AGENDA MEETING
GALENA HISTORIC PRESERVATION COMMISSION
THURSDAY FEBRUARY 4, 2016 AT 6:30 PM
CITY HALL, 101 GREEN STREET, GALENA, IL 61036

1. Call to Order
2. Roll Call
3. Establishment of Quorum
4. Public Comments (Not to exceed 15 minutes as an item nor more than 3 minutes per speaker.)
5. Approval of minutes January 7, 2016.

6. **OLD BUSINESS:**
   None

7. **NEW BUSINESS:**
   NB001: 103 N. MAIN STREET
   Adam Johnson applicant, Dana Meadows owner, requesting to remove brick infill at 103 N. Main St. store front and provide new store front, seal side door and provide panel behind glass.

8. **OTHER:**
   1. State Historic conferences & publications.

9. **ADJOURN**

Posted: January 26, 2016

By: Shirley Johnson
GHPC Secretary

DRAFT

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
January 7, 2016

CALL TO ORDER
Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, January 7, 2016.

ROLL CALL & DECLARATION OF QUORUM
Upon roll call, the following members were present:

Craig Brown	Present
Carl Johnson	Present
Jack Dennerlein	Present
Katie Wienen	Present
Larry Wiedenheft	Present
William Gehrts	Present @ 6:40 P.M.

A quorum was declared.

Public Comments:
Adam Johnson passed around and read his opposition to NB001 201 South Main Street Ste. 2 Jack Coulter owner and Straka Johnson Architect applicant, requesting to re-develop Washington Street into a terraced outdoor dining area.
Johnson stated he has several points:

- The proper of notice of the demolition should be given.
- A street should remaiN a street and therefore retain its original appearance.
- This would be a rehabilitation because a site is being demolished and rebuilt in a different way, consider it the same as to demolish a building and rebuild it to appear different, therefore it should follow the Standards for Rehabilitation.
- Every reasonable effort shall be made to use a property for its originally intended purpose.
- The distinguishing original qualities or character of a site and its environment shall be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be prohibited.
- Distinctive features, finishes craftsmanship that characterize a property shall be preserved.
- The distinctive feature is that it is the sole surviving example of a bricked paved street. The connector streets between Main & Bench are historical examples of the progression that Galena made from grass streets to cobblestone streets to brick pavers to concrete and asphalt.

Galvin Doyle stated that he was in support and favor of NB001 201 South Main Street Ste. 2 Jack Coulter owner and Straka Johnson Architect applicant, requesting to re-develop Washington Street into a terraced outdoor dining area.

Approval of minutes December 3 2015:

MOTION: Johnson moved, seconded by Dennerlein to approve the minutes.

Discussion of the motion: None.

The motion passed by voice vote.

OLD BUSINESS

NB001: 712 FRANKLIN STREET.
Steve & Deb Hoppman applicant, Marita Jacobs owner, requesting to remove approximately 10'x12' structure at rear of house and replace with structure resembling the old.

Steve or Deb Hoppman were not present for the meeting.
Paul Bane and Meghan Hoppman were there standing in for Steve and Deb Hoppman.

The GHPC board discussed that:

- The limestone foundation walls have historical significance.
- The walls should not be removed.
- With the exception of the limestone walls, everything can be removed and rebuilt.
- The siding can be removed.

Bill Gehrts stated that he has no problem with the proposal and revisions.

MOTION: Wiedenheft moved, seconded by Dennerlein to deny this request as proposed. The slope of the hill could be changed to help with the drainage problem that is coming in to the west side of the addition. With the exception of the limestone walls, everything can be removed and rebuilt.

Discussion of the motion:

Roll call was:

Dennerlein	Yes
Wienen	Yes
Wiedenheft	Yes
Gehrts	No
Johnson	Yes
Brown	Yes

The motion carried to deny the request.

NEW BUSINESS

NB001: 201 SOUTH MAIN STREET STE. 2.
Jack Coulter owner, Straka Johnson Architects applicant, requesting to re-develop Washington Street into a terraced outdoor dining area.

Jack Coulter owner stated that his proposal plan:

- Develop, enhance, improve, and entertain on Washington Street
- This street was re-developed in 1987.
- He would use the same materials that are presently being used now.
- Serve lunch and dinner on the four different levels.
- Early morning he can envision people sitting and having coffee. Or just sitting and enjoying the views.

