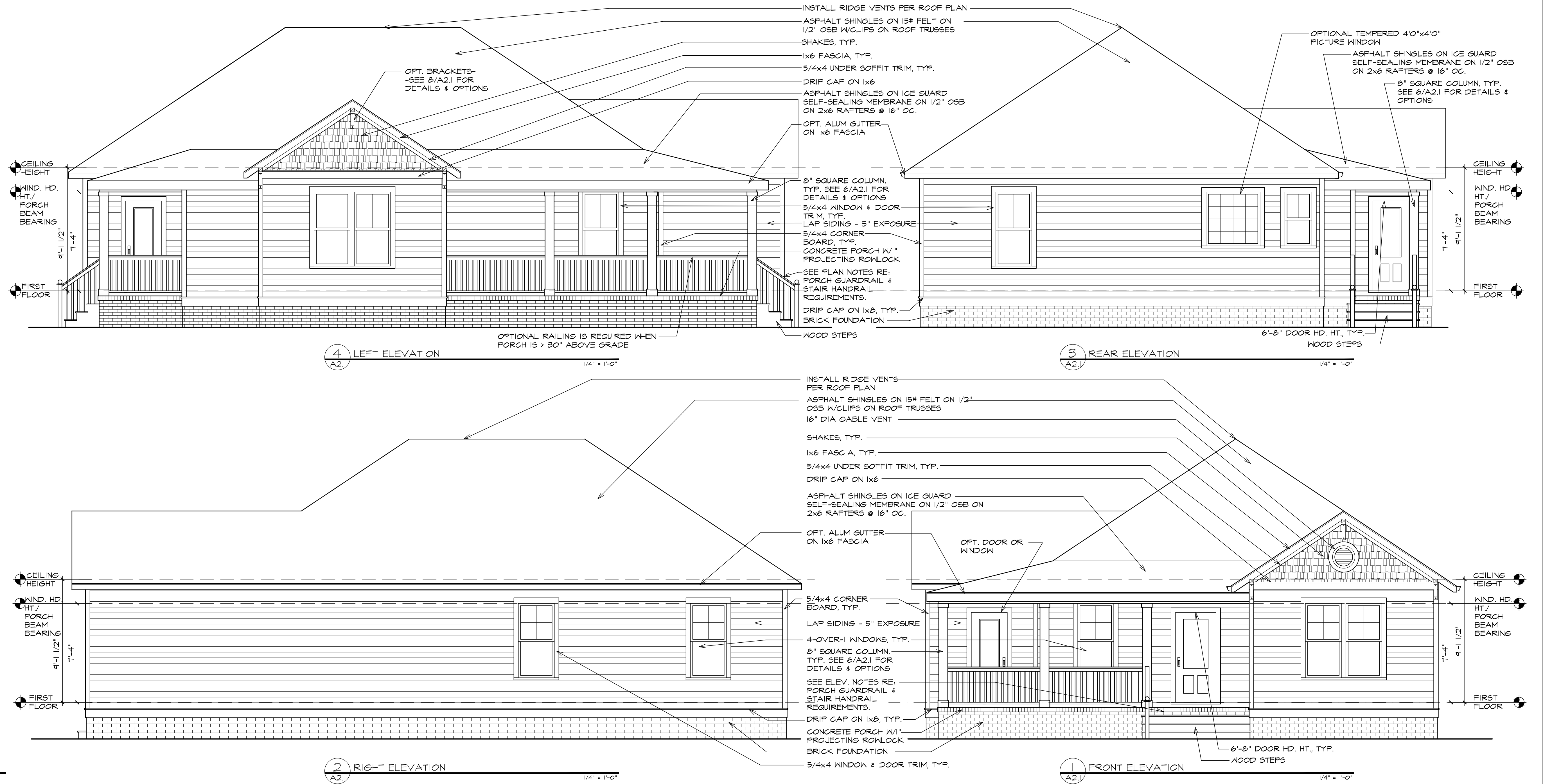
A1.1



GUARDRAIL AND HANDRAILS:
1) INSTALL HANDRAILS AND GUARDS PER 2018 NC RESIDENTIAL BUILDING CODE SECTIONS R311.2 THROUGH R312. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.
2) INSTALL HANDRAILS PER 2018 NC RESIDENTIAL BUILDING CODE SECTION R311.5.6 AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".

CLADDING VALUES
PROVIDE POS. AND NEG. WALL & ROOF CLADDING DESIGN VALUES. PLANS MAY STATE THAT WALL CLADDING IS DESIGNED FOR 24.1 LBS/SF OR GREATER POS. OR NEG. PRESSURE FOR HOUSES W/ MEAN ROOF HGT. OF 30 FT. OR LESS. ROOF VALUES, BOTH POS. & NEG., SHALL BE DESIGNED AS FOLLOWS:
- 45.4 LBS/SF FOR ROOF PITCHES OF 0/12 TO 2.25/12
- 24.8 LBS/SF FOR ROOF PITCHES OF 2.25/12 TO 1/12
- 21 LBS/SF FOR ROOF PITCHES OF 1/12 TO 12/12
VALUES STATED ARE FOR ROOFS WITH A MEAN HGT. OF 30 FT. OR LESS. ROOFS W/ MEAN HGT. GREATER THAN 30 FT. MUST SHOW SPECIFIC INFORMATION FOR CLADDING.

MEAN ROOF HEIGHT: 17'-0"



5 NOTES
A2.1

THIS PLAN IS AUTHORIZED FOR THIS ADDRESS ONLY AND IS NOT TO BE USED FOR ANY ADDITIONAL ADDRESSES WITHOUT THE PURCHASE OF ADDITIONAL LICENSES OR WRITTEN AUTHORIZATION FROM TIGHTLINES:
Single-Use License
105 N Virginia St,
Goldsboro, NC

TightLines Designs
creating great places to live
19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

Warren III



date 11.02.23
drafter S.S.P.
checked by C.I.B.
proj. no. T-23060.2
revisions date

Elevations,
Details, & Notes

A2.1

Mailer

Eugenia Daniels Etal
1288 Stoney Creek Church Rd.
Goldsboro, NC 27534

DT Grantham Real Estate Holdings
PO Box 94
Goldsboro, NC 27533

Notice Of Public Hearing

February 17, 2026

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, March 10, 2026, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following requests:

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Sincerely,

Paul D. Saylor, CZO
Planner I | Preservation Planner
Planning Department

STAFF REPORT

March 10, 2026, City of Goldsboro Historic District Commission

CASE #: CA-07-26

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

Applicant: Depot District Holdings LLC, Andrew and Howard Sowell

LOCATION

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

Street: 105 N Virginia Street, Goldsboro

PIN#: 2599-76-3586

Building: Residential

Construction: New Construction

Status: Noncontributing

NRHP#: N/A

Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

The applicant has submitted a COA application for new construction of a one-story residence in the Historic Preservation Overlay District.

Please refer to architectural plans for full description and details.

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>

Design Guidelines for Downtown Goldsboro, Revised April 2009

Section 5.0 Guidelines for New Residential Buildings

<https://www.goldsboronc.gov/wp-content/uploads/Section-5.0-Guidelines-for-New-Residential-Buildings.pdf>

STAFF COMMENTS

This plan for 105 N. Virginia Street was submitted by the same owners in July 2023 and received a COA in August 2023. No changes have been made to the plan. Details include but are not limited to:

1. Raised crawlspace foundation of brick
2. Non-vinyl windows
3. Brackets and shakes in the eaves
4. Architectural asphalt shingles
5. Hardi-plank siding
6. Wood steps

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: After the designation of a landmark or a historic district, no exterior portion of any building or other structure, above-ground utility structure or any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within such district until after an application for a COA has been submitted. 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 application.

