



Spencer Historic Preservation Commission Called Meeting Agenda

Monday, August 3, 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 Agenda for August 3, 2026 Called Meeting.

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-26-010 – 113 2nd Street - Mabel Paredes (Owner/Applicant);
Rowan County Parcel ID: 032 161**

Proposed Project:

2. After-the-fact Certificate of Appropriateness (COA) application. The applicant replaced all original wood 4-over-1 true divided lite sash windows with 1-over-1 vinyl replacement windows without first obtaining a Certificate of Appropriateness. The applicant requests after-the-fact approval of the window replacement. The Historic Preservation Commission (HPC) will review the application for compliance with the Spencer Historic District Standards (Section 2.7 — Windows & Doors) and may consider, among other remedies: (1) approval of the replacement windows as installed; (2) approval of the replacement windows with conditions, which may include but are not limited to the installation of simulated divided lite (SDL) muntin bars or other modifications to replicate the 4-over-1 pane configuration of the original windows; (3) approval of the replacement windows with conditions requiring the applicant to replace the current windows with an alternative product that more closely matches the original windows in design, dimension, and appearance; or (4) denial of the application. The HPC may impose such conditions of approval as it deems necessary to ensure compliance with the Historic District Standards.

HPC Meeting Agenda

3. HPC to consider adopting “A RESOLUTION OF THE SPENCER HISTORIC PRESERVATION COMMISSION ESTABLISHING POLICY DIRECTION FOR PROCEDURAL REFORMS TO THE CERTIFICATE OF APPROPRIATENESS PROCESS AND DIRECTING STAFF TO PREPARE AN IMPLEMENTATION PACKAGE”.
 4. (Placeholder) All new or old business is at the discretion of the Chair.
 - Public Comment
 - Comments from Staff
 - Comments from Board Members
 - Announcements
 - Next regular meeting is August 17, 2026, 6:00 P.M.
 - Adjourn
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