

Find yourself next to the water.



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

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

August 25th, 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 (online), Jeffrey Muse, Terri Erickson (Assistant Planner)

Absent: Joseph Mudd, Nancy Sztzyndor

AGENDA

1. Call to Order and Roll Call
Schraufnagel called the meeting to order at 5:05 pm.
2. Approval of the Agenda
Schraufnagel asked for agenda approval. Muse moved, Smiles seconded. Motion carried 5-0.
3. Consent Agenda
 - a. Approval of minutes from the June 2nd, 2025 Historic Preservation Commission meeting.
Schraufnagel asked for approval of the minutes. Smiles moved and Huset 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. Discussion on Preservation Planning

The draft outline attached to packet. Terri Erickson spoke to Steven Wiley who noted he has not done any more with this task. SS reviewed the outline and suggested adding after design standards, in parenthesis, the Department of Interior Preservation Standards, which are the

guidelines our ordinance is based off of. He noted it is quite thorough. No other comments. Terri mentioned that there was discussion about creating a sub-committee and reaching out to Tracey Schnell. Steve S volunteered to be on this committee and asked for any others interested. Both Magge and Jeff volunteered.

b. Update on Properties Recommended for Local Historic Nominations

Steve reported he talked to Carver Harries since the last meeting and followed up with Tracey Schnell, our consultant. He sent her photos of the AADC and her comments were: It is a 1950's mid-century industrial type of building used for a warehouse. The decorative stone pediments around the windows are not enough to classify it as a historic structure. The windows are not properly matched with the historic significance of the building. There's no value to listing this building and there would be no tax credits available.

Kathy Schutte, Bay Towers high rise building; Upon review with the board, they did not feel they wanted to get involved with historic designation at this time.

The former lighthouse building on 3204 N. Lake Shore Dr. (property has a current open permit for remodel and deck.) Steve: question as to whether the boathouse is still on the property. Magge said it still was around 3 years ago but it needs repair work. We could reach out to Dan (owner) to see if he has interest in designating the property as it has some architectural features and community history. Magge was given photos from Dana Tolliver and she had sent them onto Steven Wiley. Dana Tolliver's dad, Larry Mattson, previously owned it. Steve: in favor of reaching out to Dan to see if he's interested. Currently doing work on house. Group agreed it is worth reaching out to prior owners also to gather more history on the place.

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

Steve: 909 Chapple Ave. Project with new siding. It is a slow-moving project. Owner removed porch on north side. The rest is stucco finish with no work at this point.

Terri: Vaughn Library project status: she took a recent tour of library progress with AADC. There has been framing out of rooms, but no sheetrock yet. She showed some progress photos including the restoration of open stairwell and brick/mortar replacement on west exterior wall – much to be replaced. Steve S: talked to Tracey about adding rigid insulation and covering up brick with panels versus re-tuckpointing (to save significant cost and energy savings) and she stated covering it up is not a valid way to handle it. Many of the neighboring buildings have done this incorrectly. The flush windows on the south side should have been inset. The infill of the new window should also be inset, even if the existing are not, according to Tracey and the Historical Society of Madison. Steve noted it should be done this way in case it could affect credits or funding the city may acquire for historical significance upon review. This is the course of action he supports. Terri noted the project is scheduled to be complete, she believes, by the end of the year. Old pictures of the open stairwell would be nice to obtain. Are they replicating this? What is the new front façade supposed to look like? It was noted they are trying to replicate the original facade as much as possible. This previously went through the HPC for approval.

d. Historic Chapple Avenue Pavement/Tree Replacement Project

Steve: Black top is being installed on Friday and then the landscaping. Some tree roots are higher than the curb and gutter. Should be okay, hopefully. They are ahead of schedule.

e. Update on Façade Work at 412 West Main St – Bay City Cycle

Terri shared recent photos of the façade. They have scraped and re-painted the transom above the sign panel black and white as proposed. The lower panels that are being replacing to match the existing Vitro-lite is still on order with Schraufnagel Glass. This work is the extent of what their funding will cover. The lead paint remediation at the cornice will have to wait until they can acquire more funding, if possible. There is a current matching grant program to pursue from the city that they are looking into. The windows installed on the other sides of this building look much better and match the existing openings unlike the ones that had been there.