5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All Major Works must be approved by the Historic District Commission. Major Work is any activity that does not meet the definition of a Minor Work or Normal Maintenance. See Section 5.7.9 APPROVAL PROCEDURE – MINOR WORKS for list and Section 5.7.10 for APPROVAL PROCEDURE FOR NORMAL MAINTENANCE

Meets the Design Guidelines for Downtown Goldsboro:

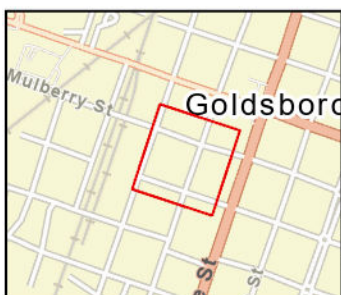
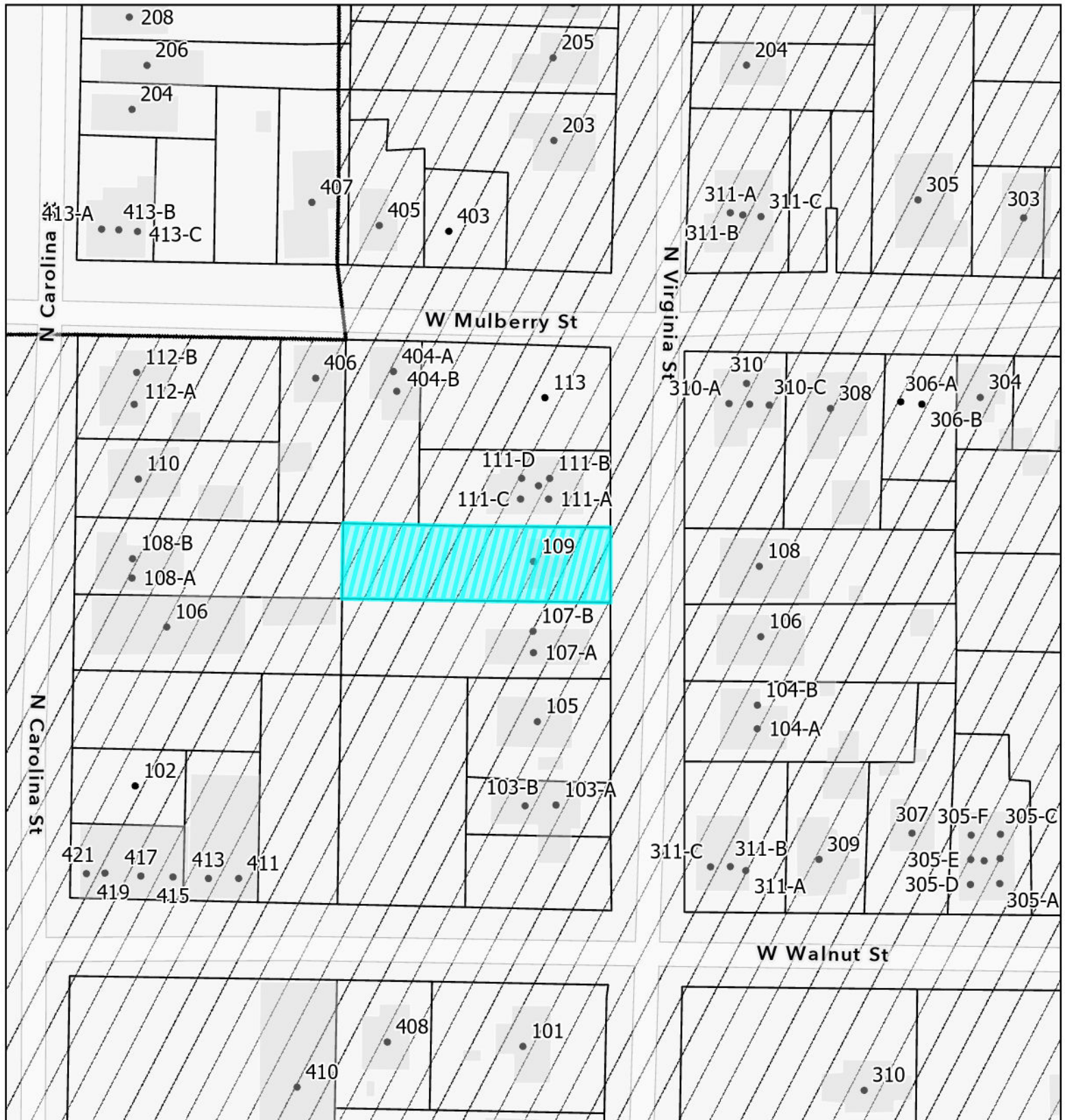
Section 5.0 Guidelines for New Residential Buildings

<https://www.goldsboronc.gov/wp-content/uploads/Section-5.0-Guidelines-for-New-Residential-Buildings.pdf>

STAFF RECOMMENDATION

Based on the preceding findings,

Commission Staff recommends that the proposal, be issued a Certificate of Appropriateness and is not incongruous with the character of the district and is supported by the current "Design Guidelines for Downtown Goldsboro" however, Planning Staff are open to recommendation and guidance from the Historic District Commission.



109 N Virginia Street

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





DEMOLISHED IN 2023

CA-08-26

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: **R-6/HD**

Parcel Identification Number: **2599-76-5604**

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

Property Address: **109 N Virginia Street**

Applicant Name*: **Depot District Holdings LLC**

Email: [REDACTED]

Phone: [REDACTED]

Total Acreage: .28

Frontage: 60ft

Depth: 210ft

***If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission. Be sure to submit an Owner's Authorization Form.**

DEVELOPER INFORMATION

Company Name **Legacy Impact Capital LLC**

Contact Name **Andrew Sowell** & *Howard Sowell*

Address [REDACTED]

Phone [REDACTED]

Email [REDACTED]

CONSULTANTING/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email

WRITTEN DESCRIPTION

Describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Use additional pages, if necessary. Refer as specifically and completely as possible to the City's Design Guidelines.

New Construction Brookstone III plan

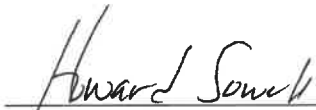
Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing of notification sign. Applicants are required to attend the meeting to present their application 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

2/12/24
Date

Application Fees (Includes advertisement fee): Minor = \$ 50
✓ Major = \$ 150
ATF = \$ 500

Fee Type: ☐ Cash ☐ Check # ☒ Credit Card



Brookestone, Front Rendering

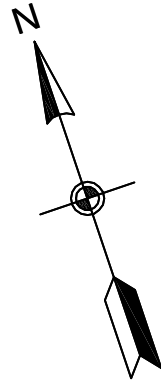


JASON T PATE III
AND KELLY D PATE
BK 3414 PG 682
ZONE O&I-1

N 22 30' 00" E 60'
TYPE B LANDSCAPE BUFFER
COMPLIANCE WITH
EXISTING VEGETATION

SETBACK 25'

JOYCE F MOORE
BK 1240 PG 765
ZONE R6



YAHAIRA V CONTRERAS ETAL
BK 3872 PG 229
ZONE R6

PROPOSED HOUSE

PORCH

DRIVEWAY

EXISTING SIDEWALK

EXIST.
CONC.
DRIVE

CONNECT TO EXISTING WATER METER

CONNECT TO EXISTING SEWER SERVICE

N VIRGINIA ST

PROPERTY INFORMATION:

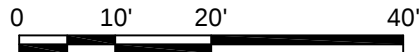
ADDRESS: 109 N VIRGINIA STREET
PROPERTY OWNER: DEPOT DISTRICT HOLDINGS
5003 DUNWOODY TRAIL
RALEIGH, NC 27606

TAX PARCEL #: 2599765604
ZONING: R6
DEED: BOOK 3159 - PAGE 168
AREA: 12,600 SF (0.29 Ac +/-)
NUMBER OF UNITS: 1
NUMBER OF BEDROOMS: 3
GROSS FLOOR AREA: 1528 SF
BUILDING HEIGHT: APPROXIMATELY 22'
PROPOSED USE: RESIDENTIAL
FLOOD HAZARD AREA: NONE

CITY OF GOLDSBORO
COUNTY OF WAYNE
BK 3148 PG 692
ZONE R6

LAYOUT PLAN

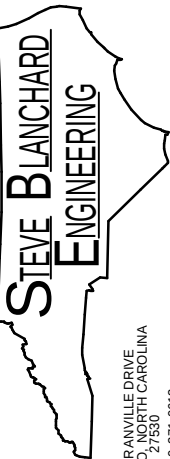
1" = 20'



SCALE:1"=20'

** PROPERTY BOUNDARY IS FROM DEED BK 3159/PG 168. THIS SITE PLAN BOUNDARY IS FOR REFERENCE ONLY AND NOT TO BE CONSIDERED A BOUNDARY SURVEY.

ENGINEERING, PERMITTING, PLANNING
SCHEDULING & DESIGN



2207 GRANVILLE DRIVE
GOLDSBORO, NORTH CAROLINA
27530
910-271-9613

REVISIONS	
No.	DESCRIPTION

SCALE VARIES	DESIGNER STB
DATE JUL 19 2024	DRAWN BY STB
JOB No. 20240717	CHECKED BY STB

DEPOT DISTRICT HOLDINGS, LLC
109 N VIRGINIA ST, GOLDSBORO, NC

HOUSE SITE PLAN

SHEET No.

