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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

Present: Steve Schraufnagel, Al Smiles, Kristen Huset, Magge Ericson, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner), Alex Faber

Absent: Joseph Mudd, Jeff Muse, Nancy Sztynodor

AGENDA

1. Call to Order and Roll Call
Schraufnagel called the meeting to order at 5:04 pm.
2. Approval of the Agenda
Schraufnagel asked for agenda approval. Smiles moved, Ericson seconded. Motion carried 4-0.
3. Consent Agenda
 - a. Approval of minutes from the February 3rd, 2025 Historic Preservation Commission meeting
Schraufnagel asked for approval of the minutes. Ericson moved and Huset seconded. Motion carried 4-0.
4. Identify potential conflicts of interest
None.
5. Public Comment (non-agenda items)
None.
6. Action Items:
 - a. Discussion/Action on Certificate of Appropriateness Application for Work Proposed for 412 Main St W – Alex Faber
Schraufnagel asked for staff to provide information. Wiley and Erickson provided background. Al Smiles owned the Ashland Jewelers building for 45 years. He chaired the Main Street program for a bit. It was cerera glass. Alex Faber stated that there is one Vitrolite specialist in the US and they won't return her calls. No one makes structural glass anymore. There is some Vitrolite by the band above the first floor. She wants to leave this.

It is not in great shape but not so bad that it needs to go. The Vitrolite was likely on since the mid-40's. It has some cracks and holes where previous owners installed signs. It is a bit faded. You can see remnants of the City Club sign. Ericson stated that Tracy Schnell may have a connection. There are certain companies that deal in architectural glass, restoration and salvage work. Tracy would know where some of that goes. Look at salvage companies. Smiles stated that another alternative would be much thinner granite panels. Old stuff used to be an inch thick. New stuff is a quarter of an inch thick. The lower level will be a matte finish. The Main Street Design Specialist helped do a façade design in 2021. Smiles stated that we would not want a mismatch however. Ericson stated that when she needed her window replaced with a window from 1887 they were able to do this. She thinks it is called Adams. Schraufnagel asked Wiley and Erickson what they were looking for. Wiley stated that the Commission can provide input and if they want to vote to support the work. Huset stated that Faber was going to get Standard Kyner. Is this on the aluminum? Faber thinks it is aluminum. Huset thinks it looks nice. Ericson asked if we wanted to have Faber come back to a future HPC meeting to update the Commission. Schraufnagel and Smiles stated that this was not necessary. Erickson provided background on the rest of the work proposed. Ericson stated that when others on Main Street see this maybe it will give them a boost. Faber will see what funding is available and move up as possible. There is lead paint at the top so some lead abatement would be needed there. Schraufnagel thinks that it adds a lot of value to the building. Huset is supportive. Faber stated that the main door is already red. Ericson moved to support and Smiles seconded. Motion carried 4-0. Faber left at 5:29 pm.

7. Discussion Items:

- a. Discussion on Preservation Planning
Wiley updated. He has not done much lately on the plan. Wiley stated that we discussed getting a subcommittee together and reaching out to Tracy Schnell.
- b. Update on Properties Recommended for Local Historic Nominations
Schraufnagel spoke with Carver Harries who is in charge of AADC about getting the AADC property listed. Smiles provided information on previous tenants. Schraufnagel stated that Harries wants more information on local designation prior to committing. Schraufnagel asked for Wiley and Erickson to provide some more information that he can share. Ericson asked if we can enhance the brochure some. Wiley stated that we can do that. Ericson stated that we should have had the brochure available when the Union Bank did its open house. Schraufnagel also spoke with Kathy Beeksma. They had brought up designation a year ago but had some desire to consider this again. He thinks it would be nice for the Housing Authority to consider. Schraufnagel wanted to get Tracy's input to check on the tax credit side. He asked that in the meantime we find that brochure. Smiles noted that the Housing Authority is tax exempt. Schraufnagel stated that the tax credits come in and you can be tax exempt but still get the tax credits coming in. It has to be set up properly. The quickest you can do is 6 months but would rather have a year. Schraufnagel recommended having a consultant to assist when applying. We need to get information to them to get them on board. Ericson stated we also need to help the individual residential owners. We need commercial and a balance of residential. Ericson stated that we can also put the QR code on the brochure. Erickson asked how the brochure was distributed in the past. Schraufnagel stated that we handed it out. Muse was going to follow up with Northland and one other owner.
- c. Update on Vaughn Public Library and 909 Chapple Avenue Property

Wiley provided an update. Schraufnagel believes the contractors are doing a very good job. Smiles asked if there was a roof issue also. Wiley replied that his understanding was that there was. Schraufnagel emphasized the importance of as-built drawings. Wiley and Erickson also provided an update on the 909 Chapple Avenue property. The owner had obtained a permit and was planning to replace the upper windows with historically-appropriate divided lite ones and do new 4 or 5-inch lap siding as the Commission requested.

d. Historic Chapple Avenue Pavement/Tree Replacement Project

Schraufnagel stated that it is well underway. The biggest thing a person needed to be aware of was that for the finished product the contractor and final inspection needed to ensure they were putting enough topsoil down and finishing the boulevards. That is not the HPC's job. Ericson stated that if you go over to Fifield the same contractor put in the alleyway. Several of us when they put the new sewer line in their yard they were told it would be \$500.00 and turned out to be \$1,800-\$1,900. Ericson has lost all of the grass and has to go back and redo it because Public Works stated that it was the property owner's issue, not the City's. The City paid the contractor prior to the work being finished and they did not do elevations at the end. Schraufnagel stated that lack of topsoil and seeding were challenges. It was important to measure how much topsoil is there prior to the final payment.

e. Discussion on Miscellaneous HPC Items

Ericson stated that the owner of the Union Bank building planned well and has two new apartments, the boutique, and the upstairs is gorgeous. Everyone was impressed. Ericson stated that the sprinkler system was about \$20,000.

8. Announcement/Reports/Comments/Questions
None

9. Adjournment
Smiles moved and Huset seconded. Meeting adjourned at 5:58 pm. The next meeting will be Monday, August 25th.