Marty Johnson, of Straka Johnson Architects stated that:

- The Historic Street is currently a brick-paved pedestrian street that functionally does not extend completely to Bench Street
- The current function of the street is primarily an aesthetic one with a historical throwback to yesteryear.
- He is proposing to generate new life while respecting the historical significance of Washington Street to give it a new purpose to an otherwise unused space.
- The idea is to develop the space into a cascading four-tier outdoor dining plaza that allows the public to engage and experience the drama of Washington Street and the views of Galena.
- The intention is to be respectful of the history and the existing conditions while maintaining minimal disturbance of what is currently in place.
- There would be removal and salvage of the historical brick pavers, maintaining the existing limestone retaining walls and wall caps, continue to utilize the existing lamp posts.
- The existing staircase would be refurbished as required, all railing assemblies would be updated with a more appropriate black metal historic aesthetic.
- Each terrace would be integrate a new large block limestone retaining to match the existing and have brick pavers with area drains to manage water runoff.
- A kiosk is planned to replace the existing, with one side advertising Galena history and events and the other advertising Vinny's menu.

The GHPC board discussed that:

- The area is the way to go for the visitors to sit and view the area.
- Pocket parks.
- No stamped concrete.
- No kiosk until the board has more information.
- Some of the GHPC Board is not ready to give up the street as it is now.
- The street should not be given up as it is.

MOTION: Wiedenheft moved, seconded by Wienen to approve as presented, to re-use the pavers and the Board would like to revisit the design of the kiosk located at the bottom of the wall at a later date.

Discussion of the motion:

Roll call was:

Wienen	Yes
Wiedenheft	Yes
Gehrts	No
Johnson	No
Dennerlein	Yes
Brown	Yes

The motion carried.

NB002: 239 NORTH MAIN STREET.
Eben & Darcee Mond, applicant and owner, requesting to change out old garage doors with more efficient doors. They will be of historic significance being the color black and will have glass.

Eben stated that:

- The garage door needs to become more efficient.
- He is requesting metal insulated door with as much glass as possible.

The GHPC board discussed:

- The aluminum door is not allowed on Main Street.
- The glass tiers verses wood panels.

MOTION: Wienen moved, seconded by Dennerlein to approve the garage door in Commerce St. as presented. The garage door facing Main St. is to be made of wood instead of aluminum. The Main St. Door is allowed to have four horizontal rows of glass if there is seven total horizontal rows of panels. The Main St. door is allowed to have three horizontal rows of glass if there is six total horizontal rows of panels.

Discussion of the motion:

Roll call was:

Wienen	Yes
Wiedenheft	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Brown	Yes

The motion carried.

OTHER:

1. State Historic Conferences and Publications.

Jonathan Miller, Building Inspector stated that he has nothing at this time.

ADJOURNMENT

MOTION: Wienen moved to adjourn. .

Meeting adjourned by voice vote.

Meeting adjourned at 8:05 P.M.

Respectfully submitted,

Shirley Johnson
GHPC Secretary

"These minutes are a summary of discussion on all matters proposed, deliberated or decided, and a record of any motions made and votes taken. The minutes are intended to convey the nature of discussions that ensued on each matter, but are not a verbatim transcript."

Provided in opposition to the Proposed Washington Street Vacation by Adam Johnson

1. Proper notice of the Demolition should be given:

DEMOLITION. Any act or process that destroys in part or whole a landmark or site within the Galena National Historic District.

(2) *Notice of demolition request.* An application for a certificate of appropriateness to demolish a structure larger than 200 square feet in ground area and within the Historic District shall require a public notice of the meeting to be published in a newspaper of general circulation in the city with the notice to state the time and place of the meeting, the purpose of the meeting and a brief description of property or properties under consideration at such meeting. The notice shall be published at least 15 but not more than 30 days prior to the hearing. Notice shall also be mailed at least 15 but not more than 30 days before the date of the hearing to all owners of property within 250 feet excluding public streets, roads or alleys, of the property affected by the demolition request.