C-1

DESIGN LOADS

The following are design loads for Wayne County, NC. For all other locations refer to the building code and any applicable local requirements.

1. Building Codes	
1.1 2018 North Carolina Residential Code (2015 International Residential Code with North Carolina Amendments)	
1.2 Minimum Design Loads for Building and Other Structures, ASCE 7-10.	
2 Roof Dead Load	15 PSF
3 Roof Live Load	20 PSF
4 Typical Floor Dead Load	10 PSF
5 Floor Live Loads	
5.1 Rooms other than sleeping rooms	40 PSF
5.2 Sleeping Rooms	30 PSF
5.3 Stairs	40 PSF
5.4 Decks	40 PSF
5.5 Exterior Balconies	60 PSF
6 Wind Loads / Data	
6.1 Ultimate Design Wind Speeds	130 MPH
6.2 Wind Importance Factor, I_W	1.00
6.3 Exposure	B
6.4 Walls (Component and Cladding)	25 PSF
6.5 Roofs (Component and Cladding)	
6.5.1 Roof Slopes 2.25/12 to 7/12	34.8 PSF
6.5.2 Roof Slopes 7/12 to 12/12	21 PSF
7 Seismic Loads / Data	
7.1 Seismic Use Group	0.075
7.2 Spectral Response Coefficient, S_DS	0.17g and <0.33g
7.3 Site Class	D
7.4 Seismic Importance Factor, I_S	1.00
7.5 Seismic Design Category	B

FOUNDATIONS & CRAWL SPACES

- Foundations shall conform to the requirements of the North Carolina Residential Building Code, Chapter 4. Should a conflict occur between these drawings and the aforementioned building code references the more stringent shall govern.
- The architect has not received a subsurface investigation. The foundation is based upon an assumed soil bearing capacity of 2000 psf net bearing. Verification of this assumed value is the responsibility of the owner or contractor should any adverse soil condition be encountered the architect must be contacted before proceeding.
- Foundations shall extend not less than 12 inches below the finished natural grade and in no case less than the frost line depth. Foundation walls are assumed to restrain earth pressures of 50 psf or less, unbalanced fill and foundation wall construction shall conform to tables 404.1 of the North Carolina Residential Building Code. Site topography has not been provided to TightLines Designs. Report any unusual site conditions to TightLines Designs before construction.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95 percent maximum dry density.
- Excavation for footings shall be lined temporarily with a 6 mil polyethylene if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be poured against any subgrade containing water, ice, frost, or loose material.
- Enlarged perimeter footings are to be poured monolithically with wall footings. Reinforcement for wall footings, if any, shall run continuously through column footings.
- Crawl space vents to be 8"x16" w/ min. 50% free air, and shall be located within 3' of each corner unless closed crawl space. Crawl space door may serve as vent.
- Install 6 mil. vapor barrier below all slabs and on ground area within all crawlspaces.
- Provide min. 18x24 access panel or larger as required by the NC Mechanical Code when mechanical equipment is located in the crawlspace.
- Remove earth as required to achieve a minimum clearance from ground to underside of floor joists of 18".
- Provide foundation drains at all foundation walls. Coordinate location to daylight with owner.

CONCRETE

- Concrete shall have normal weight aggregate and a minimum compressive strength (f_c) at 28 days as listed below.
 - 1.1 Footings 3000 psi
 - 1.2 Slabs-on-grade 4000 psi
 - 1.3 Elevated Slabs 3500 psi
 - Concrete shall be proportioned, mixed, and placed in accordance with ACI 318 latest edition "Building Code Requirements for Reinforced Concrete" and ACI 301 latest edition "Specifications for Structural Concrete for Building"
 - Entrained air must be used in all concrete that will be exposed to freezing and thawing and deicing chemicals. Amount of air entrainment (percent) shall be in accordance with the following schedule with a range of ± 1 to ± 2 percentage points of the target value:
 - 3.1 Footings 5%
 - 3.2 Interior Slabs 0% see note below
 - 3.3 Exterior Slabs 5%
 - Note: It is recommended that interior slabs to be given a smooth, dense, hard-traveled finish not contain entrained air since blistering or delamination may occur. If slab will be exposed to deicing or other aggressive chemicals contact TightLines Designs for proper air entrainment requirements.
 - No admixtures shall be added to any structural concrete without written permission of the architect.
- ### CONCRETE SLABS ON GRADE
- Concrete slabs on grade shall be constructed in accordance with ACI 302.1R-96 "guide for concrete slab and slab construction".
 - The architect is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions.
 - Control joints shall be spaced in slabs on grade at a maximum of 20'-0" O.C. Unless noted otherwise.
 - Control joints shall be produced using conventional processes within 4 to 12 hours after the slab has been finished.
 - Reinforcing steel shall not extend through the control joint.
 - All welded wire fabric for concrete slab on grade shall be supplied in flat sheets
 - All welded wire fabric for concrete slab on grade shall be placed 2" from top of slab. The WVF shall be securely supported during the concrete pour.

FOUNDATION & FLOOR FRAMING NOTES

- All dimensions stretched from the outside face of the foundation wall or the center line of piers.
 - Typical pier is 16"x16" w/ 24"x24"x12" footing, U.N.O.
 - Typical wall footing is 16"W x 8"D, U.N.O.
 - All girders and joists to be SPF, U.N.O.
 - Typical floor joists to be 2x10s @ 16" o.c., U.N.O.
 - See sheet A1.1 & A3.1 for additional foundation & framing notes.
- ### FLOOR FRAMING NOTES
- Floors shall be constructed in accordance with the requirements listed in the North Carolina Residential Building Code Chapter 5.
 - Floors are designed for the uniformly distributed loads shown in the general structural notes. Special loading conditions must be reported to TightLines Designs; TightLines Designs is not responsible for floor defects resulting from unreported conditions.
 - P denotes a point load from above. Provide solid blocking to foundation w/ the same number of studs as above.
 - Install double joists or see truss manf. dwgs. for support under parallel non load bearing partitions above typ.
 - Floor sheathing shall be APA rated sheathing exposure 1 or 2, 3/4" T&G glued and attached to its supporting framing with 1-8d CC nail at 6" O.C. At panels edges and at 12" O.C. In panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Panel end joints shall occur over framing.
 - Joists framing into the side of a girder shall be supported by a 2x2 ledger or by manuf. recommended hangers.

FLOOR PLAN NOTES:

- All interior walls drawn @ 3 1/2" wide & exterior walls drawn w/sheathing @ 6" wide. All dimensions are drawn to face of stud or face of stud on interior walls and to exterior sheathing on exterior walls.
- All windows to have screens.
- Provide plastic coated wire shelving w/clothes rod in coat closet & bedroom closets, one (1) shelf in laundry closet & four (4) shelves in pantry.
- See above for additional framing notes.

