

City of Goldsboro  
Historic District  
Commission  
April 07, 2026

***The Commission***

Fritz Knack - Chairperson

John Peacock – Vice Chairperson

David Archibald

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, April 07, 2025**

- I. Call to Order/Roll Call
- II. Action on Minutes – March 10, 2025
- III. Old Business
  1. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.
- IV. New Business
  1. **CA-06-26 – 801 Park Avenue:** The applicant is requesting After-the-Fact approval for a privacy fence 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 northeast corner of Park Avenue and north Lionel Street and is further identified as NCPIN 3509-36-1720.
- V. Reports/Discussion
  1. Fill vacant seat on commission.
- VI. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE  
GOLDSBORO HISTORIC DISTRICT COMMISSION  
MARCH 10, 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 Tuesday, March 10, 2026.

Present: Mr. Fritz Knack, Presiding  
Mr. Richard Best (arrived at 5:34 pm)  
Ms. Nancy Delia  
Mr. David Archibald  
Ms. Manning Musgrave

Mr. Derek Roche (ALT)

Also Present: April Choice, Development Services Director (arrived at 6:03 pm)  
Mark E. Helmer, Planning Services Manager  
Kenny Talton, Assistant Planning Services Manager  
Paul Saylor, Planner I/Preservation Planner  
Holly Jones, Planning Executive Assistant

Absent: Ms. Judith McMillen  
Mr. John Peacock, Vice Chair  
Ms. Rebekah Dunn (ALT)

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

**Approval of Minutes**

Mr. Archibald made a motion to approve the minutes of the Regular Meeting of January 6, 2026. The motion was seconded by Ms. Musgrave and unanimously carried.

Mr. Best arrived at 5:34 PM.

**New Business**

**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.

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

Mr. Saylor offered for the Commission members to view the large plans for the project, if they so wished. Mr. Knack asked if anything had changed since the last time a COA was requested to restore this property. Mr. Saylor stated that it had not.

Mr. Knack opened the public hearing. The following people spoke, after being properly sworn in:

1. Andrew Sowell, owner. Mr. Best asked about the existing structure and the plan for restoration, including a timeline, if the request was approved. Mr. Sowell stated that the front third was the existing standing structure, the middle third is just a

foundation, the back third will be the new addition. He stated that he would love to get permits and get started tomorrow. Mr. Sowell stated that he was not sure of the timeline, as he was not sure about the stability of the front section, and how much repair was needed. He stated he would fix the stability and rot, and as soon as the front third was fixed up he would begin framing on the rest of the structure.

Ms. Delia asked what type of windows he planned to use. Mr. Sowell stated he is aware of the covenants and restrictions on the property; he will not use vinyl windows and will do what is within allowed restrictions but still affordable.

Mr. Sowell stated that he has some of the original shutters, as well as other period correct shutters that he plans to restore. He also plans to restore the existing front door.

2. John Lewis, neighbor, stated that the property has been an eyesore for over 20 years. He is in favor of the restoration and preservation, but asked that the City stay on top of the situation to ensure the project keeps moving forward.

No one else spoke and the public hearing was closed.

Mr. Best asked what assurance they had that the property would be restored this time, if it was approved again. Mr. Knack asked if enforcement would keep an eye on things. Mr. Saylor stated that the City would keep up with the progress, and the owners have 180 days to start the project. Mr. Best asked if the property sits another year with no work being done, could the City do something about it. Mr. Saylor stated that they could, with approval from Preservation North Carolina (PNC).

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

April Choice, Development Services Director, arrived at 6:03 PM

**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.

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

Mr. Knack asked if the accessory structure was fine from a Historic District perspective, but violates the Zoning Standards. Mr. Saylor stated it was not incongruous with the guidelines, but does need to be moved further off the property line to meet minimum setbacks. Mark Helmer, Planning Services Manager, confirmed that the structure has to meet Zoning Standards and minimum setbacks. He stated that once a COA was issued to allow the building, Planning staff could step in to ensure it was placed properly on the property and building permits could be issued. Ms. Musgrave asked for confirmation that the only problem was that the building needed to be moved off the property line. Mr. Helmer confirmed that was correct; the building needed to meet setback standards.

Mr. Saylor read a letter from the owner of a neighboring property in favor of approving the request. (See Exhibit A)

Mr. Knack opened the public hearing. The following person spoke, after being properly sworn in:

1. Mark Kunkel, neighbor at 315 Park Ave, stated that he had not seen any bad improvements done to the property.

No one else spoke and the public hearing was closed.

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

**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.

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

Mr. Knack opened the public hearing. The following person spoke, after being properly sworn in:

1. Howard Sowell, owner. Ms. Delia asked if the property would be for sale or rent once the home was complete. Mr. Sowell stated that the property would be for sale.

Mr. Best asked if the home would have a raised foundation or be on a slab. Mr. Sowell stated it would be a raised foundation.

No one else spoke and the public hearing was closed.

