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*City of Ashland, Wisconsin*  
601 Main Street West — Ashland, WI 54806 — [www.coawi.org](http://www.coawi.org)

## **HISTORIC PRESERVATION COMMISSION MEETING AGENDA**

**August 3<sup>rd</sup>, 2026 at 4:30PM in the 2<sup>nd</sup> Floor Conference Room 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 March 9<sup>th</sup>, 2025 Historic Preservation Commission meeting.
4. Identify potential conflicts of interest
5. Public Comment (non-agenda items)
6. Action Items
  - a. Review of Certificate of Appropriateness Application for modifications made to 29<sup>th</sup> Ave Boat House (Matt Hulmer)
7. Discussion Items:
  - a. North Lakes Façade Remodel – 300 Main St W
  - b. Hitt's Fine Furniture Facade Remodel – 504 Main St W
  - c. Update on Properties Recommended for Local Historic Nominations – Miscellaneous recommendations
  - d. 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.*

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## **HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

March 9<sup>th</sup>, 2026 at 4:30PM in the 2<sup>nd</sup> Floor Conference Room 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:** Steve Schraufnagel, Al Smiles, Kristen Huset (online), Magge Ericson, Nancy Szttyndor, Terri Erickson (Assistant Planner)

**Absent:** Jeffrey Muse (excused)

### **AGENDA**

1. Call to Order and Roll Call  
Schraufnagel called the meeting to order at 4:30 pm.
2. Approval of the Agenda  
Discussion: For agenda item 7d, the HP Brief #16 topic was moved to discussion under item 7a. Schraufnagel asked for agenda approval. Nancy moved, Magge seconded. Motion carried 5-0.
3. Consent Agenda
  - a. Approval of minutes from the Dec 8<sup>th</sup>, 2025 Historic Preservation Commission meeting. Schraufnagel asked for approval of the minutes. Nancy moved and Kristen seconded. Motion carried 5-0.
4. Identify potential conflicts of interest  
None
5. Public Comment (non-agenda items)  
None
6. Action Items  
None
7. Discussion Items:
  - a. Update on Siding on West Elevation at 407 West Main – West Second Street Historic District

The process for changing the name of Second Street to Main Street was explained by Steve and Al in relation to the location becoming a candidate for the state-wide Main Street Program.

Steve reviewed the topic that came up previously in regards to the selection of smooth siding over textured for the material installed on this building. Steve reached out to Tracie Schnell for input and she provided the #16 Preservation Brief (there are 50 total) which is a part of the Historic Preservation documentation provided by the state to assist with best practices. Steve reviewed some of the recommended practices regarding repairing versus replacing materials. The permitted work at 407 West Main has not started yet. It was noted that this building, along with much of the property in Main Street Historic District is not listed on the local Historic Register so many properties in this district are not required to comply with the city ordinance requirements that pertain to Historic Preservation. This district is a state and federal designation only. Past challenges with mandating historic appropriate upgrades on designated structures was discussed, along with the most productive strategy for working with these owners to invest in these historic community assets. The brief clearly recommends that the smooth siding is most appropriate for a historically sensitive match. This brief is something that could be handed out to residents or contractors for a better understanding of the correct protocol when they are pursuing work on historic structures.

b. Update on Properties Recommended for Local Historic Nominations – Miscellaneous Recommendations

Any East End properties? Nothing new – three concrete block buildings, Sears Catalog buildings. One by Northland College/Summit Church; White four-square house by ravine. Not for sure if this was catalog. If there is a building of interest take a picture and send it to Terri or Steve. Steve talked to Dan about his lighthouse structure and is interested in having it listed. Martins house: good candidate on Third Street East. Need to look at whole city. Tracie had potential properties listed all over the city. Send out most recent property report to committee. Bay Towers could be listed now but the director does not want this per recent discussion. The Ashland Area Development building would not be eligible. Tracie confirmed this; it has no historical significance.

c. Update on Vaughn Public Library

Has a 6-month Temporary Occupancy Permit for the Governor (Tony Evers) tour. Funds awarded from the state. Closed for two weeks for moving; starting today. Opening end of March, docents doing tours with music and speeches. City will be constructing front sidewalk to meet ADA compliance. Contractor required a TCO for people to come in for tour.

