



**Spencer Historic Preservation Commission  
Regular Meeting Agenda  
Monday, March 16, 2026, 6:00 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 Minutes for February 16, 2026 Regular Meeting
  - Adoption of Agenda for March 16, 2026 Regular Meeting.

---

**New Business:**

**1. Oath of Office for Newly Appointed HPC Member Mason Ivy**

Mason Ivy was recently appointed by the Board of Aldermen to serve on the Historic Preservation Commission for a four-year term expiring March 31, 2030. The HPC previously interviewed Mr. Ivy and voted unanimously to recommend his appointment to the Board. At the beginning of the meeting, staff will administer Mr. Ivy’s oath of office so that he may be formally seated and participate as a full member in the meeting’s deliberations.

**2. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:**

**COA-26-006 – Bradley Boling, CB Operations LLC (Owner/Applicant)  
Property Location: 100 Block 3<sup>rd</sup> Street (see written description below)**

**Parcel # 1: Rowan County Parcel ID: 032 181  
Parcel # 2: Rowan County Parcel ID: 032 197**

**Proposed Project:**

- A coordinated development consisting of two (2) single-family residential buildings on two (2) separate lots, with one (1) dwelling unit per lot, for a total of two (2) residential dwelling units. The application includes plans and elevation drawings for the proposed homes. (Detailed specifications for the proposed development, including elevation drawings, are available by request to Kyle Harris, Planner, at (704) 633-2231 ext. 20 or [kharris@spencernc.gov](mailto:kharris@spencernc.gov).)

## HPC Meeting Agenda

- **Property Description:** The subject property consists of two (2) adjoining vacant parcels (Parcels 032-197 and 032-181) located in the 100 block of 3<sup>rd</sup> Street on the south-west side of the street. The lots were recently cleared of trees and vegetation. The site is approximately located across 3<sup>rd</sup> Street from the Spencer Women’s Club (100 3<sup>rd</sup> Street), behind/adjacent to the Hop-In convenience store property, and northeast of the United States Post Office property.

### **3. Staff Update: CLG Certification & Strategic Direction for Spencer’s Preservation Program**

Staff will provide a brief update regarding the Board of Aldermen’s recent discussion of Certified Local Government (CLG) certification and the Board’s near-term policy direction for the Town’s preservation program. Following review of the administrative, staffing, and long-term compliance commitments associated with CLG participation, the Board chose not to pursue CLG certification at this time and instead prioritized strengthening and streamlining Spencer’s existing preservation program. This direction includes improving customer service, reducing permit turnaround times, clarifying procedures, and expanding opportunities for staff-level administrative approval of qualifying Minor Works. CLG certification remains available as a future option.

### **4. (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 April 20, 2026, at 6:00 P.M.
  - **Adjourn**
-