Historic Preservation Commission

Monday, October 28, 2024
City Hall Council Chambers – 601 Main St W. Ashland, WI 54806
5:00 PM

To join the meeting from your computer, tablet or smartphone https://meet.goto.com/978070741. Or dial in using your phone. United States (Toll Free): 1 877 309 2073 Access Code: 978-070-741

The following items will be considered:

1. **Call to Order and Roll Call**
2. **Approval of Agenda**
3. **Consent Agenda**
    a. Approval of minutes from the September 9th, 2024 Historic Preservation Commission meeting
4. **Identify Potential Conflicts of Interest**
5. **Citizen Participation (non-agenda items)**
6. **Action Items**
7. **Discussion Items**
    a. Discussion on Preservation Planning
    b. Update on Properties Recommended for Local Historic Nominations
    c. Update on Vaughn Public Library and 909 Chapple Property
    d. Historic Chapple Avenue Pavement/Tree Replacement Project
    e. Discussion on Miscellaneous HPC Items
8. **Announcements/Reports/Comments/Questions**
9. **Adjournment**

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601 Main Street West — Ashland, WI 54806 — www.coawi.org

HISTORIC PRESERVATION COMMISSION MINUTES

September 9th, 2024 at 5:00PM in the City Hall Council Chamber and via Go To Meetings

Present: Steve Schraufnagel, Magge Ericson, Kristen Huset, Nancy Sztyndor, Joseph Mudd, Al Smiles, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner), Sarah Adams (Vaughn Public Library Director), Alexandra Ramsey (Engberg Anderson Architects), Joselia Mendolia (Engberg Anderson Architects)

Absent: Jeff Muse (Excused)

AGENDA

1. Call to Order and Roll Call
   Chair Schraufnagel called the meeting to order at 5:00 pm and a quorum was declared present.

2. Approval of the Agenda
   Chair Schraufnagel asked for approval of the agenda as proposed. Sztyndor moved to approve the agenda as proposed and Ericson seconded. Motion carried 6-0.

3. Consent Agenda

   a. Approval of minutes from the July 22nd, 2024 Historic Preservation Commission meeting
   Chair Schraufnagel asked for approval of the July 22nd meeting minutes and if anyone had any changes. No Commissioners proposed any changes so the Commission voted 6-0 to approve the minutes as written (Sztyndor/Mudd).

4. Identify potential conflicts of interest
   Chair Schraufnagel asked if any Commissioners had any conflicts of interest. No Commissioners identified any conflicts of interest.

5. Public Comment (non-agenda items)
   Chair Schraufnagel asked if anyone had any public comments. There were no public comments.

6. Action Items:
   a. Discussion/Action on Certificate of Appropriateness Application for Vaughn Public Library Renovations – Engberg Anderson/Alexandra Ramsey, Applicant
   Chair Schraufnagel introduced the item and Wiley provided some background on the Vaughn Public Library renovations. Alexandra Ramsey of Engberg Anderson Architects provided additional background on the project and explained that the intent was to create flexible library space on the interior. A large central stair between the first and second levels is a key element. It was important to return to the historic character of the building. Work on the first and second floors was included under Phase I and work on the third floor was to be Phase II. Windows, HVAC upgrades, and a relocated main entrance were the

main components of the proposed upgrades. Schraufnagel asked what type of glass was proposed for the windows and whether the architects explored any films for the windows. Ramsey answered that for the windows on the north façade a film was likely not needed but that she could look at available options. The design team liked clear glass for the windows. Schraufnagel recommended that Ramsey ensure that the work conforms to the Secretary of the Interior's Standards for historic properties. Ericson stated that the main door on Main Street was good and said to imagine walking in and having a large stair. Smiles was concerned about the space a central stair could take up. He asked if we needed to worry about book space given the stair. Ramsey answered not necessarily. The proposed stair and its location would help with making spaces more usable. *Sarah Adams arrived at 5:18 pm.*