Brookstone III

1016	1ST FLOOR SF
512	2ND FLOOR SF
1528	TOTAL HEATED SF
182	FRONT PORCH SF
77	REAR PORCH SF
13	EXT. STORAGE SF

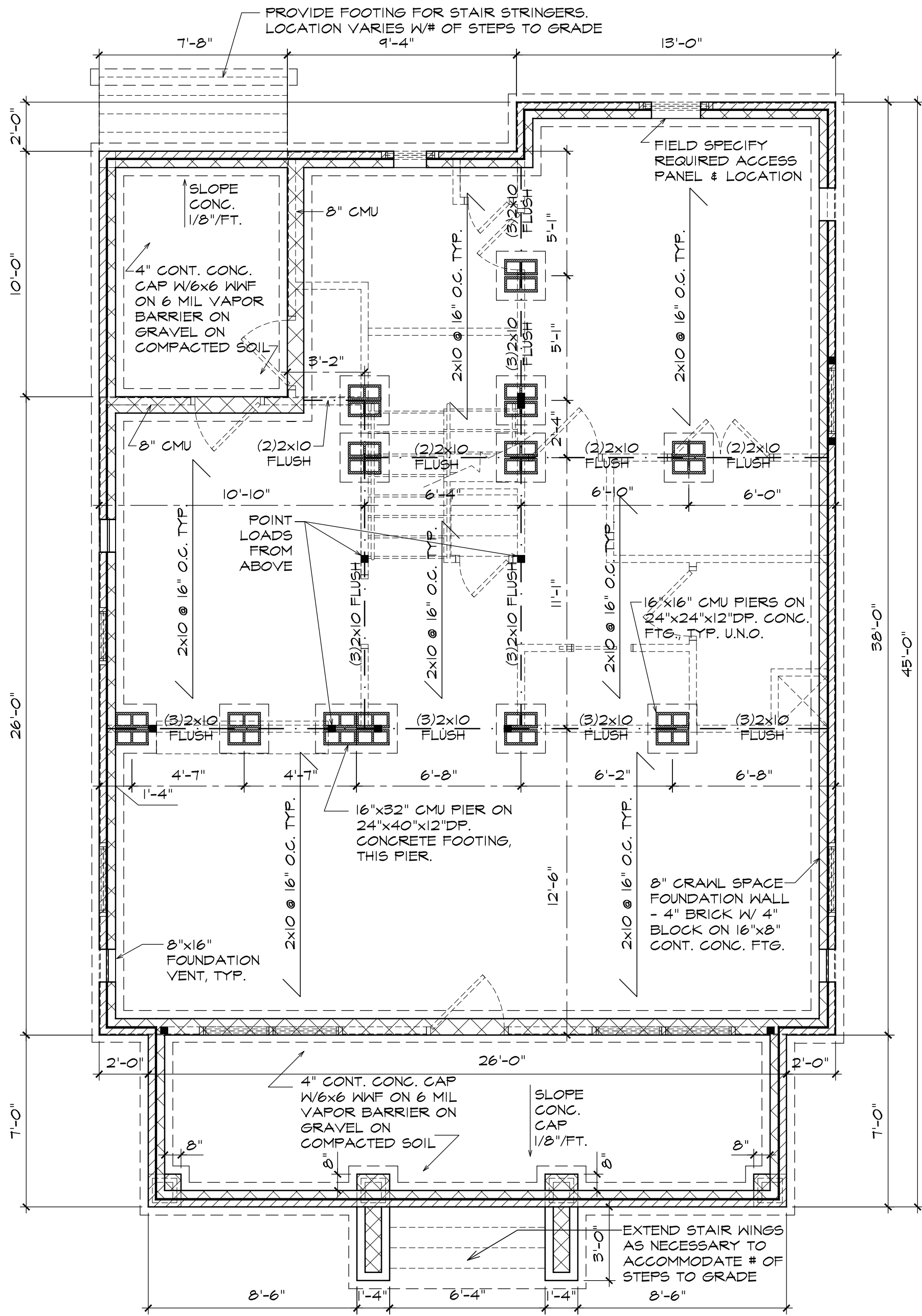


GENERAL STRUCTURAL NOTES:

- This structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The architect is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The architect will not be held responsible for the contractor's failure to conform to the construction documents, should any non-conformities occur.
- Verification of assumed field conditions is not the responsibility of the architect. The contractor shall verify the field conditions for accuracy and report any discrepancies to TightLines Designs before construction begins.
- This structure and all construction shall conform to all applicable sections of the North Carolina residential code and any local laws where the structure is to be constructed.

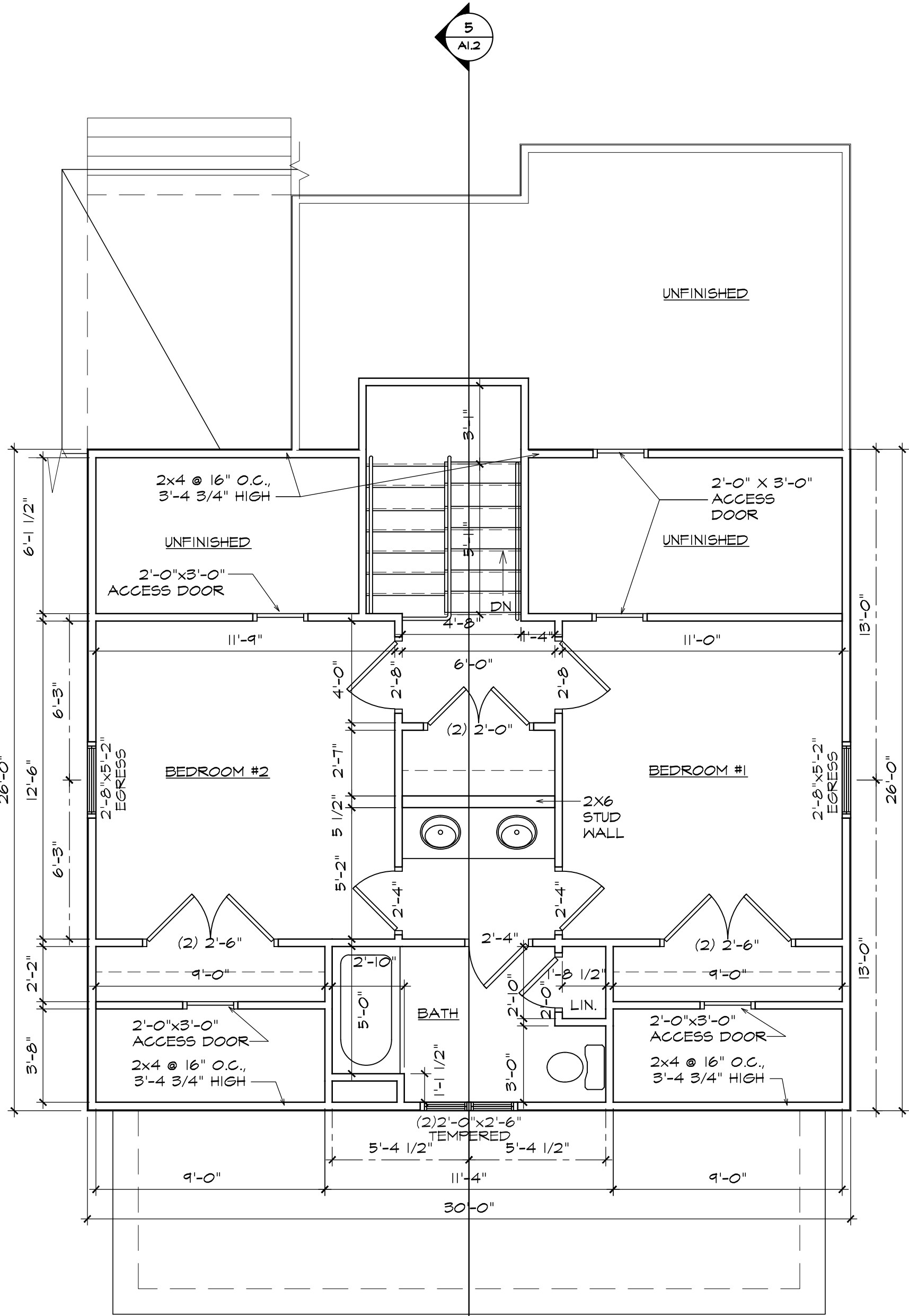
CRAWL SPACE VENT CALCS:
CRAWL SPACE W/ VAPOR BARRIER REQUIRES 1 SF VENT AREA PER 1500 SF CRAWL SPACE AREA
1029 SF CRAWL SPACE/1500 SF = 0.68 SF VENT AREA
0.68 SF x 144 Sq.in/SF = 97.92 Sq.in.
8"x16" VENTS W/50% FREE AIR SPACE = 64 Sq.in. FREE AIR PER VENT
97.92 Sq.in./64 Sq.in. = 1.53 VENTS REQUIRED
5 VENTS PROVIDED