2. A street should remain a street and therefore retain its original appearance.

151.02 & 151.03(C) DESIGNATED AREAS TO RETAIN ORIGINAL EXTERIOR APPEARANCE.
All property within the designated areas shall retain the exterior appearance of the period in which it was built or constructed and any new construction, alterations or repairs in the designated area shall be designed and constructed with essentially the same exterior appearances as the original structure that was located on the same premises.

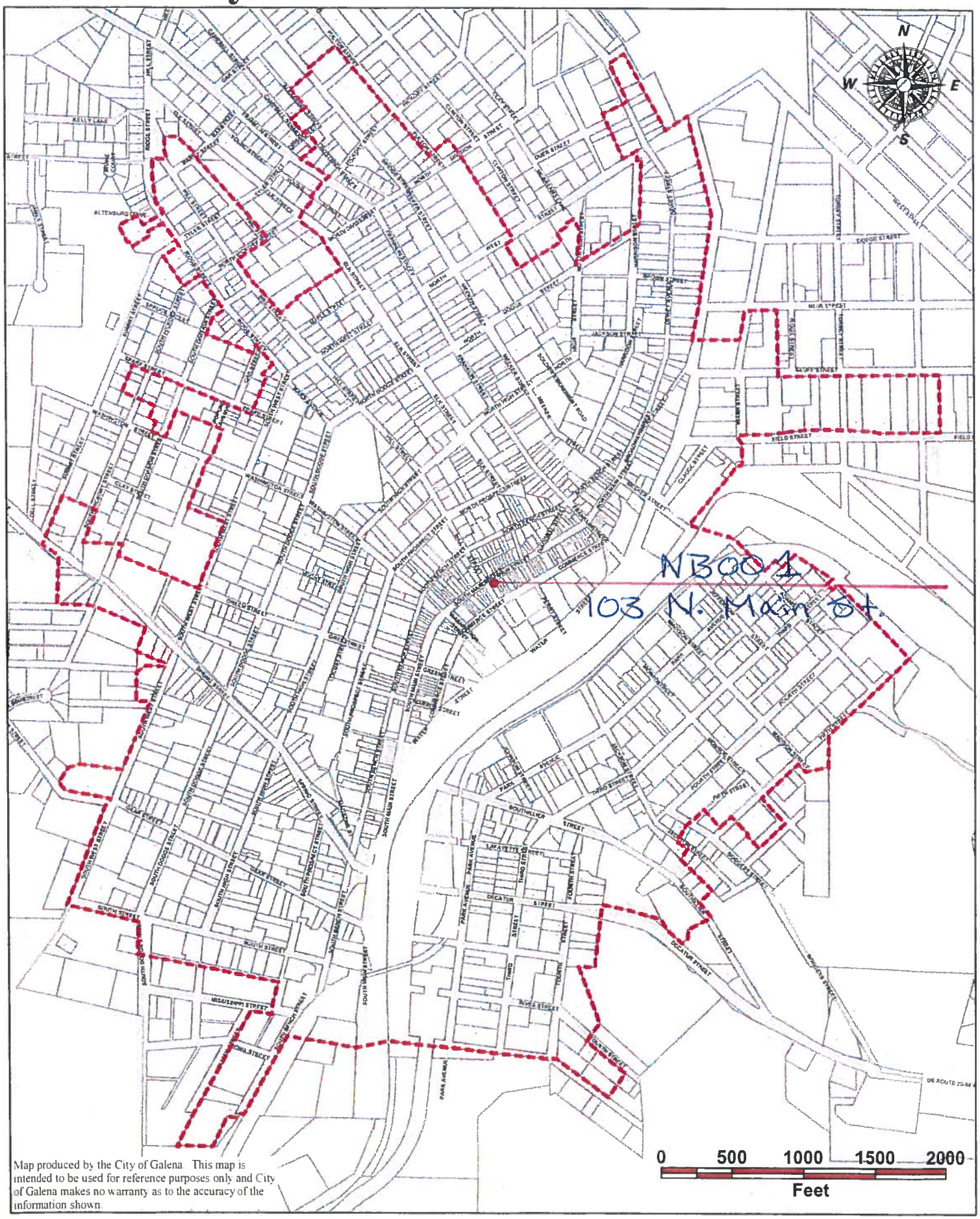
3. This is rehabilitation because a site is being demolished and rebuilt in a different way, consider it the same as to demolish a building and rebuild it to appear different, therefore it should follow the Standards for Rehabilitation.

