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

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

June 2nd, 2025 at 5:00PM in the City Hall Council Chambers at 601 Main St W, Ashland, WI 54806 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**

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
 - a. Approval of minutes from the February 3rd, 2025 Historic Preservation Commission meeting
4. Identify potential conflicts of interest
5. Public Comment (non-agenda items)
6. Action Items:
 - a. Discussion/Action on Certificate of Appropriateness Application for Work Proposed for 412 Main St W – Alex Faber
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. Announcement/Reports/Comments/Questions
9. Adjournment

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the Planning & Zoning Dept. at (715) 682-7041.



HISTORIC PRESERVATION COMMISSION MEETING AGENDA

February 3rd, 2025 at 4:00PM in the City Hall Council Chambers at 601 Main St W, Ashland, WI 54806 and via Go To Meetings | The meeting can be joined in person or by using a computer, smartphone or tablet at.

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Present: Stephen Schraufnagel, Nancy Sztynodor, Jeff Muse, Kristen Huset, Al Smiles, Magge Ericson
Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner)

AGENDA

1. Call to Order and Roll Call

Schraufnagel called the meeting to order at 4:01 pm and a quorum was declared present.

2. Approval of the Agenda

Al Smiles arrived at 4:03 pm. Schraufnagel asked for approval of the agenda. Sztynodor moved, Smiles seconded. The motion carried 5-0.

3. Consent Agenda

a. Approval of minutes from the October 28th, 2024 Historic Preservation Commission meeting

Schraufnagel asked commissioners to take a few minutes and review the previous meeting minutes. Schraufnagel asked for a motion and a second to approve the minutes. Muse moved to approve, Sztynodor seconded. The motion carried 5-0.

4. Identify potential conflicts of interest

None

5. Public Comment (non-agenda items)

Parker Williams and AJ DeSantiago were Northland College students in attendance at the meeting.
Magge Ericson arrived at 4:09 pm.

6. Action Items:

None

7. Discussion Items:

a. Discussion on Preservation Planning

Schraufnagel asked Wiley for an update. Wiley provided an update. He explained that it would be good to discuss with City Administration and the Mayor and to look at funding sources. Maybe we want to form a subcommittee or steering committee to devote more time to this. Schraufnagel stated that he will pass along Tracy Schnell's contact information. Wiley can put out a time for a subcommittee meeting and we are looking for two or three people to attend. He can put out a time midday. Schraufnagel stated that Wiley could put out a time in the next two weeks or month to meet with a group of commissioners. He asked what other commissioners thought of this. Ericson is supportive. She stated that this allows a small group to meet and follow up more quickly. Schraufnagel stated that the subcommittee could meet and report back to the commission. Wiley stated that we would notice a meeting of the subcommittee and it would be public but noticed so that only the subcommittee would take action.

b. Update on Properties Recommended for Local Historic Nominations

Schraufnagel has not yet contacted Ms. Beeksma at the Housing Authority. The Board was not interested but Schraufnagel will contact Ms. Beeksma again. Muse reached out to the President of Northland College but it is the Board of Trustees that would make the decision. This was not a top priority for the board so Muse will reach out again to the President to try and get on in March or April for a board meeting. Schraufnagel mentioned that it would be beneficial to hold a public hearing on the properties. Wiley explained that staff had sent out letters to the owners of the first half of properties on the list. He had not heard back except from Kathy Beeksma of the Housing Authority who stated that the authority was not interested in the designation. Wiley stated that it would be beneficial to have owners on board and supportive of the local nominations prior to moving forward with a public hearing. Schraufnagel mentioned the railroad trestle behind the old Fire Station. He stated that he was out there and it has historic significance. He asked Muse to comment. Muse stated that he saw the pictures and was dismayed at the condition. It does not seem safe and he is afraid someone will fall through and sue the City. He asked if this trestle and the walking path meet up. Schraufnagel stated no. He said that the danger was the main thing and Fire Chief Stuart Matthias agreed. He stated that this is quite the historic structure. Smiles stated that he is worried that if we stir the pot will we stir it to a pile of rubble. It would cost an enormous pile of money to fuss around with it. What would the cost be? Schraufnagel stated that right now it was a matter of getting fencing and jersey blocks up. It is out of the way but with the snow and stuff people are walking on it so he was surprised. Ericson explained that there are many grants and active in the US is a railroad rebuilding who have access to grants. The trestle is in bad repair but if the City can save it it would be worth it. Needs some explanation of who is out there that is willing. Through various funding associations there is money out there and Tracy would be the one to find out where that is. Schraufnagel will share her contact information with Wiley. Right now it is primarily a safety concern. There likely aren't too many of these structures in WI. Get fencing, jersey barrier, and a placard up to block it off. Schraufnagel wondered if when Ms. Schnell did her studies it came up. Wiley can share information with Ms. Schnell. Smiles-stated that it is property of the City and used to be owned by the railroad. When did this happen? Wiley answered that he is not 100% certain but maybe in 2014 like others.

