



**Spencer Historic Preservation Commission
Regular Meeting Agenda
Monday, February 16, 2026, 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 (3 Regular Business)]
- Approval of Minutes & Agenda
 - Adoption of Agenda for February 16, 2026 Regular Meeting.

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-26-002 – 113 2nd Street – Mabel Paredes (Owner/Applicant)
Rowan County Parcel ID: 032 161**

Proposed Project:

- Painting of all previously unpainted natural red brick masonry on all sides of this two-story brick house a new exterior color (white).
- Repainting of existing previously painted exterior window trim in a new color (black).

2. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-26-004 – 504 4th Street – Lucia Bradshaw (Owner/Applicant)
Rowan County Parcel ID: 033 267**

Proposed Project:

- Removal of the existing pressed-tin shingle roofing material and replacement with asphalt architectural shingles.

HPC Meeting Agenda

3. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-26-005 – 604 South Carolina Avenue – RJ Property Rentals LLC (Owner/Applicant)
Rowan County Parcel ID: 032 006**

Proposed Project:

- RJ Property Rentals LLC requests approval to remove three (3) mature canopy trees located at 604 South Carolina Avenue on the basis that their size, structural proximity to surrounding dwellings, and visible lean and root encroachment create an unsafe or dangerous condition in a high-density residential setting.

4. Proposed Adjustment to HPC Regular Meeting Time (7:00 PM to 6:00 PM)

The Historic Preservation Commission’s regular meeting time of 7:00 PM was originally established to accommodate the scheduling constraints of prior Commission members. As Commission membership has changed, those prior constraints no longer apply. Staff notes that 7:00 PM start times frequently result in meetings extending late into the evening. The Commission may wish to consider whether there is consensus to amend the regular meeting start time to 6:00 PM in order to facilitate earlier adjournment and improve scheduling efficiency for members and staff.

5. (Placeholder) All other new or old business is at the discretion of the Chair.

- **Public Comment**
 - **Comments from Staff**
 - **Comments from Board Members**
 - **Announcements**
 - Next meeting is March 16, 2026, 7:00 P.M.
 - **Adjourn**
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