Huset stated that currently the library as-is is not as welcoming. Ericson stated that the library would be safer with the stair for kids. She explained that the stair would allow for better use of the second floor. Ramsey stated that there was a good amount of back of house space that would be turned back over to usable space. Smiles mentioned the 80's windows and that they did not look bad. He asked how much energy the architects expected to save. Schraufnagel answered that the windows would likely save a lot of energy. Ramsey did analysis and stated that she could share the report. Her team had looked at the building envelope comprehensively. The windows were the weakest area for energy loss. Schraufnagel stated that the windows would help with sound. He asked if any of the proposed windows were operable. Ramsey stated that she recommends some number to be operable and built 20 percent in as a figure. Schraufnagel asked if the library was approximately 40,000 cubic foot volume. Adams answered yes. Schraufnagel asked if any tuckpointing was planned. Ramsey answered not for Phase I. Ramsey stated that Ashland was lucky to have H-Windows here and that she put them on her own home 20 years ago. Discussion concluded and Schraufnagel asked for a motion and a second to approve a Certificate of Appropriateness for the proposed Vaughn Public Library renovations. Ericson moved to approve a Certificate of Appropriateness contingent on compliance with the Department of the Interior's Standards and Sztyndor seconded. The Commission voted 6-0 to approve the Certificate of Appropriateness. The Commission thanked Adams, Ramsey, and Mendolia*. Adams, Ramsey, and Mendolia left at 5:30 pm.*

b. Discussion/Action on Work Proposed for 909 Chapple Avenue – Dean Reilly
Wiley presented on the proposed work Mr. Reilly (owner of the property) was looking to do. Mr. Reilly had come before the Commission in 2023 for the removal of a side porch that was located on the north side of the house. The porch removal was also reviewed by the State Historic Preservation Office (SHPO). The owner was planning to side the home with vinyl siding and replace windows. Wiley presented the siding and window products the owner proposed. Wiley asked the Commission for input. Ericson explained that the current windows on the home have multiple upper panes. She stated that the proposed modifications would cause the home to lose its total historic feeling. She stated that all windows were 6-pane and asked if the owner was keeping them. She stated that the work should reflect the neighborhood. It was still possible to get 6-pane windows. The work as proposed would destroy the feeling of the home. A suggestion was made that the owner look into the cost-effectiveness of Exterior Insulation Finish System (EIFS) which will be compatible with the neighborhood and original design. Smiles emphasized the importance of using diplomatic language in conveying this to the owner. Huset continued by saying

that we needed to make friends, not enemies. Schraufnagel asked if the owner has leeway for doing the work. Wiley answered that the owner had leeway under the current status of the property and historic preservation ordinances. Ericson moved to request that the owner explore the cost feasibility of using an insulated board with stucco, 6-lite windows, or if stucco was too expensive a smooth siding with a 4-inch reveal or less. Smiles seconded. The Commission voted 6-0 to make the request of the owner. Schraufnagel reminded the Commission that they approved an 8-inch siding for Amanda Wood at 804 MacArthur Avenue.

7. Discussion Items:
There were no discussion items.

8. Announcement/Reports/Comments/Questions
There were no announcements.

9. Adjournment
Schraufnagel asked for a motion to adjourn. Sztyndor moved to adjourn and Mudd seconded. The Commission voted 6-0 to adjourn at 5:55 pm.

Recorded by:

Steven D. Wiley
Planning and Development Director

Historic Preservation Plan Draft Outline

Cover Page
Acknowledgements
Table of Contents
Map of Local Historic Landmarks and NRHP/State-Listed Districts and Properties
Introduction/Program Overview of Preservation Program
Description of an Historic Preservation Plan: (What is the plan's function?)
Relationship to other Plans and Policies:

- Comprehensive Plan
- Strategic Plan
- Sustainability Plan

How to use this plan
Community Input/Outreach Process

- Process (Survey, Public Outreach, Visioning, HPC/Steering Committee meetings)

Timeline of Historic Preservation Efforts in Ashland: (City's founding until today)
Vision for Historic Preservation in Ashland: Long-term (5 or more year vision)
Ashland Historic Preservation Program-Components
Plan Goals

- Objectives
- Alternatives

Flood Event Map for Properties Older than 40 Years
Implementation

- Initiative/Implementation Matrix
    - Alternatives: Cost of implementing (Low, Med, High), Timeframe (Short, Med, Long-term), Responsible Entities/Partners

Administration
Distribution of Buildings by Age/Map
Historic Surveys
Survey Map
Management Tools

- Design Standards
- Design Review
- Demolition Review
- Management Tools Issues Summary

Incentives and Benefits: Historic Tax Credits, Main Street Design Support
Education and Outreach Programs

- Education Issues Summary

Cultural Resources

- Existing Landmarks and Districts
- Table with Time Frame Built, Count, Percentage of properties built within timeframe, etc.
- Physical Conditions of historic properties
- Description of Building/Architectural Styles