d. Update 909 Chapple Avenue (omitted) – HP Brief #16 (moved to item a)

e. Historic Chapple Avenue Pavement/Tree Replacement Project

Talked to Madison, engineer in training at public works. Losing two more Ash trees that became stressed over the last few months. Replanting trees in Fall of this year when less care is required. Second lift for pavement in May or June, which is best to wait through freeze/thaw season.

f. Discussion on Miscellaneous HPC Items

Al noted he wanted to look up his historic designated building and could not find anything anywhere on the web or elsewhere. Shouldn't there be a way to look this up? Bayfield has walking tour and brochure – we should have something like this. Magge suggested a QR code to scan and read about a property. People are used to using their phone. Start with general map of where properties are. Terri mentioned she believes a document containing historic places is uploaded onto the City website. This could also incorporate the murals. Steve will look closer at what Bayfield has. We do have more plaques available that the city should have. The titles should have this information noted. Terri will find the list and send it out to committee members.

Nancy noted when they pulled off the existing siding at Bohemian Hall, there was a 3-foot round opening uncovered. It was possibly a stained-glass window. She is looking to find photos of this so they can replicate it. Magge suggested the Visitor Center – Kristen noted that the Wisconsin Historical Society has their area research center located here. Nancy shared a photo she took. Kristen noted that on the WHS's Architecture and History Inventory, the listing for the Bohemian Hall refers to an Oculus Window. It noted it was near the peak of the Boomtown front above the painted organization's name "Western Bohemian Fraternal Organization". It says there is a historic photo that exists. Hopefully the staff at the visitor's center could inform how the photo could be acquired. Kate Bissen is the historic preservation professional who has been hired to help assist with the project.

8. Announcement/Reports/Comments/Questions

None

9. Adjournment

Magge moved and Al seconded. Carried 6-0. Meeting adjourned at 5:58 pm. The next meeting will be Monday, June 22<sup>nd</sup> at 4:30 PM. This is the fourth Monday of the month, instead of the second.

Recorded by:  
Terri Erickson  
Assistant Planner

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City of Ashland, Department of Planning & Development, 601 W Main Street, Ashland, WI 54806

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Applicant Name: Matt Hulmer & Amanda Templer

Mailing Address of Applicant: 2807 Junction Rd, Ashland WI 54806

Phone Number (daytime): 651-343-0983

Email Address: mhulmer@hwindow.com | hulmerm@gmail.com

Property Address: End of 29th Avenue East, Ashland WI 54806

Parcel #: 201-03334-0000

### Brief Description of Project:

Boat House repair project to finish work that was started. Finish metal siding, roof repair, add soffit, and add a 42" by 42" triple pane, H Window. Project will cost less than \$1,000. I am doing the repair work myself and materials are free or on hand as part of the boat house purchase price. The building is very dark inside. Adding some natural light will make it easier to maintain over the long term. There will be no change in use, no expansion of structure, no occupancy or living space, no increase in density or activity. The ultimate goal is maintenance to preserve the structure for many more years.

*Proposed construction, reconstruction, alteration, and/or demolition must meet the requirements of the City of Ashland Historic Preservation Ordinance (Ch 826). I, the undersigned, have read and will comply with applicable City ordinances. I understand that violations may result in permanent revocation, daily issuance of infraction, or administrative citations.*

Applicant Signature: Matthew Hulmer Date: 07/22/2026

Property Owner Signature (if different): \_\_\_\_\_ Date: \_\_\_\_\_

### For Office Use:

Approved ☐ Approval Date: \_\_\_\_\_ Paid ☐

Conditions (if applicable):

### **Owner Description (Matt Hulmer)**

There was some structural work done before I bought the boathouse. By structural, I just mean reinforcing some of the beams that were starting to rot from the harsh environment right on the lake. These boathouses really take a beating from the waves. Honestly, if that work hadn't been done, I think the boathouse would probably be in the lake by now. The wind on Friday was so strong that it actually caused some new damage, so I have a little more repair work to do underneath.

All of these boathouses are essentially "floating" structures—not floating on the water, but they aren't built on permanent foundations. Because of the recent storm, I'll need to shore up some of the support underneath.