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

**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.

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

### **Announcements**

Mr. Best announced that this was his last meeting as he was moving out of the state; he had already sent in his resignation. He asked the Commission to remember what Judge Charles Gaylor had imparted to them at a previous meeting; you cannot make everyone happy, so be careful what is approved now for risk of what might be lost in the future. The Commission expressed that they would miss him and his expertise.

### **Old Business/Updates**

Paul Saylor, Planner I/Preservation Planner, stated that he had spoken with Mr. Richter regarding St. Paul Methodist Church. The new Preservation Engineer they have hired believes they can brace the existing towers, without destruction or remodeling. He stated there are also other issues they are looking at with the older addition as well.

Paul Saylor, Planner I/Preservation Planner, stated he is still working with the Wayne County Museum to find an appropriate door. They have found a vendor to get them a quote for a custom door. Mr. Knack asked if would do any good to send reminders to them. Mr. Saylor stated that he would keep in contact.

**Other Business**

Mr. Best asked if we could have something that was sent to new owners when they purchase a property in the Historic District to make them aware of the requirements and restrictions, rather than just a violation after they have done something wrong. Mark Helmer, Planning Services Manager, stated that the Department is hoping to send out a mass mailing to the property owners to make sure they are aware, and to offer assistance with the application process. He stated that the problem is the Department is not alerted when properties change owners. April Choice, Development Services Director, confirmed they were looking into doing multiple mailings per year as a reminder, and are also considering contacting and educating local realtors. Kenny Talton, Assistant Planning Services Manager, stated that homes in the Accident Potential Zone have a notation on the plat when they are bought and sold; perhaps that was something that could be considered as a required statement on future plats. Mr. Knack suggested seeing if the notice could be tied to the process when new water service connections were applied for.

Mr. Knack thanked Mr. Best for his service, and wished him all the best in the future.

There being no further business, Mr. Knack adjourned the meeting at 6:27 p.m.

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Fritz Knack  
Chair

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Holly Jones  
Planning Executive Assistant

**W. JAMES STACKHOUSE**

**JOYCE ANN KELLER**

710 Park Avenue  
Goldsboro, NC 27530  
March 8, 2026

TO: CITY OF GOLDSBORO, PLANNING SERVICES DIVISION

RE: 801 Park Avenue, Goldsboro, NC

We are writing in response to the Notice of Public Hearing that we received about CA-06-26 – 801 Park Avenue.

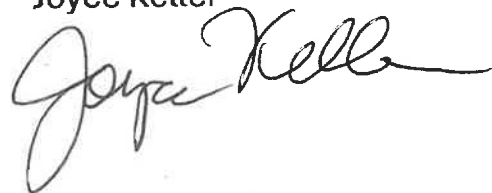
We have lived across the intersection from the house and lot at 801 Park Avenue here in Goldsboro for 45 years, since 1981. It has gone through several owners, none of whom lived in the house in the last twenty years. We have seen it become neglected and dilapidated to the point that we thought it was not redeemable.

We were elated when Mr. and Mrs. Hoyle bought the house and moved into it. We have watched as they have made improvement after improvement. We heartily endorse the changes that they have made and support their petition for “after the fact” approval for the outbuilding that they have placed on the property.

Jim Stackhouse



Joyce Keller



**CITY OF GOLDSBORO  
AGENDAMEMORADUM  
JANUARY 07, 2026 HISTORIC DISTRICT COMMISSION MEETING**

**TITLE:** CA-10-26 801 Park Avenue (Zoned Residential – 16) located within the City of Goldsboro’s Historic Preservation Overlay District. The property is located on the northeast corner of Park Avenue and north Lionel Street.

**DEPARTMENT:** Planning

**BACKGROUND:**

ADDRESS: 801 Park Avenue

PARCEL: 3509-36-1720

OWNER: Megan and Roddie Hoyle

APPLICANT: Megan and Roddie Hoyle



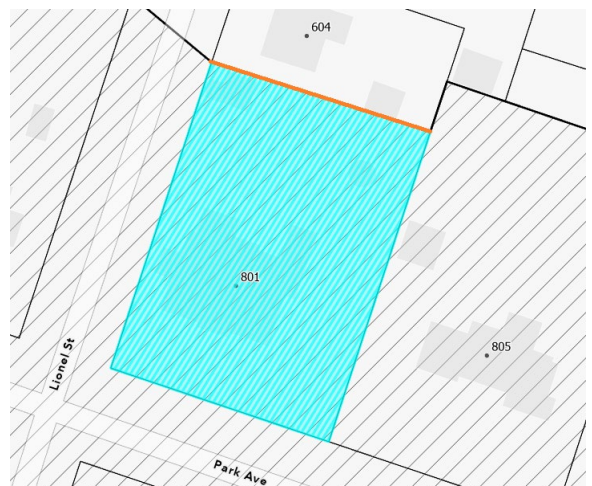
The applicant requests approval of an after-the-fact Certificate of Appropriateness (COA) for the approximately six (6) foot privacy fence of wood slats installed in the gaps around the property.