151.21 STANDARDS. Based on the SOIs

(A) **Every reasonable effort shall be made** to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and environment or **to use a property for its originally intended purpose.**
(B) **The distinguishing original qualities or character of a** building, structure, or **site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be prohibited.**
(D) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Those changes that have acquired significance in their own right shall be retained.
(E) **Distinctive features, finishes**, and construction techniques or examples of **craftsmanship that characterize a property shall be preserved.**
(J) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4. The distinctive feature is that it is the sole surviving example of a BRICK PAVED STREET. The connector streets between Main & Bench are historical examples of the progression that Galena made from grass streets to cobblestone streets to brick pavers to concrete & asphalt.

City of Galena - Historic District



Map produced by the City of Galena. This map is intended to be used for reference purposes only and City of Galena makes no warranty as to the accuracy of the information shown.

to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

This Certificate of Appropriateness shall be valid only when signed by the Building Official and the Historic Preservation Secretary. The Historic Preservation Committee may be consulted prior to issuance of a Certificate. Construction work shall not be permitted within the Historic District of the City of Galena without a signed Certificate of Appropriateness.

Applicant: Adam Johnson **Phone #:** 815/281-1577

Applicant Mailing Address: 211 Fourth Street, Galena, Illinois 61036

City **State** **Zip**

Property Owner: Dana Meadows

Property Building Address: 103 N Main Street

The construction work for which this Certificate of Appropriateness is sought is described below. Further supplementing the application are the following attached photos, drawings, plans, colors, material list or other reliable information as described in the Certificate of Appropriateness application requirements.

Applicant shall provide all checked off items before application can be heard by the Galena Historic Preservation Commission:

[X] **Site Plan** [X] **Elevations** [X] **Floor Plans** [ ] **Materials** [X] **Photos**

Description of work to be performed: Remove brick in fill at 103 N Main storefront & provide new storefront, seal side door & provide panel behind glass.

City of Galena Use Only

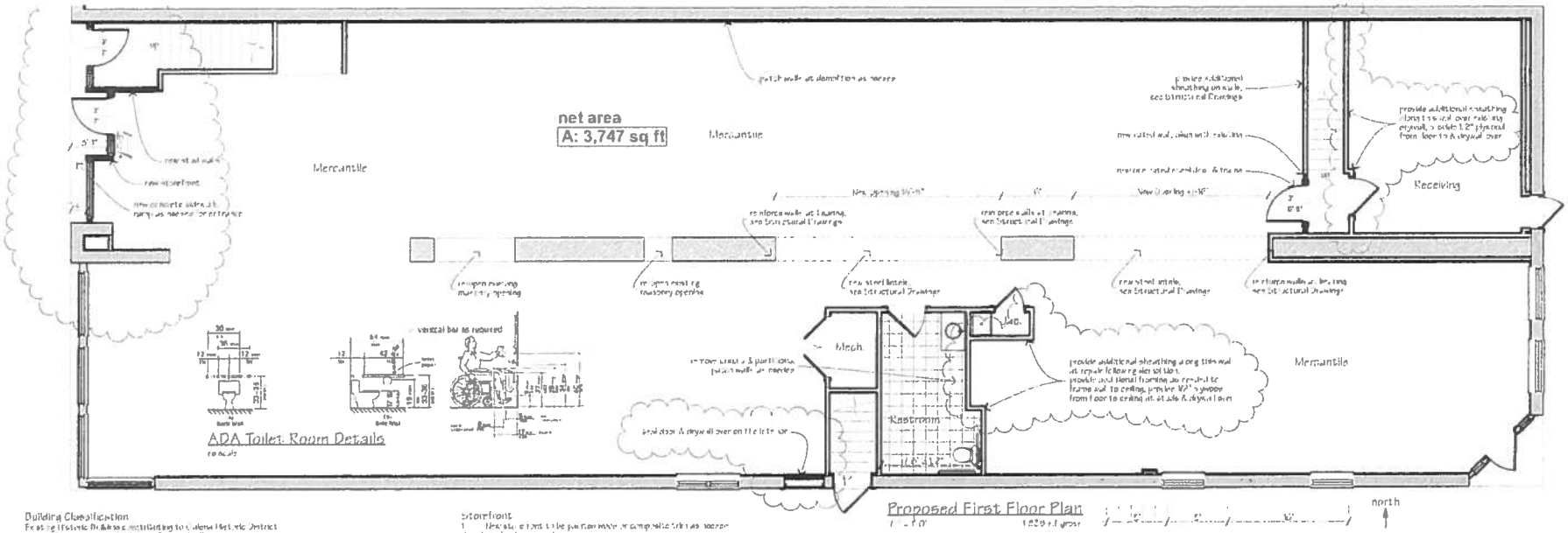
[ ] **Approved** [ ] **Approved w/ Condition/Restrictions** [ ] **Denied**