I temporarily installed the window because the building is pretty fragile, and I wanted to keep additional water and wildlife from getting inside. That section of wall had already deteriorated to the point where the plywood needed to be replaced anyway, so I framed in the opening, replaced the damaged plywood, and installed the window. If the committee doesn't approve it, the window can easily be removed. It's on a wall where the siding was not completed yet.

I'm a part owner of H Window Company, and the window is a triple-pane unit that was measured incorrectly for another project, so it couldn't be used there. It's a very durable window—much stronger than a typical vinyl or fiberglass unit. I didn't pay anything for it, and I'm doing all of the work myself. As I noted on the application, this is really a very inexpensive project since I already have the materials.

From my perspective, this project is almost entirely rehabilitation and preventative maintenance, with the only real change being the addition of the window. Historically, it appears the front of the boathouse was covered with roofing shingles. From a preservation standpoint, I'd like to replace those with a material that's better suited for the lakeshore environment. Asphalt shingles don't hold up especially well in these conditions, require significant energy to manufacture, and ultimately end up in a landfill. At some point, someone replaced the siding on the other sides of the boathouse with metal, which offers much better long-term protection and is recyclable at the end of its life. My intent was simply to finish what had already been started and provide better long-term protection for the structure.

## **29<sup>th</sup> Ave Boat House Pics**



**Aerial map showing boat house location No. 6716**

The owner noted the land is owned by the County and the boat house is owned privately, with the land leased.