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

Wiley provided an update on both properties. He explained that the Vaughn Public Library went through the HPC, Plan Commission, and SHPO. Immel Construction was awarded the contract to do the work.

d. Historic Chapple Avenue Pavement/Tree Replacement Project

Schraufnagel stated that the tree replacement was the main thing on this item. On previous projects staff asked the Commission for input. Schraufnagel's understanding is that this will move forward in May of 2025. Sidewalks and tree replacements are the main things. Wiley will follow up with the Commission with more information. Wiley will reach out to John Butler and Sara Hudson because they coordinate on these projects and will have more information.

e. Discussion on Miscellaneous HPC Items

Wiley mentioned the historic plaque program and that Main Street/the Chamber were interested in the Historic Plaque program. Schraufnagel stated that the plaques were \$75.00 a piece but now probably around \$150.00 a piece. Ericson stated the price depends on the size. It may be helpful to have history explained on signs or plaques downtown. This has happened in the places she has been and worked well. It does not need to be a great amount of information but maybe 30 seconds of text. There was a company out of Minneapolis the Commission worked with. The HPC ordered from them about 3-4 times. The City has in its possession about 10 plaques yet. Smiles stated that if we wanted to put more plaques up we likely wanted them to be the same size. Schraufnagel will provide Wiley with the information for the company. He stated that the HPC ordered them but did not put them all on. Wiley stated that staff could follow up with the Main Street program on Ericson's idea. Smiles stated that the plaques were numbered so that people could refer back to the information the Commission had for the property. Sztynodor stated that many people ask on the historical page if anyone knows what a place was prior to what it is now. Ericson stated that it would be very quick (30 seconds or less). Schraufnagel stated that people in Ms. Ericson's position probably had a file for the numbering system.

Muse is researching a grant for cataloguing the gravestones at St. Agnes Cemetery. He is curious where some people like John Chapple are buried. He asked how old a building needed to be to be considered historic. Schraufnagel said 40 years. Muse stated that the wooden shrine has a cupola and people are looking to take this off. He is fighting this because the shrine was built to the same dimensions of St Francis of Assisi in Italy. Mr. Chapple was buried in St. Agnes in the far side. There are some exceptions for the age requirement but most of the time the age standard was expected to be met.

8. Announcement/Reports/Comments/Questions

None

9. Adjournment

Schraufnagel thanked everyone for their attendance. Ericson moved, Sztynodor seconded. The meeting adjourned at 5:02 pm.

Recorded by:

Steven Wiley
Planning and Development Director

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City of Ashland, Wisconsin

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

**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Historic Preservation Commission – June 2nd, 2025

Agenda Item # 6a: Certificate of Appropriateness for Work Proposed for 412 Main St W

Applicant: Alex Faber

Staff Contact: Terri Erickson (Assistant Planner)

Action Request/Background

The owner and occupants of the 412 Main St W property would like to do façade work on the front façade of the property. The 412 Main St W property is the Ervin Leihy Building and is a contributing structure in the West Second Street Historic District. The applicant stated that the building features a vitrolite structural glass façade. In 2020, Joe Lawniczak with the Main Street program at the Wisconsin Economic Development Corporation (WEDC) designed an historic façade restoration mockup to replicate the look of the vitrolite. The applicant has since discovered that most of the vitrolite is present on the facade but in disrepair. The owner and applicant have been in touch with Assistant Planner Terri Erickson and indicated their desire to rehabilitate the Main Street façade of the building in a manner consistent with Mr. Lawniczak's design. Due to the building's contributing status City staff and the applicant decided to refer the proposed work to the Historic Preservation Commission for input. A Certificate of Appropriateness is not required because the property is not locally designated under the City's current Historic Preservation Ordinance. Staff believes however, that the Historic Preservation Commission should be aware of the proposed work and have a chance to provide input and engage in discussion with the owner.

Analysis

Karl Faber is the owner of the 412 Main St W property and Karl and Alex Faber are co-owners of the Bay City Cycle shop located in the building. They have discussed their plans to rehabilitate the Main Street façade of the property. They would like to do the work in a manner that maintains the historic integrity of the building's look without disrupting the existing structure.

They propose to replace the lower white panels with approximately 165 square feet of Mapes Unrivaled Standard Kyner in black to resemble the black vitrolite. They explained in their application that another historic building on the block (the 402 Main St W building) has a vitrolite façade. They would like to emulate the 402 Main St W façade's fascia to cap their vitrolite at the top of the first floor. They also plan to do a lead abatement at the top of the building if funding allows and repaint black and white to match Joe Lawniczak's design. They submitted a Certificate of Appropriateness application and plans for staff and HPC review. Staff confirmed that the owner has a \$15,000 budget so historic tax credit programs would likely not work due to the higher dollar thresholds required by the programs. If no demolition permit is required and no federal or state historic tax credits are involved, no State Historic Preservation Office

(SHPO) review is required. Staff is supportive of the proposed work overall and the only question staff were uncertain of was the vintage of the white lower panels and whether or not their removal would affect the historic integrity of the façade.

Under the current Historic Preservation Ordinance, a Certificate of Appropriateness is not required for properties not locally designated under the ordinance. The owner will need to obtain any required zoning and building permits which is standard for this type of work. Staff would recommend that the HPC discuss the proposed work with the owner and offer input for the owner to consider. Staff appreciates the applicant taking the time to submit the Certificate of Appropriateness application and materials. The Commission can vote to approve a Certificate of Appropriateness in support of the work if they would like.

Review Recommendation

- Staff requests that the HPC discuss the proposed work with the property owner and provide input.



Ashland Jewelers Façade – used as an example for proposed work

412 Main St W Images



Existing Façade (Above) | Joe Lawniczak façade design (Below)



BAY CITY CYCLES
OCT. 1, 2020

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ASHLAND, WI
JOE LAWNICZAK



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