Conditions: _____

Building Official **Date** **GHCP Secretary** **Date**

I understand and agree to the above listed conditions:

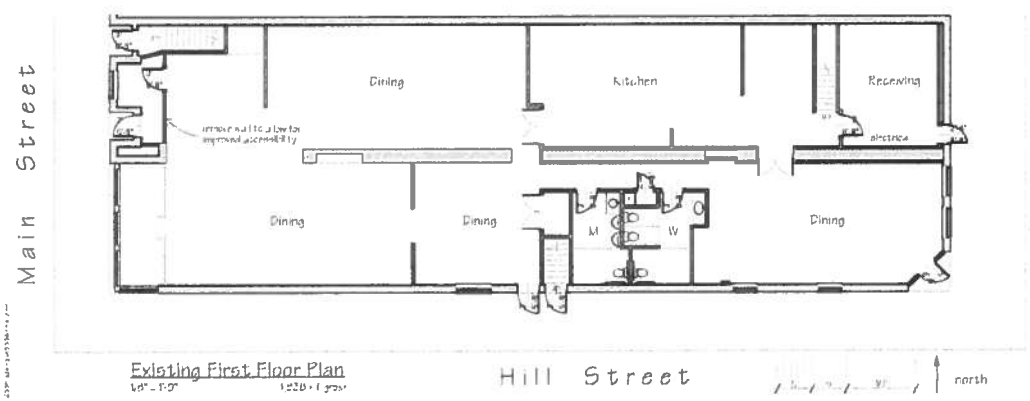
Applicant's Signature **Date**



Building Classification
Existing Historic Building contributing to Galena Historic District
Type II Fire Resistive Unreinforced Masonry Bearing Walls
Total area & stories allowed
Occupancy: Apartments over Mercantile
First floor: Mercantile, 4,000 sf (greater of 1/3 of perimeter ...)
Second & Third floors: Apartments
Automatic Sprinkler: Systems not required
Interior Finishes: Class A for Exits, Class B for Corridors, & C over 5 for Rooms
Plumbing Requirements: New Mercantile Occupancy
Fixtures: Assembly - B2 - 40 women + 40 men
New Mercantile less than 5,000 sf & fewer than 100 occupants
No public restrooms or water fountains required
Toilet rooms shall be accessible, have ambulatory stall
Provide one fixture per each floor with a service sink

General Notes:
1. Contractor to verify existing conditions & notify architect of any discrepancies
2. All work to be performed in a workmanlike manner, to the satisfaction of owner
3. Provide trash as required for new work
4. Ceiling to be 2x4 at side at 10" on centers, minimum width one layer of 5/8" type X firewall drywall, new plaster. Finish all new surfaces over 12" New ceilings to be 5/8" type X fireproof drywall, painted
5. Finishes in Restroom must be easily cleanable, non-porous & not toxic. Provide paper towel holders & fire proof & pollution proof Restroom
6. Toilet partitions hooking as needed
7. Toilet should have backsplashes as needed, provide corrosion resistant connections for new or existing sinks.

