



**Spencer Historic Preservation Commission
Regular Meeting Agenda
Monday, April 21, 2025, 7:00 P.M.**

- Call the Meeting to Order Leslie Ann Talbott, Chair
- Introduction & Pledge of Allegiance..... Volunteer from the Board
- Formal Roll Call..... Leslie Ann Talbott, Chair
 - [Determination of a Quorum (4 Regular Business)] – *New Quorum as of April 2025 of Four (4)*
- Approval of Minutes & Agenda
 - Adoption of Agenda for April 21, 2025, Regular Meeting.

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-25-008(A) – 600 South Carlina Avenue – Kadirmohideen Shahnavaaz (Owner); Daniel Medina, DHM Designs (Applicant/Authorized Agent); Rowan County Parcel ID: 032 003

Proposed Project:

- Exterior modifications including removal of front porch awning, replacement of existing fascia with woodgrain vinyl fascia; reconstruction of front porch steps; demolition of original wood window and closing opening with Tyvek, plywood and siding; and demolition and reconstruction of deteriorated rear steps.

2. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-25-009 – 603 4th Street – Suburban Property Management LLC (Owner); Rocco Novelli, Black Diamond Properties (Applicant/Authorized Agent); Rowan County Parcel ID: 033 191

HPC Meeting Agenda

Proposed Project:

- Exterior modifications including replacing a secondary front door on the front façade in the right-side gabled bay with a new window to substantially match the appearance of an original wood window on the front façade in the left-side gabled bay. In other words, the project will create a symmetrical front façade. The original wood window in the left-side gabled bay will be replaced with a matching substantially equivalent clad wood window. Another original wood window on the home’s left façade will also be replaced with a matching substantially equivalent clad wood window of a smaller size.

3. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-25-010 – 410 South Iredell Avenue – Nathan Brink, Brink Investment Properties LLC (Owner); Nathan & Jennifer Brink (Applicant); Rowan County Parcel ID: 033 244

Proposed Project:

- Window partial replacement project. The request includes partial replacement of up to twenty (20) original wood windows using a wood sash replacement window kit designed for use within the frame of the existing wood windows. The proposed kit is the Tucker Door & Trim Traditional Series 2100 double-hung window kit. The original front façade diamond pattern windows will not be impacted by this project.

4. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-25-008(B) – 600 South Carlina Avenue – Kadirmohideen Shahnavaaz (Owner); Cameron H., P.M., Principal, Mountain West Modeling (Applicant/Authorized Agent);

Rowan County Parcel ID: 032 003

Proposed Project:

- **(CONCEPT REVIEW ONLY)** Construction of 591 sq. ft. rear yard Accessory Dwelling Unit (ADU), “Historic Farmhouse” plan featuring wrap-around front porch, horizontal clapboard siding, and attached porte-cochere (carport).

5. Commission to consider recommending to the Board of Aldermen appointment of Billie Lynn Sullivan (409 South Rowan Avenue) to the Historic Preservation Commission (HPC) for a 4-year term expiring May 31, 2029.

- **Public Comment**
- **Comments from Staff**
- **Comments from Board Members**
- **Announcements**
 - Next meeting is May 19, 2025, 7:00 P.M.
- **Adjourn**