

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)
MEETING MINUTES
WEDNESDAY, January 14, 2026
6:00 P.M.

I. Call to Order

The January 14, 2026 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Brad Spurlock.

Those members present: Sean Wagner, Alia Levar Wegner, Kelsey Stryffe, and Brad Spurlock

Those members excused: Dana Miller, Alex French, Corey Watt

Staff members present: Sam Perry, Community Development Director

Staff members excused: None

II. Approval of Agenda

Mr. Wagner made a motion to approve the agenda. Ms. Stryffe seconded the motion. All were in favor.

III. Annual Election of Officers

Ms. Stryffe made a motion to table the annual election of officers. Ms. Wegner seconded the motion. All were in favor.

IV. Public Comments

There were no comments from the public.

V. Approval of Minutes of November 12, 2025

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

VI. Discussion Items

HAPC-2025-11, 110 E High Street, CERTIFICATE OF APPROPRIATENESS pre-application discussion, demolition of existing vacant bookstore building and construction of new principal mixed-use building, **Emily Lubbers, Applicant/Agent**

Mr. Perry began his presentation by mentioning there was a previous pre-application and vote on the demolition of this building and construction of a new building, but that had been expired. Mr. Perry also mentioned the category of the building had been changed from historic to non-contributing thus allowing demolition.

Mr. Perry next showed the rendering and explained that the Zoning Code allows a four-story building. Mr. Perry mentioned that this rendering is a little bit different from the previous

submittal but the massing and the amount of glasses are similar. Mr. Perry pointed out the City has a joint application with the Land Bank for funding for site demolition and remediation.

Ms. Lubbers was invited to join the conversation. Ms. Lubbers pointed out the design is now simplified compared to the previous one and the windows are not as dark. Ms. Lubbers explained the two main components in the design are the modern element and the more traditional element. The biggest difference is the floor plan stated Ms. Lubbers. There are still four floors, but the first floor is now completely open to accommodate a single tenant, however, there is no tenant secured at this time. Also, the main entrance for the students has been moved to a different location. Ms. Lubbers explained the previous floor plan had more of a 2–3-bedroom ratio, but the current one has 3-4 bedrooms. Ms. Lubbers emphasized they are anticipating two colors of brick, metal siding, and a larger format cast stone. Ms. Lubbers informed the Commission the intention is that the building be occupied by the 2028 academic year.

Ms. Lubbers explained that due to liability reasons the balconies have been eliminated. Ms. Lubbers next expanded on the metal paneling which is designed to look like a metal siding. Ms. Lubbers summarized the four elements on the building are the two colors of brick, the metal paneling, and the large format cast stone.

Mr. Spurlock wondered about the durability of the metal paneling. Ms. Lubbers said it is more durable than a siding product but less durable than a masonry product. It also requires less maintenance than a normal siding would.

Ms. Wegner would like to see more white colors incorporated in the design to contribute to a more historical façade.

Mr. Spurlock mentioned the Commission received a note from Steve Gordon regarding this case. Mr. Gordon's main concerns are the massing of the building and the cornice. Mr. Gordon suggested recessing the upper floor of the building. Ms. Lubbers pointed out there is a small recess to match the building with the one next to it. Ms. Lubbers mentioned the roof space is planned to be used actively, and the walls are going to be higher there.

Mr. Perry asked Ms. Lubbers if the floor area ratio maximum was increased, would that give more flexibility on recessing the façade by adding more square footage elsewhere. Ms. Lubbers stated that it possibly could.

Ms. Lubbers explained the contractor is expecting 18-20 months for the work to be done.

Mr. Spurlock spoke positively about the design. Mr. Wagner also liked the design.

Ms. Jessica Greene, Assistant City Manager, mentioned the City is working with Butler County Land Bank on receiving funding for the demolition of the site and remediation. Ms. Greene also liked the design and the concept. Ms. Greene emphasized the City anticipates hearing the final result about the funding in March.

Mr. Perry asked Ms. Lubbers if the remediation/demolition funding through the Land Bank was critical to the project. Ms. Lubbers stated that it was not critical but is helpful.

Ms. Lubbers thanked the Commission for their feedback and stated that she hoped to be on the February agenda.

Mr. Spurlock asked if there were any further topics to discuss among the Commission and there were none.

VII. Adjournment

Ms. Stryffe made a motion to adjourn the meeting. Mr. Wagner seconded the motion. All were in favor. The meeting adjourned at 6:39 pm.