FIELD SPECIFY REQUIRED ACCESS PANEL & LOCATION - SEE NOTES ON A1.1 FOR ADDITIONAL CRAWL SPACE DETAILS



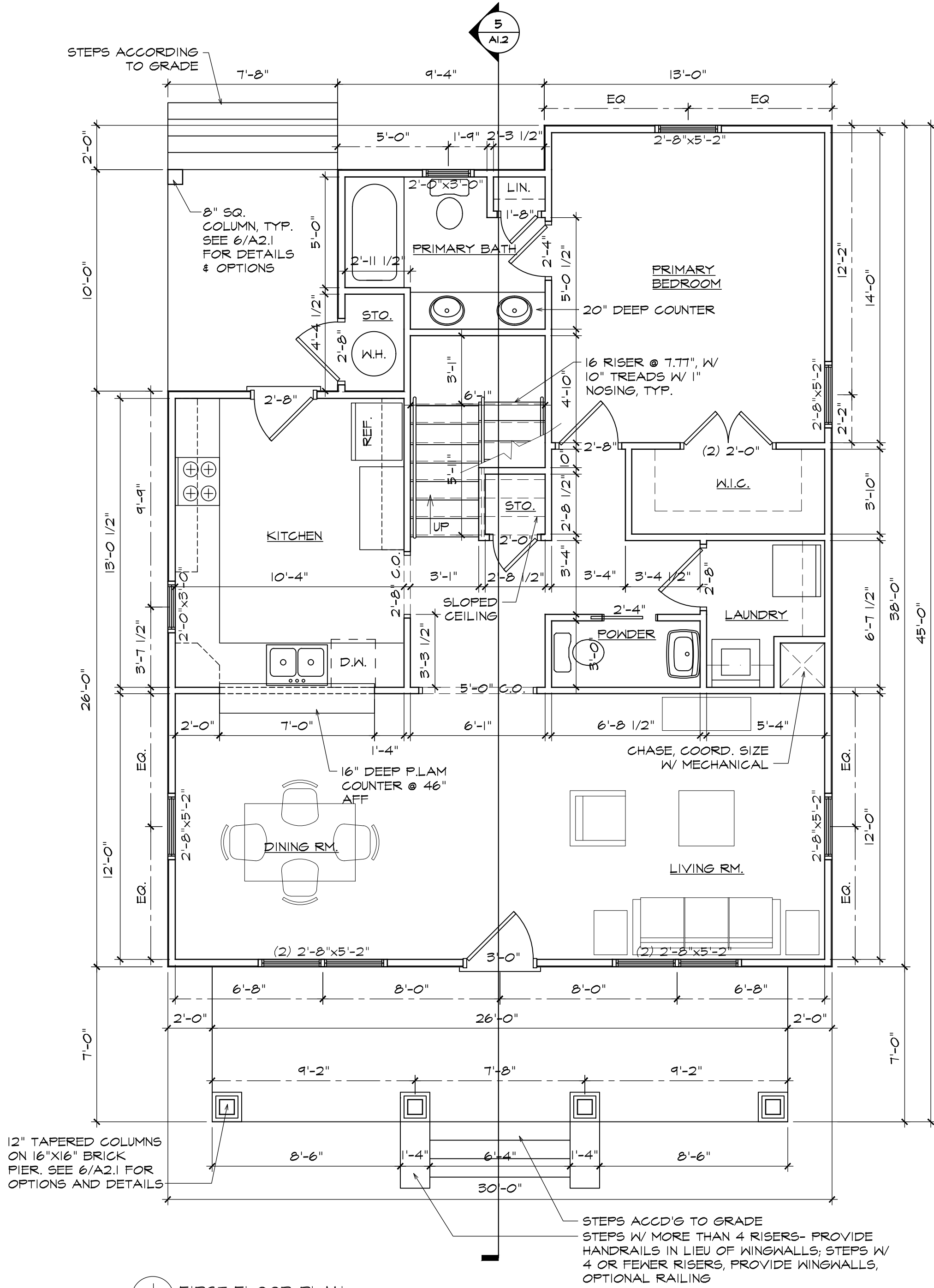
3 FOUNDATION PLAN

1/4" = 1'-0"



2 SECOND FLOOR PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

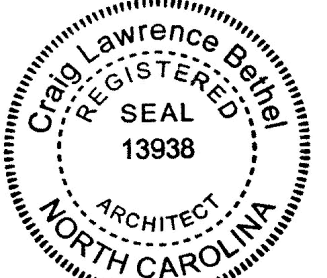
1/4" = 1'-0"

THIS PLAN IS
AUTHORIZED FOR THIS
ADDRESS ONLY AND IS
NOT TO BE USED FOR
ANY ADDITIONAL
ADDRESSES WITHOUT
THE PURCHASE OF
ADDITIONAL LICENSES
OR WRITTEN
AUTHORIZATION FROM
TIGHTLINES:

Single-Use License
109 N Virginia St,
Goldsboro, NC

TightLines Designs
creating great places to live
19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

Brookstone
III



date 10.30.23
drafter S.S.P.
checked by C.L.B.
proj. no. T-23060.3
revisions date