Storefront
1. Historic storefronts to be preserved where possible, replace as needed to be in the original
2. New storefronts shall be frames to be painted wood. Provide ADA compliant hardware & thresholds.
Structural
1. See structural drawings for structural details & notes
Mechanical
1. Verify existing HVAC system and modify as needed
Electrical
1. Verify existing Electrical system and modify as needed. Electrical outlets at walls to remain, provide additional as per code or fire marshal required by City.
2. Verify existing emergency alarm system and modify as needed. Verify locations with City. Provide required ADA accessible alarms & strobes as needed
3. All new electrical to be in conduit & comply to the National Electrical Code
4. Let the fixtures to be commercial quality. All electrical fixtures to have protected slots, no bare bulbs.
Plumbing
1. Verify existing Plumbing system and modify as needed. Provide additional ADA accessible as needed.
2. Remove existing fixtures as indicated and cap as needed.



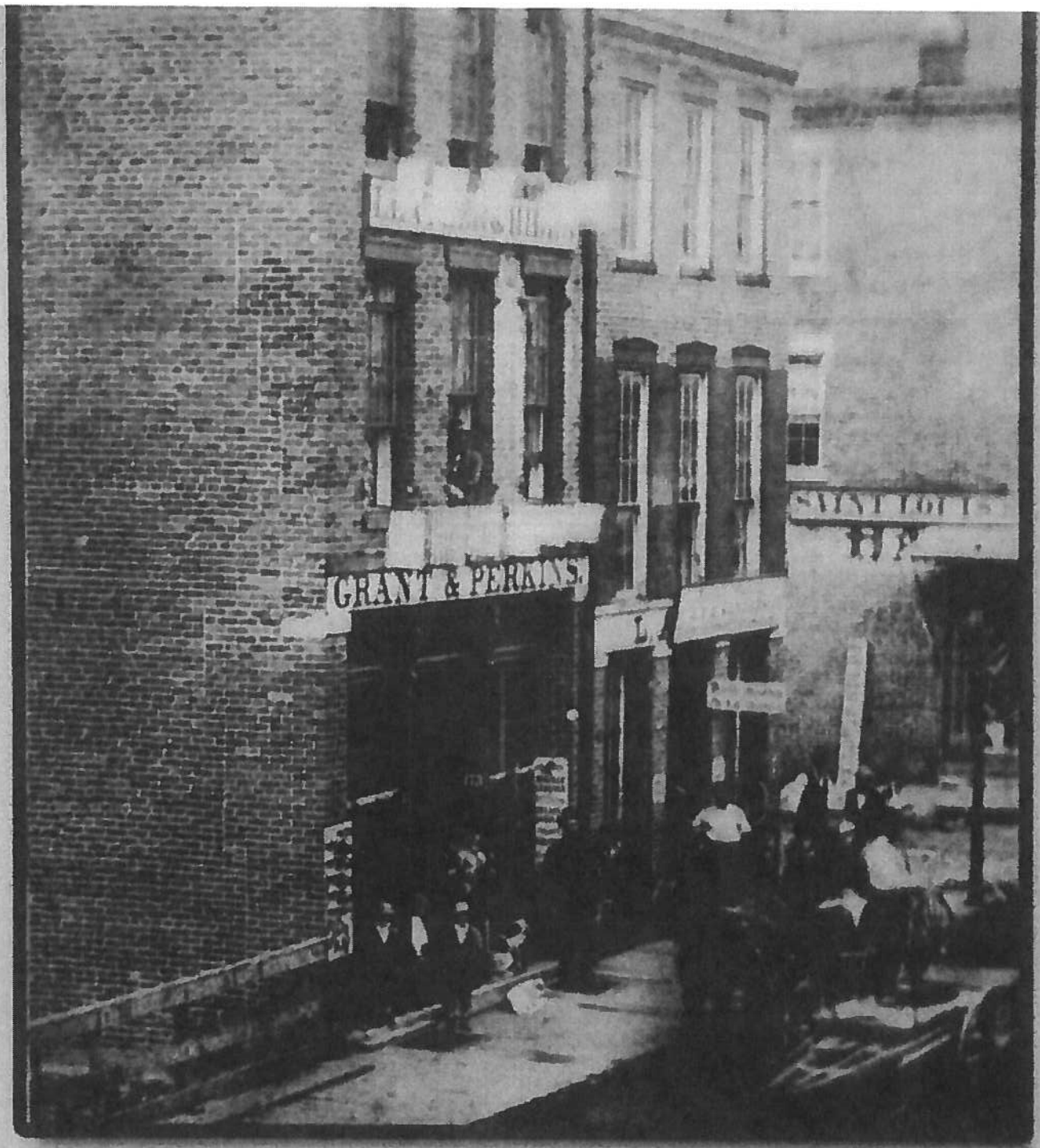
Existing First Floor Plan
1/8" = 1'-0"

