



Spencer Historic Preservation Commission Regular Meeting Agenda

Monday, June 15, 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 (4 Regular Business)]
- Approval of Minutes & Agenda
 - Adoption of Minutes from March 16, 2026 Regular Meeting (*if not already adopted*)
 - Adoption of Minutes from May 18, 2026 Regular Meeting
 - Adoption of Agenda for June 15, 2026 Regular Meeting.

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-26-009 – Rob Nance Construction LLC (Owner/Applicant); Rowan County Parcel ID: 032 069

Proposed Project:

- Construction of a new two-story duplex-style residential dwelling. According to the submitted plans, the proposed structure includes a steeply pitched side-gabled roof, two front-facing dormer windows, a full-length front porch with columns, masonry piers and railings, paired front windows, and two primary front entrances. The side elevations include projecting bay-window elements and multiple window and door openings on both the first and second floors. (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.)
- 2. Staff update on Code Enforcement Case at 113 2nd Street (owner: Mabel Parades): unpermitted replacement of windows with vinyl windows in the Spencer Historic District, and the status of the after-the-fact Certificate of Appropriateness application submitted in response**
- 3. (Placeholder) All new or old business is at the discretion of the Chair.**

HPC Meeting Agenda

- **Public Comment**
 - **Comments from Staff**
 - **Comments from Board Members**
 - **Announcements**
 - Next regular meeting is August 17, 2026, 6:00 P.M.
 - *Reminder: Customarily, there is no HPC meeting in July.*
 - *Caution: If a special meeting is required in July to address the code enforcement case at 113 2nd Street, staff will contact HPC members to coordinate a meeting date/time.*
 - **Adjourn**
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