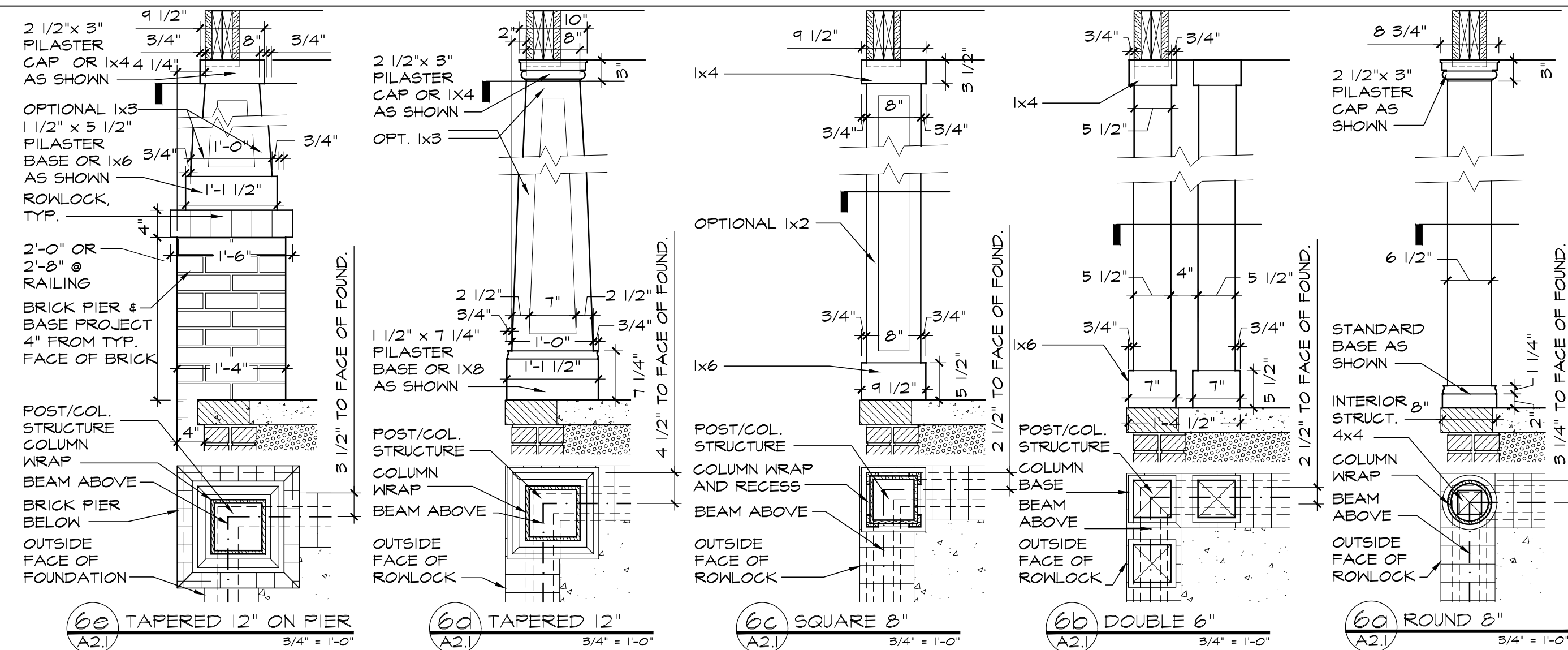
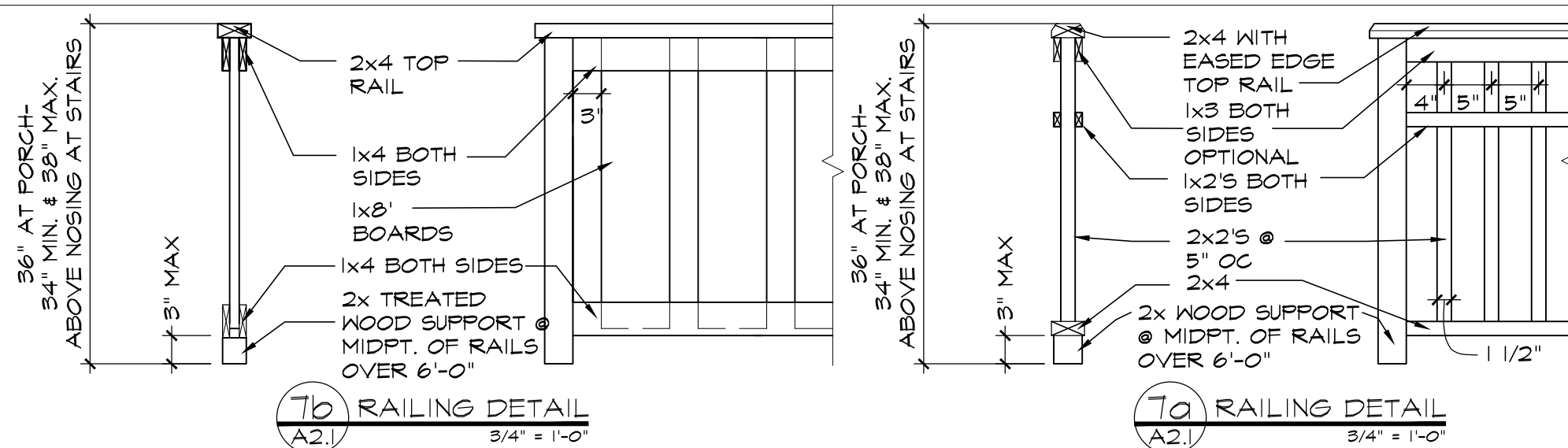
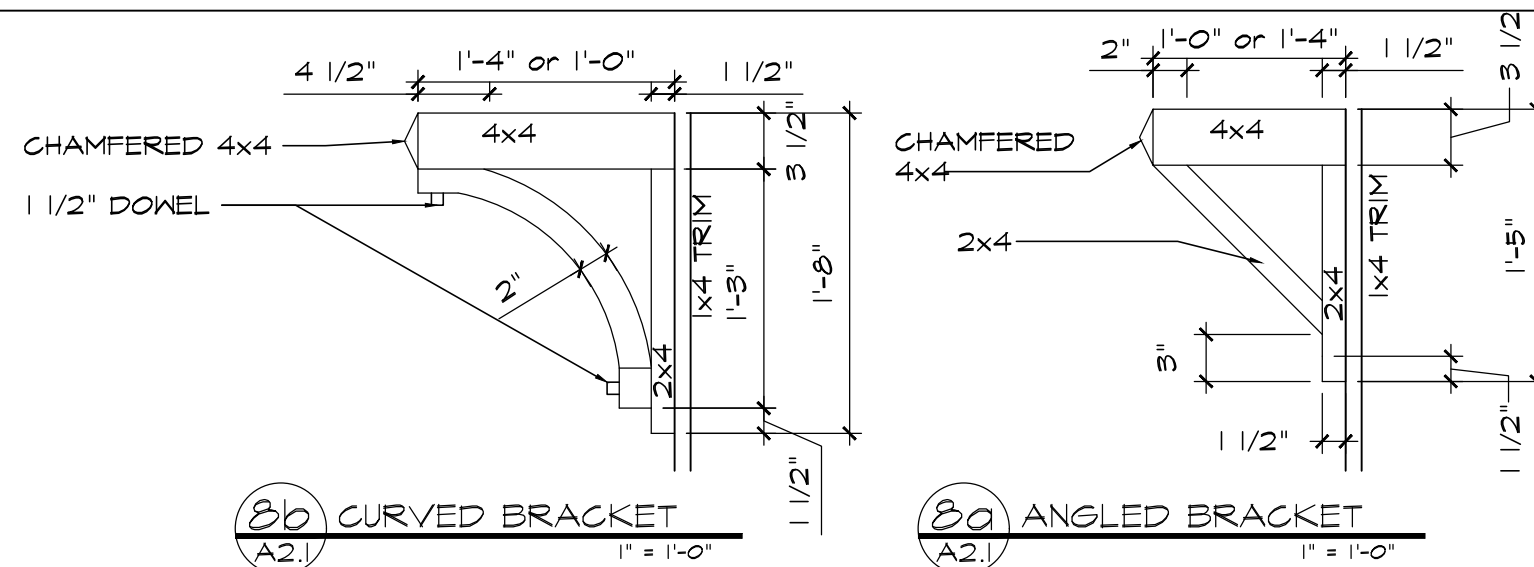
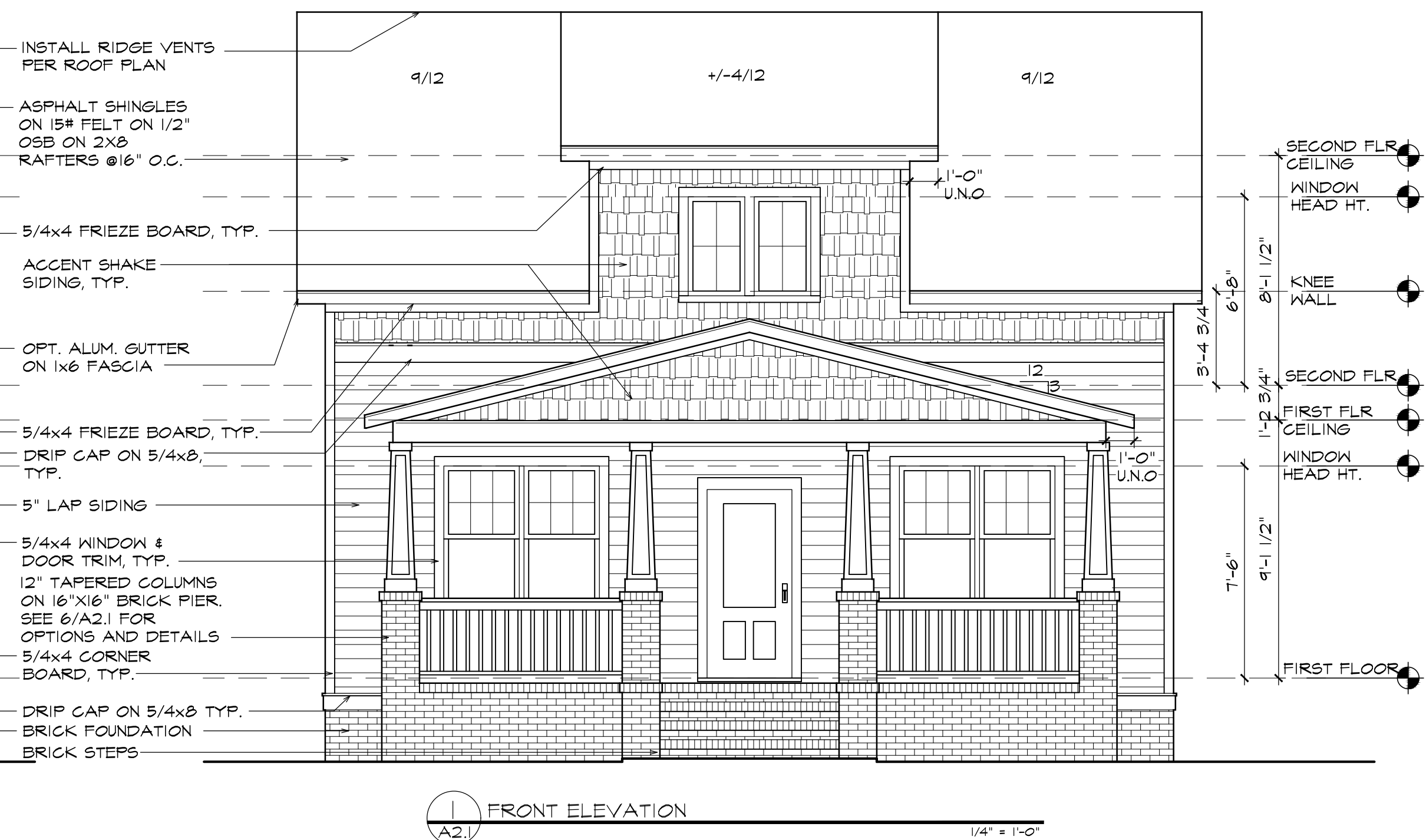
