

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

The Historic Preservation Commission will meet on April 24th, 2023 at 5:00 p.m. in the City Hall Council Chambers (601 Main St W)

Committee Members Present: Stephen Schraufnagel, Magge Ericson, Elizabeth Madsen-Genszler, Kristen Huset, Jeff Muse, and Andy Goyke

Committee Members Absent:

The meeting was called to order at 5:02 P.M at the City Hall Council Chambers

Others Present: Steven Wiley and Dean Reilly

Agenda

- 1) Approval of Previous Meeting Minutes from January 23rd 2023.

Motion to approve the January 23 rd 2023 meeting minutes by Andy Goyke, seconded by Magge Ericson. Passed.

- 2) Public Input (each speaker will be allowed up to 5 minutes to present to the Historic Preservation Commission)

None.

- 3) Old Business

A. Updates on historical property projects

Steven Wiley updated the commission on the Union Bank project and let the commission know that the owner is applying for Historical Tax Credits for her project.

Steven Wiley explained the current Downtown Lighting Grant that is being offered and administered by the Main Street Program. Jaclynn Findlay has started accepting applications and some could come to the HPC.

Steven Wiley summarized the proposed Opera House project, which is going to Planning Commission for a Conditional Use Permit to build four condos/apartments. He explained the potential changes to the site including the demo of Eddie's Bar. Façade changes will come to HPC for review.

Steve Schraufnagel asked if there are any plans submitted for the Opera House project. Steven replied that basic plans were submitted for the CUP.

- 5) New Business

A. Review and approval of an application(s) for a Certificate of Appropriateness

Steven Wiley presented the COA request for 909 Chapple Ave, owned by Dean Reilly. He reviewed the scope of work that is proposed, the review criteria for a Certificate of Appropriateness, and how these potential changes will or will not affect the historic character of the home.

Magge Ericson asked when the home was constructed.

Steven Wiley and Dean Reilly said that the home was estimated to be constructed in 1914 but the porch does not have a conclusive date.

Steve Schraufnagel commented that he believes a portion of this home encroaches on another property. He also asked if the state approved removing this section of the home.

Steven Wiley answered that the state did approve the project but encouraged the homeowner to repair the structure using tax credits. He said that it is ultimately the decision of the homeowner whether to repair or demo.

Magge Ericson asked if any materials will be saved, including potentially the doors.

Steve Schraufnagel asked what kind of restoration work will be done once the porch is removed.

Dean Reilly said that he will side the side of the home with matching materials.

Motion to approve and issue the Certificate of Appropriateness by Jeff Muse, seconded by Elizabeth Madsen-Genzler. Passed.
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Mr. Reilly left the meeting at 5:22.

Steve Schraufnagel presented the COA request for 804 MacArthur Ave, owned by Amanda Wood. He reviewed the scope of work that is proposed, the review criteria for a Certificate of Appropriateness, and how these potential changes will or will not affect the historic character of the home. Steve mentioned that he discussed this project with Traci Schnell, and distributed pictures for the commission to see.

Magge Ericson asked if the applicant will be painting or staining the wood grain style siding.

Steve Schraufnagel said that he siding comes pre-finished 7-inch siding which is a like material. He also mentioned the curved windows, which are expensive.

Elizabeth Madsen- Genzler stated that the owner is already far into this process. Magge Ericson asked if the commission can have the applicant come back to the commission with more plans.

Steve Schraufnagel said that is possible.

Motion to approve the windows and siding with a contingency that the homeowner comes back with final drawings for any addition, including decks, and issue the Certificate of Appropriateness by Magge, seconded by Elizabeth. Passed.
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Motion to approve the reroofing with like materials and issue the Certificate of Appropriateness by Andy Goyke, seconded by Jeff Muse. Passed.

The Commission viewed the plans for the Opera House project and agreed to support the project.

Motion to support the approval with the condition that the new garage should compliment the architecture of the Opera House by Jeff Muse, seconded by Kristen Muse. Passed.

B. Discussion regarding historic district property owner contact list

The commission then reviewed buildings that are up for local nomination and agreed on this list:

- The property at 509-515 Main St. W (owned by D'Anna Zakovec)
- SOO Line Depot (presently listed on the National Register)
- Ashland Bottle Works Building (located next to the Daily Press)
- St. Andrew's Building (a former church), now known as Cathedral Nails
- Former Hank Martinsen Jr. House (located on Chapple across from Wilmarth Mansion)
- Chapple Ave. Condo Buildings (just the former Chicago Northwestern Depot, none of the new buildings)
- All Area Churches
 - Saron Lutheran – Magge is planning to reach out to them
 - Good Shepard Lutheran Church
 - Presbyterian Church
- Bay Tower (owned by Ashland Housing Authority)
- Ashland Elk's Lodge #137
 - Should be considered for both the building & significant historical events
- Local Schools
 - Bay City School (east side, 13th Ave.)
 - CESA Building
 - Latimer School Building & Dodd Gym
 - Former Ellis Building (located on Stuntz)
 - Beaser School
- Bohemian Hall (east side, check to see if this is in the 2017 report)
- AADC Buildings (check to see if this is in the 2017 report)
- President's House at Northland College
- Lighthouse Keepers House & Boathouse (east side)
 - Magge has pictures from 1941

- Home was sold – concerned about preservation
- 615 St Claire St. (owned by Florence Campbell) – will need pictures
- Bystrom House & Large Oak tree on the property

Magge Ericson has had discussion with Saron and the church has been reviewing the ordinance. Their Council is discussing it. Steve Schraufnagel emphasized that it is a local designation but our ordinance follows the Secretary of the Interior's Standards. Magge Ericson explained that Good Shepherd and Saron will become one congregation. Steve Schraufnagel said we can follow up with the HPC and we can make some calls on at least ten of these properties. Magge Ericson said that the Bystrom house can be taken off the list as the owners want to be able to demolish when they want.

C. Discussion of the Demolition Ordinance

Steven Wiley updated the commission on the demolition ordinance. He explained that the new goal of the ordinance is to incentivize following the code. The Sustainability Committee has provided comments on this as well. It is currently a work in progress.

D. Discussion of the MacArthur Ave reconstruction

Steven Wiley said that MacArthur Ave is going to be reconstructed and that approximately 32 trees will be removed, primarily Emerald Ash trees. Trees are being removed due to the Emerald Ash Borer Beetles and proximity to laterals.

Commissioners asked if there is a way to inventory the trees that will be removed and their value to understand why the trees should or shouldn't be removed. They also asked for follow up on whether the sidewalks will be replaced.

E. Discussion and Potential Action regarding the Fifield Row Nomination

Commissioners discusses different details to add into the letter and that the letter be looked at prior to sending in.

6) Announcements / Reports / Comments / Questions

7) Adjournment of Meeting

Motion to adjourn made by Elizabeth Madsen-Genzler, seconded by Kristen Huset. Passed unanimously.

The meeting was adjourned at 6:32. Minutes by Mandelyn Lyons.