The property had some gaps between masonry walls that needed to be filled to prevent people from trespassing across the yard risking injury to their property.

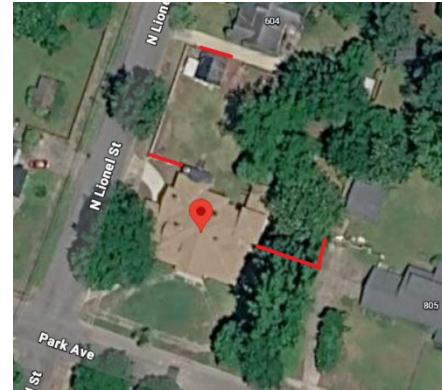
Area: .65 acres: R-16 Frontage: 143.57ft. Depth: 200ft.

**SURROUNDING ZONING**

Adjacent Zoning and Land Uses are Residential – 16. The property abutting to the north of the applicant’s property (604 Lionel) is not in the Historic District. The property abutting to the east (805 Park) is in the Historic District. The Historic District’s northern boundary runs along the northern border of the applicant’s property (801 Park) 143.57 feet.



DISCUSSION: The applicant is requesting the COA for the subject property to fill in gaps of fencing between masonry exterior walls. The gaps in total were approximately 100 feet of fencing in three separate portions of the property: the northern lot line ( $\pm 20$ ft.), a gate at the southwest rear corner of the house ( $\pm 20$ ft.), and the southeast corner of the house to the east property line ( $\pm 45$ ft.,  $\pm 15$ ft.) The applicant plans to stain the fence to match existing trim work on the house. The application was submitted on March 5, 2026.



## BRIEF HISTORY

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 19<sup>th</sup> and early 20<sup>th</sup> 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.

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.

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 COMMENTS: Staff recognize the fact that the applicant needed to close off the openings in their backyard due to multiple people trespassing onto their property risking injury. The applicant informed City Staff that adolescents have kicked in their back door and entered their home.

STAFF FINDINGS: Per the City of Goldsboro's Unified Development Ordinance (UDO) Section 5.7.6 of the Historic Preservation Overlay District states required approval for a COA to be that no exterior portion of any building or other structure shall be erected, altered, restored, moved, or demolished within such district until after a COA has been submitted. Section 5.7.8 of the same ordinance states the approval procedure for Major Works as being any activity that does not meet the definition of a Minor Work or Normal Maintenance. Section 5.7.9 of the same ordinance states that "Construction of fences (under forty-eight inches in height) for rear

and side yards” are considered Minor Works. Construction of fences over forty-eight (48”) inches shall be considered Major Works.

STAFF RECOMMENDATION: Commission Staff recommends that the after-the-fact application should 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.

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

Date: 04/07/2026  
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 \_\_\_\_\_

CA-10-26

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Zoning District: <u>Historic</u>	Parcel Identification Number: <u>3509-36-1720</u>
Type of Certificate of Appropriateness: <del>Minor</del> <input checked="" type="checkbox"/> Major <del>After-the-Fact</del>	
Property Address: <u>801 Park Avenue</u>	
Applicant Name*: <u>Megan + Raddie Hoyle</u>	
Email: <u>meganannehoyle@gmail.com</u>	Phone: <u>4197338217</u>
Total Acreage: <u>.65</u>	Frontage: <u>143.57</u> Depth: <u>200</u>

**\*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	Contact Name
Address: <u>N/A</u>	
Phone	Email

**CONSULTANTING/ENGINEERING FIRM**

Company Name	Contact Name
Address: <u>N/A</u>	
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.

close in our property with a wooden fence.

We needed to close off our backyard because multiple people wander through our yard risking injury on our property. Including kids that kicked in a door and came into our home.

We had a wooden fence installed in the gaps ~~and~~ around ~~the~~ the property and will eventually stain the fence to match our existing home's trim work.

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

Megan Hoyle

Applicant - Printed

Megan Hoyle

Applicant Signature

3/5/26

Date

Application Fees (Includes advertisement fee): Minor = \$ 50

Major = \$ 150

ATF = \$ 500

Fee Type:  Cash  Check # 380  Credit Card



# 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









PLANNING DEPARTMENT  
Paul D. Saylor, CZO, Planner I | Preservation Planner

**Notice Of Public Hearing**

March 27, 2026

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, April 7, 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-10-26 – 801 Park Avenue**: The applicant is requesting an after-the-fact Certificate of Appropriateness to approve the installation of the six (6) foot privacy fence that encloses the rear yard of the property along a portion of the east and west side yards and east property line.

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](http://www.goldsboronc.gov).**

Abutting Property Owners of CA-10-26

PIN	Owner Name	Address	City	State	Zip
3509-96-1864	Brian T Richars, Tammy, wife	604 Lionel Street	Goldsboro	NC	27530
3509-36-2668	Landmark Legacy LLC	805 Park Avenue	Goldsboro	NC	27530