Main Street Elevation
1/4" = 1'-0"

Adam Johnson Architecture
211 Fourth Street, Galena Illinois 61036-2400
@adamjsa333@gmail.com 815-281-1577

Alterations to the First Floor for new
Mercantile Store
103 North Main Street, Galena, Illinois 61036

1



103 North Main
Grant Leather Store

This building was constructed by Galena merchant Eli A. Collins in 1856. It was the location of E.A. Collins & Son Co. , purveyors of leather goods, saddles and hardware. In 1864 Orvil Grant (brother of Ulysses S. Grant) and Charles Perkins bought out Collins and ran the Grant and Perkins establishment until 1865.

Center for Historic Preservation
Survey of the City of Galena, Illinois

March 2010

Ball State University

Street Address: 102 North Main S | City: Ga... | County: Da | Local Tax ID Number: 22-100-119-00

Common Property Name: D... | Historic Property Name:

National Register Listed? ☐No ☐Non-Contributing in a NR District ☐Yes Individual Listing (see back) ☐Contributing in a District (see back) ☐NHL (see back)

Determination: ☒Contributing ☐Non-Contributing | Architect and/or Builder (if known): | Approx. Date(s) of Construction:

Current Function: ☐Residential ☒Commercial ☐Government ☐Vacant ☐Other:

Historic Function: ☐Residential ☒Commercial ☐Government ☐Vacant ☐Other:

Category: ☒Building ☐Structure ☐Object ☐Site ☐Landscape

Condition: ☐Excellent ☒Good ☐Fair ☐Deteriorated ☐Ruins | Integrity: ☐Unaltered ☒Slightly Altered ☐Severely Altered ☐Moved | Stories: ☐1 ☐1 ½ ☐2 ☐2 ½ ☒3 ☐Other:

Style(s)/Type: ☐Single-Pen ☐Double-Pen ☐Hall-and-Parlor ☐Central Passage ☐Gable-front ☐Double-Pile ☐Federal ☐Greek Revival ☐Gothic Revival ☒Italianate ☐2nd Empire ☐Queen Anne ☐Queen Anne Cottage ☐NeoClassical ☐Craftsman ☐American Foursquare ☐Prairie ☐California Bungalow ☐Side-gabled Bungalow ☐Western Bungalow ☐Dormer-Front Bungalow ☐Colonial Revival ☐Tudor Revival ☐Pueblo Revival ☐Minimal Traditional ☐Art Deco ☐Art Moderne ☐Tract Ranch ☐Traditional Ranch ☐Minimal Ranch ☐Massed Ranch ☐Split-Level ☐Shed ☐Neo-Eclectic ☐Neo-Victorian ☐Neo-Craftsman ☐Neo-Mansard ☒One-/Two-Part Commercial Block ☐Parapet-Front ☐19th/20th Century Functional ☐Pole Barn ☐Frame Barn – Type: ☐Other:

Plan: ☐Square ☒Rectangular ☐L-Plan ☐T-Plan ☐H-Plan ☐Other | Appendages: ☐Dormers ☐Tower ☐Cupola ☐Dome ☐Bay Window ☐Other:

Roof Shape: ☐Side-Gable ☐Front-Gable ☐Cross-Gable ☐Gambrel ☐Shed ☐Saltbox ☐Hipped ☐Cross-Hipped ☐Mansard ☐Deck ☒Flat ☐Other:

Roof Materials: ☐Asphalt Shingles ☐Clay Tile ☐Wood ☐Slate ☐Metal ☐Membrane ☐Not Visible ☐Other:

Other Roof Features:

Window Type(s)/Features: ☐Fixed ☒Double- or Single-Hung ☐Casement ☐Sliding ☐Hopper ☐Awning ☐Louver ☐Palladian ☐Ribbon ☐Chicago/Picture ☐Storefront ☐Segmental Arch ☐Round Arch ☐Pointed Arch ☐Tudor Arch ☐Transoms ☐Hood Molding/Crowns ☐Molding Around Windows ☒Other: Alum. storm