**Hulmer boat house on right side in gray**



**Front**  
**Elevation**



**East**  
**Elevation**



View from water – window can be seen on west side



Proximity to adjacent boat house  
installed window on north end can be seen



Existing condition of boat houses to North/East

## North Lakes Façade Remodel



**Existing Street Elevation**



**Proposed Modifications**

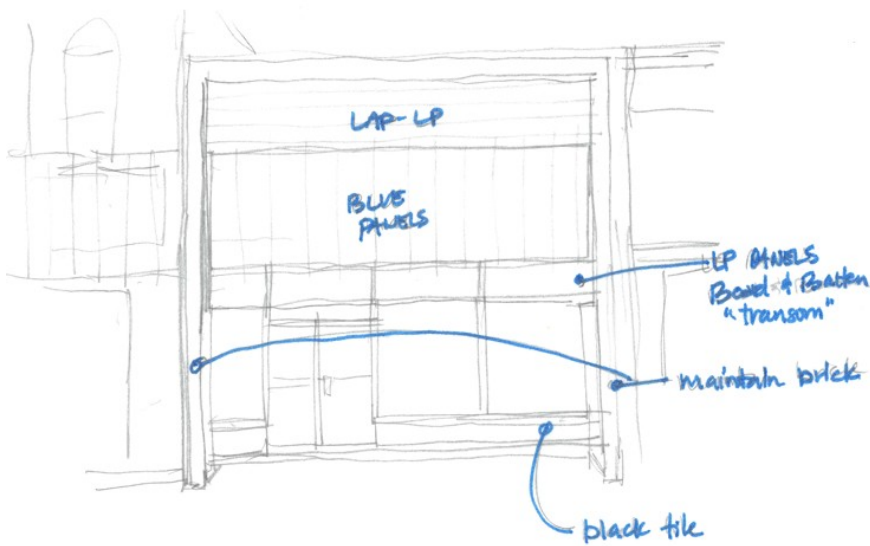


**Main Street Historic Photo – South Side of 300 Block**



**Existing Ashland examples of similar facades – 200 Block**

## Noted suggested revisions to proposed façade work



Hand Sketch

Edge View

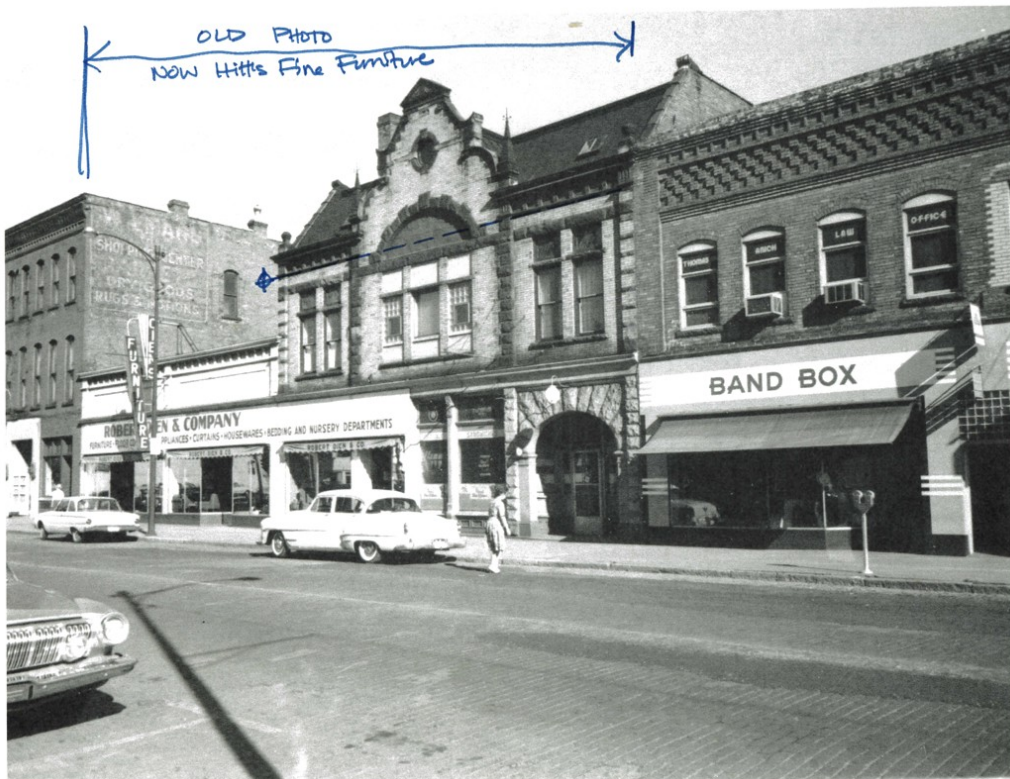


## Hitt's Fine Furniture - Façade Remodel

504 Main St W

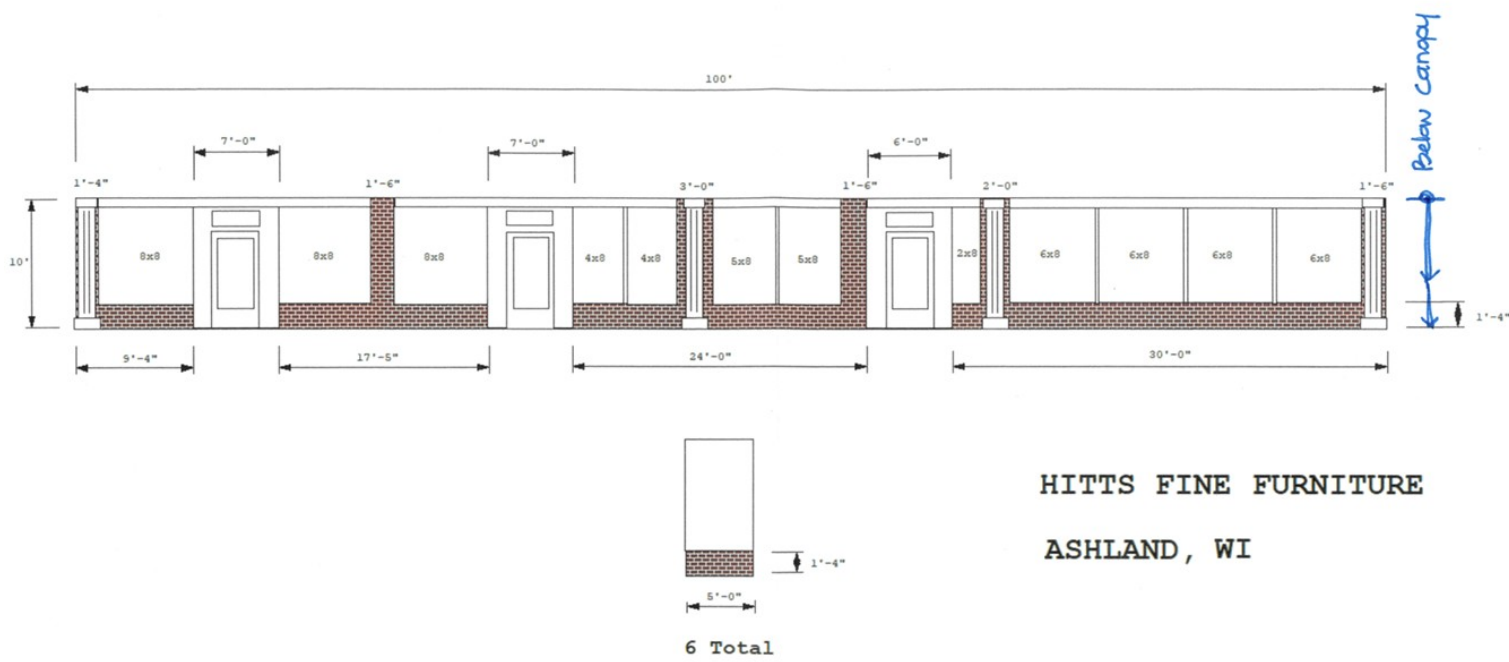


**Current Photo/Existing Conditions**



**Historic Photo – 1960's**

**Proposed Exterior Elevations**



**Proposed Decorative Columns – Painted Black**

**BLE COLUMN DESIGNS**



311 Main St. W

Share



514 Main St. W



Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)



## LIST OF OPTIONS FOR SMART OUR SMART RESTROOMS

Project name: City of Ashland, WI - Miskwa Park Bathroom

Approbation signature: *Niles Fetter*  
Niles Fetter  
City of Ashland  
Civil Engineer - Public Works

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

## Exterior options

### Model

☐ DESCRIPTION: Double ADA - Full

### Roof type

☒ Flat

### Roof soffit

☐ White

☒ Black



### Roof band

☐ White

☒ Black



Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)



Commercial aluminum



Corrugué



Commercial Aluminum + Stone

