

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)  
MEETING MINUTES  
WEDNESDAY, September 10, 2025  
6:00 P.M.

**I. Call to Order**

The September 10, 2025 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Brad Spurlock.

Those members present: Dana Miller, Alia Levar Wegner, Corey Watt, Kelsey Stryffe, and Brad Spurlock

Those members excused: Sean Wagner, Alex French

Staff members present: Sam Perry, Community Development Director, Zachary Moore, City Planner/GIS Coordinator

Staff members excused: None

**II. Approval of Agenda**

Mr. Perry requested the New Business item to be postponed to the November meeting as requested by the applicant and his attorney. Mr. Spurlock made a motion to approve the agenda as amended. Ms. Stryffe seconded the motion. All were in favor.

**III. Public Comments**

There were no comments from the public.

**IV. Approval of Minutes of July 9, 2025**

Mr. Spurlock made a motion to approve the minutes as written. Ms. Stryffe seconded the motion. All were in favor.

**V. New Business**

**36 East High Street, Brick Street Bar, Certificate of Appropriateness for sign modification, Mark Weisman, Applicant, Vince Klusty, Klusty Sign Associates, Agent**

Mr. Perry explained to the Commission that the applicant and his attorney requested to postpone the case until the November meeting due to unable to attend.

**VI. Old Business**

**Draft Historic District Design Guidelines – Review and Discussion**

Mr. Perry explained the Design Guidelines have not been updated for 30 years.

Mr. Watt arrived at the meeting.

Mr. Perry pointed out the Commission could set up a subcommittee to review and discuss the draft in depth and give updates to the Commission.

Mr. Perry noted the layout, and overall work of the draft is clear, but it does need improvements such as photo qualities, descriptions, explanation on infill construction etc. Mr. Perry explained the consultants addressed the height issue in the Historic District.

Mr. Perry further explained how the Design Guidelines, the Preservation Plan and the Zoning Code go hand in hand. Mr. Perry emphasized how the Design Guidelines would help the property owners with a more predictable process. The Zoning Code covers the Historic District and buildings and sites that are historic but not regulated, noted Mr. Perry. Mr. Perry explained the desire is that the Zoning Code not to unduly impact historic assets. Mr. Perry summarized that the Historic Preservation Plan is a long-term vision and the Design Guidelines are the advice for property owners and the Commission when making decisions.

Mr. Watt expressed his desire to be on the subcommittee.

Mr. Perry mentioned there were discussions to include projecting signs in the Zoning Code thus giving applicants more options. Mr. Watt also mentioned the number of signs allowed in the Historic District.

Mr. Watt wondered whether helpful tools such as tax credits would be included in the Preservation Plan. Mr. Perry stated it would be.

Mr. Spurlock also expressed his desire to serve on the subcommittee. Ms. Stryffe also stated she could serve on the subcommittee.

Mr. Moore also mentioned how the draft talks about infill construction with contemporary design, but it does not elaborate on what that means. Mr. Moore briefly touched on new urbanism. Mr. Moore next showed some examples of infill constructions with contemporary buildings.

Mr. Watt wondered how infill would work with the zoning code in the Historic District and how it would be encouraged. Mr. Moore said the subdivision control would play a role in it and there would be incentives to encourage property owners. Mr. Perry explained it would more likely be indirect incentives.

The Commission has set up a subcommittee consisting of Mr. Miller, Mr. Spurlock, and Ms. Stryffe.

Mr. Spurlock gave a brief update on the first Walking Tour.

## **VII. Adjournment**

Mr. Spurlock made a motion to adjourn the meeting. Mr. Watt seconded the motion. All were in favor. The meeting adjourned at 7:04 pm.