Window Lights: ☒1/1 ☐2/1 ☐3/1 ☐2/2 ☐6/6 ☐6/9 ☐9/6 ☐9/9 ☐Other:

Window Age: ☐Original or Historic ☐Contemporary

Window Material: ☒Wood ☐Aluminum ☐Vinyl ☐Other Metal

Door Type(s): ☒Glazed ☒Unglazed ☒Paneled ☐Batten ☐Flush ☒Recessed Entry ☐Other Door Type:

Door Surround Details: ☐Transom ☒Sidelights ☐Fanlight ☐Pilasters ☐Pediment/Broken Pediment ☐Molding Around Door ☐Other Surround Details:

Door Age: ☐Original or Historic ☒Contemporary

Door Material: ☒Wood ☐Vinyl ☐Glass ☐Aluminum ☐Other Metal

Wall Material(s): ☒Brick ☒Limestone ☐Poured Concrete ☐Concrete Block ☐Ornamental Concrete Block ☐Terra Cotta ☐Glazed Brick ☐Metal Tiles ☐Porcelain Tiles ☐Glass ☐Wood Clapboards/Siding ☐Asbestos Siding ☐Asphalt Siding ☐Stucco ☐Aluminum Siding ☐Vertical Metal Siding ☐Vinyl Siding ☐Other:

Foundation Material(s): ☐Limestone ☐Brick ☐Ornamental Concrete Block ☐Concrete Block ☐Concrete Slab ☒Not Visible ☐Other:

Porch Roof: ☐Half-Hipped ☐Deck ☐Shed ☐Front-Gable ☐Extension of Main Roof ☐Other:

Porch Height/Plan: ☐L-Inset ☐Less than Full-Height Entry ☐Full-Height Entry ☐Full-Width, One-Story ☐Full-Width, Two- or More Stories ☐Wrap ☐Enclosed ☐Other:

Porch Supports: ☐Classical ☐Chamfered ☐Square ☐Turned Spindles ☐Heavy Squared Piers ☐Piers with Slanted Sides ☐Ironwork ☐Other:

Porch Material(s): ☐Brick ☐Wood ☐Limestone ☐Poured Concrete ☐Ornamental Concrete Block ☐Concrete Block ☐Other:

Porch Age: ☐Original or Historic ☐Contemporary

Decorative Features: ☐Quoins ☐Decorated Verge Boards ☐Spindlework ☐Belt Course ☐Pilasters ☐Wall Surface Pattern ☐Dentils ☐Modillions ☒Cornice Molding ☒Panels Along Cornice ☐Cornice Returns ☒Cornice Brackets ☐Brick Corbelling/Decorative Brickwork ☐Faux Half-Timbering ☐Roof-line Balustrade ☐Porch Balustrade ☐Tracery ☐Window Grilles ☐Molding Over/Around Windows or Doors ☐False Exposed Gable Ends ☐Other:

Additional Comments (if needed):

Name of Surveyor:

National Register of Historic Places Status: ☐NHL ☐Individual Listing ☒District Listing – District Name: Galena Historic District			
Multiple Property Listing? ☐No ☐Yes – Name of Multiple Property Listing:			
Certification Date: 1997	Significant Criteria: ☐A (Events) ☐B (Persons) ☒C (Architecture) ☐D (Potential to Provide Information)		
Date(s) of Significance:	# Contributing Resources:	# Non-Contributing Resources:	Approximate Acreage:
Area(s) of Significance: ☐Agriculture ☒Architecture ☐Art ☒Commerce ☐Communications ☐Community Planning ☐Conservation ☐Economics ☐Education ☐Engineering ☐Entertainment/Recreation ☐Health/Medicine ☐Industry ☐Invention ☐Landscape Architecture ☐Law ☐Literature ☐Maritime History ☐Military ☐Performing Arts ☐Philosophy ☐Politics ☐Religion ☐Science ☐Social History ☐Transportation ☐Other:			

Additional Information: CHP feels the building could contribute to a National Historic Landmark District with a period of significance from 1870 to [illegible]