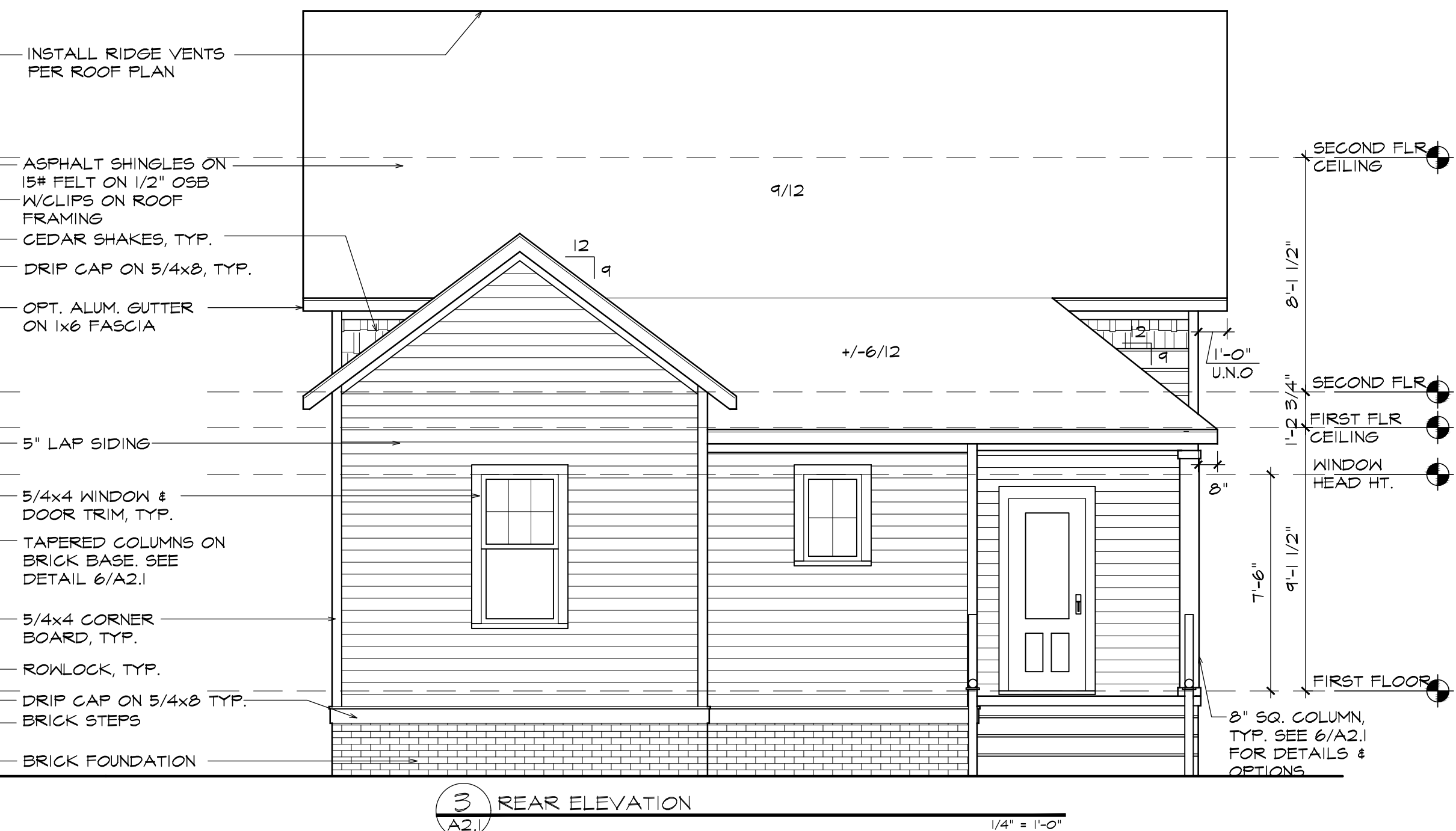
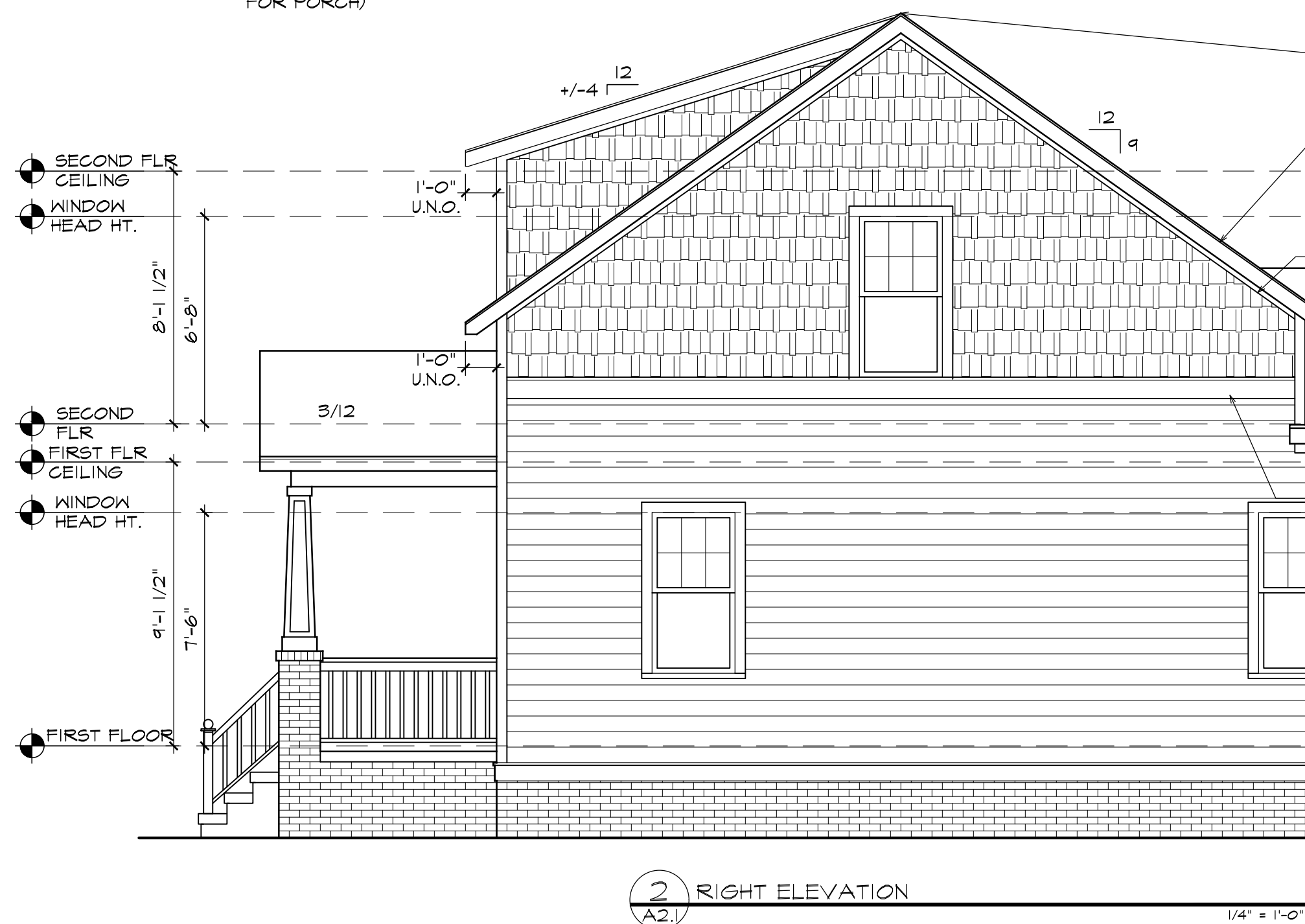
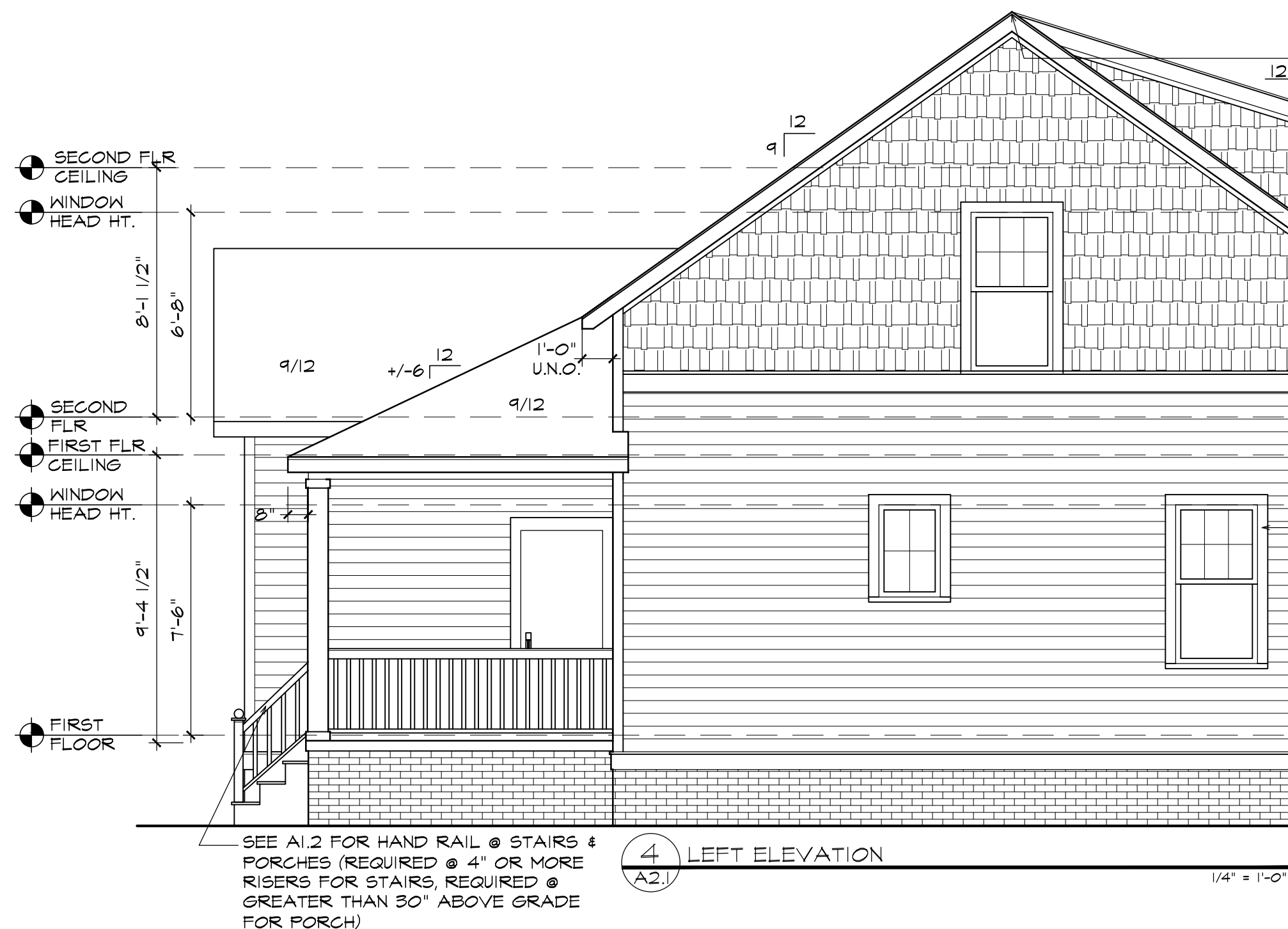
Floorplan,
Foundation Plan,
Notes