f. Depot Property – Potential Future Change of Use

New owners of property (Soo Line Depot), are Aaron and Stephanie Wilson. The first and second offices are filled with business uses. The third level was used for a while as more office/treatment space. It is now unused space. They want to turn it into a shared temporary living space for rent and had started planning before contacting the city planning staff for feedback. This would be a change of occupancy/use. There is a different set of standards & codes required for living vs. office space - things like accessible windows and fire separations. This type of project would go through a state required exam process. A code consultant will be in communication with Aaron to discuss. The building is on the local, state and federal historic register. If any changes would be proposed for new or modified openings in exterior wall it may require HPC and /or SHPO review. The item was brought to the Plan Commission at the last meeting as topic of discussion. Jeff: The owner mentioned turning it into a museum space if the rental option doesn't work. At one time the lower level/basement was a museum.

g. Ordinance Revisions Regarding Metal Siding

Terri: There has been ongoing discussion in recent Plan Commission meetings regarding ordinance changes to metal siding allowance. This includes where this type of siding is allowed and further clarifying the ordinance so it is consistent, fair and appropriately used in our neighborhoods. It has been used as a money saving strategy for homeowners and the cheaper materials don't hold up. Staff has proposed that the ordinance be more lenient in some areas, but more restrictive in some like the historic district and gateways, unless it was already there. The restrictions would apply to certain types of metal like corrugated and exposed fastener styles typically on roofs or pole buildings. Steve: There is a lot of grey area. Pizza pub is an example of good application that people seem to like. The ordinance needs to be cleaned up to be more concise. Magge: we must preserve the history and look of Ashland. Terri: An example of historic metal buildings worth preserving are the boat houses. Al owned a boat house for many years and at one time boat houses were required to be sided with metal to help prevent fires. Steve: DNR wanted boat houses to go away and had very stringent rules. Now they have become a historic draw and rules have loosened regarding how much money you can put into them but the footprint cannot change. Terri: Plan Commission feels there has not been enough feedback received from the public to approve the changes. Staff is wanting more input; please share opinions; we need more people to convey their thoughts and experiences. Public has had opportunity to speak as

meetings with agenda topics have been posted. We have talked about mailing a flyer to residents. Steve: we should have something written up with proposed modifications to pass around for feedback. Terri: Steven Wiley has put together recommended revisions for commission review but it has not garnered much feedback or action. Steve S would like to see this. Specifics about quality, fasteners, gauge, setbacks, etc. have been further detailed by the proposal. The reality is its very situational and hard to cover all the possible applications. Steve: Would it be possibly to get local contractor input; the current ordinance is very vague. Terri: A contractor who wanted to use the product on a local garage project was very biased in his opinion. Steve: We would want a contractor who can give good representation that we can trust. Once the ordinance is changed, it takes time to change again. Jeff: has lived here all his life and looking at things that could go wrong, HPC should consider attending plan commission meetings to understand the challenges. We need to stay in tune with each other and not be reactionary but be able to speak up. Terri will bring the proposed metal ordinance revisions for review and feedback.

h. Discussion on Miscellaneous HPC Items

Al: asked about the Lady of the Lake progress. Steve: The mortar and façade work last year was approved. Louvers and windows will be next. Permit will need to be amended.

8. Announcement/Reports/Comments/Questions

Jeff: Asked about St. Agnes Cemetery; there is new signage and repair of the shrine/chappel. Rotted steeple was removed and replaced with a cross. Sign looks nice. Steve: No permit was pulled. Should this be going through city for permit? Will ask Tracey Schnell if cemetery is part of the historical studies.

Jeff: Old National grocery store/New Day Shelter – 3rd St Ellis Ave. It has been painted blackish/blue and is unsightly in his opinion. Steve: Color selection is not overseen by the HPC. Kristen: Are there guidelines for painting brick? Steve: It is not a good idea to paint brick – always a maintenance problem. Painting does not require permit. Terri: ordinance does have language regarding colors fitting into the neighborhood but very subjective.

Al: Sometime changes that may be initially assumed negative can come to be seen as valuable in the eyes of future generations. Example: Carrera glass; now considered valuable asset to preserve.

9. Adjournment

Huset moved and Muse seconded. Meeting adjourned at 6:23 pm. The next meeting will be Monday, Dec. 8th at 4:30 PM.