



Historic Preservation Commission

Monday, February 3, 2025

City Hall Council Chambers – 601 Main St W. Ashland, WI 54806

4:00 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 the minutes from the October 28th, 2024 Historic Preservation Commission meeting

4. Identify Potential Conflicts of Interest

5. Public Comment (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 Avenue 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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City of Ashland, Wisconsin
601 Main Street West Ashland, WI 54806 www.coawi.org

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

October 28th, 2024 at 5:00PM in the 2nd Floor Conference Room and via Go To Meetings

The meeting can be joined in person or by using a computer, smartphone or tablet at.

<https://meet.goto.com/978070741>

The meeting can also be joined by phone at
1 877 309 2073 using Access Code: 978-070-741

Present: Steve Schraufnagel, Magge Ericson, Jeff Muse, Joseph Mudd, Nancy Sztynodor (Council Representative), Steven Wiley (Planning and Development Director)

Absent Kristen Huset (Excused), Al Smiles

AGENDA

1. Call to Order and Roll Call
5:00 Chair Schraufnagel called the meeting to order and a quorum was declared present.
2. Approval of the Agenda
Muisse/Mudd 5-0
3. Consent Agenda
 - a. Approval of minutes from the September 9th, 2024 Historic Preservation Commission meeting
Sztynodor/Ericson
Schraufnagel said on page 4 of 6 second paragraph we talked about the library and it being approved. One thing he wanted to bring out was we talked about triple glazing which they were going to have but he also mentioned quad glazing since they are working with H Windows and have more funding so it is worth looking at. This was his only comment. He wanted to make it known for the minutes. Ericson asked regarding Section B where we were at with 909 Chapple. Wiley mentioned it remained on the agenda for discussion tonight. The Commission voted 5-0 approval with the amendment Schraufnagel requested.
4. Identify potential conflicts of interest
None
5. Public Comment (non-agenda items)
None

6. Action Items:
None

7. Discussion Items:

a. Discussion on Preservation Planning

Wiley gave an update. Ericson stated that she has another plan to share. Schraufnagel asked if Wiley saw us implementing this in 2025. Wiley said it can be a longer term process. Schraufnagel asked if Wiley was doing this or if Terri Ericson would help. Wiley explained that Ericson would help out as Assistant Planner. Magge Ericson stated that just under education and outreach we should beef it up so we have the home show up at Bretting. The show should be there or perhaps there will be a portable display that can show folks what we do and market us. If our message is in people's faces people are interested. Such a display can move anywhere we want. We should look at it when we beef up this outline. Schraufnagel said see if Tracy Schnell would have the ability to assist. He suggested that when Wiley receives information from Pamela Taylor which was a 7-page email regarding her rental situation we may consider seeing if she would assist.

b. Update on Properties Recommended for Local Historic Nominations

Wiley had resent the list to Schraufnagel and Muse. Schraufnagel and Muse had met and discussed this recently. Muse will contact AADC and see about getting them on board. Schraufnagel will contact Beeksma with the Housing Authority since he knows her. Ericson asked which properties we were considering. Schraufnagel mentioned the former Larson Jewell property and Bay Tower. Last time the Housing Authority board was not interested but we can have another conversation. Muse stated that he would be in touch with Sztynodor regarding Bohmeian Hall. Schraufnagel will handle 3204 N Lakeshore Dr. E. Ericson asked if we have had any contact with the owners of the Lighthouse Keepers. Schraufnagel stated that is who we will be in touch with for the property. The last and final one is the Northland College President's House which Muse will handle. Ericson asked about Our Lady of the Lake. Schraufnagel stated they are already listed. The former De Padua School and convent are not listed however.

c. Update on Vaughn Public Library and 909 Chapple Avenue Property

Wiley updated the Commission on the Plan Commission review and approval. Schraufnagel asked about the timeframe for the Library project. Ericson and Sztynodor stated that the library work would start in the very near future. The library would move to the former Beaser school, get work on the central stair done within six months so they could move back in and have work occur on the third floor. Schraufnagel asked Wiley for an update on 909 Chapple. Wiley explained that he had shared the HPC request with Dean Reilly, who is the owner of 909 Chapple. Wiley had spoken with the owner who thought stucco or insulated panels would cost too much. However, the owner seemed willing to use a 5-inch smooth lap siding and upper windows with divided/multiple upper panes. Ericson stated that owners should look at the historic district and consider what the neighborhoods and districts had for historically sensitive practices. When you move into a neighborhood you need to consider and respond to this. Schraufnagel stated that the owner would need to follow manufacturer's directions for siding installation to not void the warranty. Wiley stated that no permit was issued yet but we were hopefully getting close. Schraufnagel stated that a double-hung window was historically sensitive versus a casement window which could destroy the integrity of the home. Ericson found a wonderful manufacturer. Adams Millwork in Des Moines, Iowa would even do float glass if needed.

Ericson stated that her house has everything including compression inside the windows. She has cut the cost way down and you cannot hear any noise including the bells at Our Lady of the Lake. When we do the preservation plan she would like to see a supply reference in there. It frustrates people who are asking where they can find something. Schraufnagel mentioned looking at and maintaining siding, porches, and windows as the three strikes you look at with historic properties.

- d. Historic Chapple Avenue Pavement/Tree Replacement Project
Schraufnagel spoke with Parks and Recreation Director and City Forester Sara Hudson today and Chapple Avenue was going to be repaved. They would probably get started in the middle of April from April 6th to 11th. We added it to the agenda because our role will be the tree replacement portion. A certified arborist would be involved. For some projects all trees were taken down, then some projects kept a few more trees, and MacArthur kept a lot more trees, so hopefully here a lot of trees will remain. The project will come to us mainly for the tree replacement. Ericson explained that on Fifield they were not able to replant trees due to gas lines going in the terrace so they did native plantings. Ericson stated that there is a push now to keep trees due to climate change. Muse stated that Deb Lewis told him that 7th Street would be paved soon. Certain areas like Prentice Avenue were redone due to the Bipartisan Infrastructure bill. The community is divided economically. He questioned why we cannot focus more on the east side of town. With the trees Muse hopes we can create a forest but he is ticked off because his shock absorbers cannot take 7th Street anymore. Sztynдор stated that the City is starting to look at the east and has a formula to determine the roads. Replacement of lead laterals is one factor. John Butler can provide more information. Some streets are several years out. Schraufnagel stated that more work has occurred on the east end. Ericson suggested that as we look at the plan, to consider the east end because they have some history that we forget. Look at getting out there on the east side. Some people have not dealt with historic preservation, districts, or benefits. Schraufnagel stated he could get together with Tracy Schnell about what our fourth district would consist of.
- e. Discussion on Miscellaneous HPC Items
Schraufnagel asked if there was anything else to discuss. There was nothing.

- 8. Announcement/Reports/Comments/Questions
None
- 9. Adjournment

Schraufnagel asked for a motion to adjourn. Sztynдор moved and Muse seconded. The Commission voted 5-0 to adjourn. The meeting adjourned at 5:48 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