



Spencer Historic Preservation Commission Regular Meeting Agenda

Monday, October 19, 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 September 21, 2026 Regular Meeting
 - Adoption of Agenda for October 19, 2026 Regular Meeting.

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-26-012 – Brian Lambert, Elite Management Group USA, LLC (Owner/Applicant);
Address: 506 4th Street; Rowan County Parcel ID: 033 268 (vacant 44-ft. lot between 504 & 508 4th St.)**

Proposed Project:

- Construction of a new residential dwelling. According to the submitted plans, the proposal is for a new one-story, frame-style residence with a simple rectangular form and intersecting front-facing gable roofs. The exterior will feature horizontal lap siding with vertical board-and-batten siding in the front gable ends, a centered front entrance, paired double-hung windows on the front elevation, and a covered front porch supported by square columns. (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. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-26-013 – Rob Nance, RBC Holdings of Rowan LLC (Owner/Applicant);

Address: 508 S. Salisbury Ave. (attached to 510 S. Salisbury Ave.); Rowan County Parcel ID: 032 131

Proposed Project:

- Façade modifications including new business signage and related changes to the cornice/signband, transom windows and storefront windows. The proposed plan includes partial or complete removal or covering of existing leaded-glass transom windows. Related modifications may include new exterior lighting and changes to storefront bulkhead, floral rosettes/medallions, window mullions, columns/pilasters, and appurtenant architectural elements. These changes are part of a comprehensive storefront rehabilitation project.

3. Commission Training by Steve Blount

- The Commission will review the Town's expectations for the HPC regarding behavior, decorum, professionalism, and orderly procedure.

4. (Placeholder) The Commission will interview Rand Santor, who has submitted an application for appointment to the Historic Preservation Commission for a four-year term. Following the interview, the Commission will consider whether to recommend Rand's appointment to the Spencer Board of Aldermen. Final appointment authority rests with the Board of Aldermen.

5. (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 November 16, 2026, 6:00 P.M.
 - No meeting in December!
 - **Adjourn**
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