### Facade coating

- ☒ Commercial Aluminum – Default Option (Color: DWL )
- ☐ Commercial Aluminum + Stone (Color: \_\_\_\_\_ )
- ☐ Alumi-Panel (For Vinyl wrap) (Color: \_\_\_\_\_ )

### Sides & back Coating

- ☒ Corrugué – Default
- ☐ Commercial Aluminium (\$) (Color: \_\_\_\_\_ )
- ☐ Commercial Aluminum + Stone (\$) (Color: \_\_\_\_\_ )
- ☐ Alumi-Panel (For Vinyl wrap) (Color: \_\_\_\_\_ )

### Outside Lighting

- ☒ All 4 sides – Default option
- ☐ Facade only

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

## Interior Options

### Inside Wall color

- ☒ Orange – Default option
- ☐ Other color (\$): \_\_\_\_\_



### Additional Options

#### Changing Table (\$)

- ☐ Adults
- ☐ Kids

#### External electrical outlets (250\$/each)

- ☐ Number and where \_\_\_\_\_

#### Amplified electricity (Default: 110/220V 125Amp) (\$)

- ☐ Specifications: \_\_\_\_\_

#### Water fountain (\$)

- ☐ Model: Elkay VRCTLRDDWSK



Double units

Right side of the building: ☐

Left side of the building: ☐

\*Single unit the fountain is default in the front of the building\*

Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

Commercial Aluminum colors

Woodgrains

Longboard's woodgrain finishes have a slight texture with a matte sheen.



Solid & Specialty



Note that the (\$) sign next to an option means that there will be an additional amount to pay. (If included in your RFP or contract, no charges will apply.)

## Stone color options

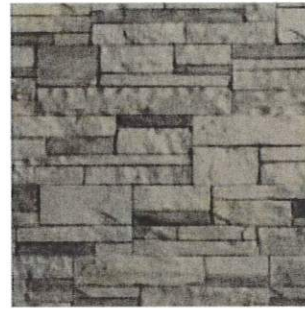
<https://vena-stones.com/fr/castle-rock/>



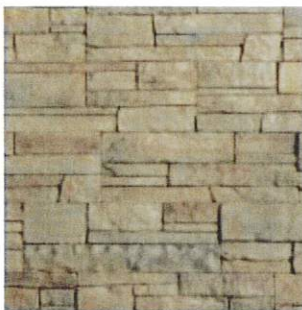
Everest



Graphite



Silver



Telluride



Titane