A1.1

GUARDRAIL AND HANDRAILS:
1) INSTALL HANDRAILS AND GUARDS PER 2018 RESIDENTIAL BUILDING CODE SECTIONS R311.7.2 THROUGH R312. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.
2) INSTALL HANDRAILS PER 2018 RESIDENTIAL BUILDING CODE SECTION R311.5.6 AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".

CLADDING VALUES
PROVIDE POS. AND NEG. WALL & ROOF CLADDING DESIGN VALUES. PLANS MAY STATE THAT WALL CLADDING IS DESIGNED FOR 24.1 LBS/SF OR GREATER POS. OR NEG. PRESSURE FOR HOUSES W/ MEAN ROOF HGT. OF 30 FT. OR LESS. ROOF VALUES, BOTH POS. & NEG., SHALL BE DESIGNED AS FOLLOWS:
- 45.4 LBS/SF FOR ROOF PITCHES OF 0/12 TO 2.25/12
- 24.8 LBS/SF FOR ROOF PITCHES OF 2.25/12 TO 7/12
- 21 LBS/SF FOR ROOF PITCHES OF 7/12 TO 12/12
VALUES STATED ARE FOR ROOFS WITH A MEAN HGT. OF 30 FT. OR LESS. ROOFS W/ MEAN HGTS. GREATER THAN 30 FT. MUST SHOW SPECIFIC INFORMATION FOR CLADDING.
MEAN ROOF HEIGHT: 22'-5"

5 NOTES
A2.1



THIS PLAN IS AUTHORIZED FOR THIS ADDRESS ONLY AND IS NOT TO BE USED FOR ANY ADDITIONAL ADDRESSES WITHOUT THE PURCHASE OF ADDITIONAL LICENSES OR WRITTEN AUTHORIZATION FROM TIGHTLINES:
Single-Use License
109 N Virginia St,
Goldsboro, NC

TightLines Designs
creating great places to live
19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

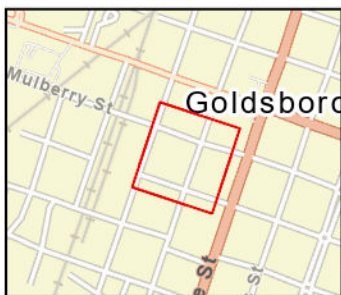
Brookstone
III



date 10.30.23
drafter S.S.P.
checked by C.L.B.
proj. no. T-23060.3
revisions date

Elevations, Details, & Notes

A2.1



Abutting Properties

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

2026

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



Mail to Neighbors

Paulette Moore Thomas
1556 S Jefferson Court
Lancaster, PA 17602

Yahaira V Contreras
700 Spence Avenue
Goldsboro, NC 27534

Jason T Pate III
207 Walnut Creek Drive
Goldsboro, NC 27534

Notice Of Public Hearing

February 17, 2026

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, March 10, 2026, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following requests:

1. **CA-04-26 – 302 S. John Street**: The applicant is requesting a Certificate of Appropriateness to restore the historic portion of the Best-Mangum House and complete new construction of an addition to the east of the main house and new construction of a detached one and a half story garage/carriage house to the east of the main structure. The property is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the east side of S. John Street between E. Spruce and E. Pine Streets and is further identified as NCPIN 2599-94-1570.
2. **CA-06-26 – 801 Park Avenue**: The applicant is requesting After-the-Fact approval for an accessory structure that was placed on their property without applying for a Certificate of Appropriateness. The property is currently Zoned Residential-16 (R-16) and is located within the City of Goldsboro's Historic Preservation Overlay District. The property considered for approval is located on the northwest corner of Park Avenue and north Lionel Street and is further identified as NCPIN 3509-36-1720.

3. **CA-07-26 – 105 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-5510.
4. **CA-08-26 – 109 N. Virginia Street:** The applicant is requesting a Certificate of Appropriateness for new residential construction of a single-family home. The property is currently zoned Residential 6 (R-6) and is located within the City of Goldsboro's Historic Preservation Overlay district. The property considered for approval is located mid-block on the west side of N. Virginia Street between W. Walnut and W. Mulberry Streets and is further identified as NCPIN 2599-76-3586.

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, CZO
Planner I | Preservation Planner
Planning Department

STAFF REPORT

March 10, 2026, City of Goldsboro Historic District Commission

CASE #: CA-08-26

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

Applicant: Depot District Holdings LLC, Andrew and Howard Sowell

LOCATION

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

Street: 109 N Virginia Street, Goldsboro

PIN#: 2599-76-3586

Building: Residential

Construction: New Construction

Status: Noncontributing

NRHP#: N/A

Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

The applicant has submitted a COA for new construction of a one-and-one-half-story residence in the Historic Preservation Overlay District.

Please refer to architectural plans for full description and details.

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>

Design Guidelines for Downtown Goldsboro, Revised April 2009

Section 5.0 Guidelines for New Residential Buildings

<https://www.goldsboronc.gov/wp-content/uploads/Section-5.0-Guidelines-for-New-Residential-Buildings.pdf>

STAFF COMMENTS

This plan for 105 N. Virginia Street was submitted by the same owners in July 2023 and received a COA in August 2023. No changes have been made to the plan. Details include but are not limited to:

1. Raised crawlspace foundation of brick
2. Non-vinyl windows
3. Brackets and shakes in the eaves
4. Architectural asphalt shingles
5. Hardi-plank siding
6. Brick steps
7. Tapered columns on brick base

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: After the designation of a landmark or a historic district, no exterior portion of any building or other structure, above-ground utility structure or any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within such district until after an application for a COA has been submitted. 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 application.

5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All Major Works must be approved by the Historic District Commission. Major Work is any activity that does not meet the definition of a Minor Work or Normal Maintenance. See Section 5.7.9 APPROVAL PROCEDURE – MINOR WORKS for list and Section 5.7.10 for APPROVAL PROCEDURE FOR NORMAL MAINTENANCE

Meets the Design Guidelines for Downtown Goldsboro:

Section 5.0 Guidelines for New Residential Buildings

<https://www.goldsboronc.gov/wp-content/uploads/Section-5.0-Guidelines-for-New-Residential-Buildings.pdf>

STAFF RECOMMENDATION

Based on the preceding findings,

Commission Staff recommends that the proposal, be issued a Certificate of Appropriateness and is not incongruous with the character of the district and is supported by the current "Design Guidelines for Downtown Goldsboro" however, Planning Staff are open to recommendation and guidance from the Historic District Commission.