



City of Galena, Illinois

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING

THURSDAY, MARCH 5, 2020

6:30 P.M. – CITY HALL 101 GREEN STREET

ITEM	DESCRIPTION
20HPC-001.	Call to Order by Presiding Officer
20HPC-002.	Roll Call
20HPC-003.	Establishment of Quorum
20HPC-004.	Public Comments <ul style="list-style-type: none">• Not to exceed 15 minutes as an agenda item• Not more than 3 minutes per speaker

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
20HPC-005.	Approval of the Minutes of the Regular Meeting of August 15, 2019	1-4

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
20HPC-006.	Presentation by the Galena Preservation Action Organization (GPAO)	6
20HPC-007	230 Poplar Ave.: Discussion and possible action on a request by Arrow Co., applicant, and Lynn Giles and William Bookless, owners, to install solar panels on the roof of the newly constructed garage.	7-15
20HPC-008.	Discussion and possible action on the 2020 Galena Historic Preservation Award Nominees: 116A S. Bench St., 517 Fourth St., and 213-217 S. Main St.	16-25

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
20HPC-009.	State Historic Conferences and Publications	
20HPC-010.	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs., April 2, 2020	6:30 P.M.	City Hall, 101 Green Street

Posted: February 27, 2020

By: Shirley Johnson

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
August 15, 2019

CALL TO ORDER

Co-Chairman Carl Johnson called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, August 15, 2019.

ROLL CALL & DECLARATION OF QUORUM

Upon roll call, the following members were present:

Craig Brown	Absent
Carl Johnson	Present
Jack Dennerlein	Present
Katie Wienen	Present
William Gehrts	Present
Craig Albaugh	Present
Matt Carroll	Present

A quorum was declared.

Public Comments: None.

Approval of minutes of July 11, 2019:

MOTION: Dennerlein moved, seconded by Gehrts to approve the minutes. Albaugh and Wienen abstained,

Discussion of the motion: None.

Approval of minutes of July 18, 2019:

MOTION: Dennerlein moved, seconded by Gehrts to approve the minutes. Albaugh and Wienen abstained.

Discussion of the motion: None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

19HPC-068: 100 SOUTH MAIN STREET.

Discussion and possible action on a request by the VFW owner and applicant, to replace (3) three existing metal exterior doors with (3) three new matching metal doors.

George Petitgout stated:

- That the Main Street door, the Hill Street door and the Commerce Street door would be replaced with two new solid steel doors, with the Main Street solid steel door having windows.
- The color would stay the same or as close as possible to what is there now.

MOTION: Albaugh moved, seconded by Gehrts to approve as presented.

Discussion of the motion:

Roll call was:

Dennerlein	Yes
Albaugh	Yes
Wienen	Yes
Carroll	Yes
Gehrts	Yes
Johnson	Yes

The motion passed.

19HPC-069: 436 DEWEY AVENUE.

Discussion and possible action on a request by Brian P. Shelton owner and applicant, to remove the asbestos shingles and replace with Architectural asphalt shingles to repair damage to the NW corner and ridge cap that are currently missing materials and leaking.

Brian Shelton stated:

- That he is requesting to replace the cement asbestos shingles with new Architectural asphalt shingles color to be shale, similar in color.
- The present shingles are cracked or missing and there is no ridge vent. There is water coming into his house from the damaged shingles.

MOTION: Albaugh moved, seconded by Gehrts to approve as presented.

Discussion of the motion:

Roll call was:

Albaugh	Yes
Wienen	Yes
Carroll	Yes

Gehrts	Yes
Dennerlein	Yes
Johnson	Yes

The motion passed.

19HPC-070: 101 THIRD STREET.

Discussion and possible action on a request by Dave Geary applicant, Colleen Nielson owner to construct a 25'x24' garage next to the house.

Dave Geary stated:

- That he is requesting to add a garage there is a possibility that it may have a basement, then the main garage with a second story.
- The colors to match the house with the shingles also to match. (LP Smart Board siding with 4:-5" reveal to match the cedar that is presently on the house, paint to match).

MOTION: Albaugh moved, seconded by Dennerlein to approve as presented.

Discussion of the motion:

Roll call was:

Wienen	Yes
Carroll	Yes
Gehrts	Yes
Dennerlein	Yes
Albaugh	Yes
Johnson	Yes

The motion passed.

19HPC-071: 308 ADAMS STREET.

Discussion and possible action on a request by by Schmidt Construction applicant, Patty Lyden owner, to replace the existing windows with new vinyl windows, remove the chimney, add a dormer to enlarge the upstairs bathroom.

Patty Lyden stated:

- That she is requesting to replace all of the windows with new vinyl windows. Add a dormer to the east side of the house, remove the chimney.

MOTION: Wienen moved, seconded by Gehrts to approve as presented with vinyl windows, addition of one dormer, and removal of chimney, based on the location of the house.

Discussion of the motion:

Roll call was:

Carroll	Yes
Gehrts	Yes
Dennerlein	No
Albaugh	Yes
Wienen	Yes
Johnson	No

The motion passed.

OTHER

19HPC-051: State Historic Conferences and Publications.

Jonathan Miller Building Official, stated:

- There is information in the packet on:
 - Harley Clark viewings for the city's ongoing RFP process in the City of Evanston, IL September 3-5, 2019 and October 1-3, 2019.

ADJOURNMENT

MOTION: Albaugh moved to adjourn.

Meeting adjourned by voice vote.

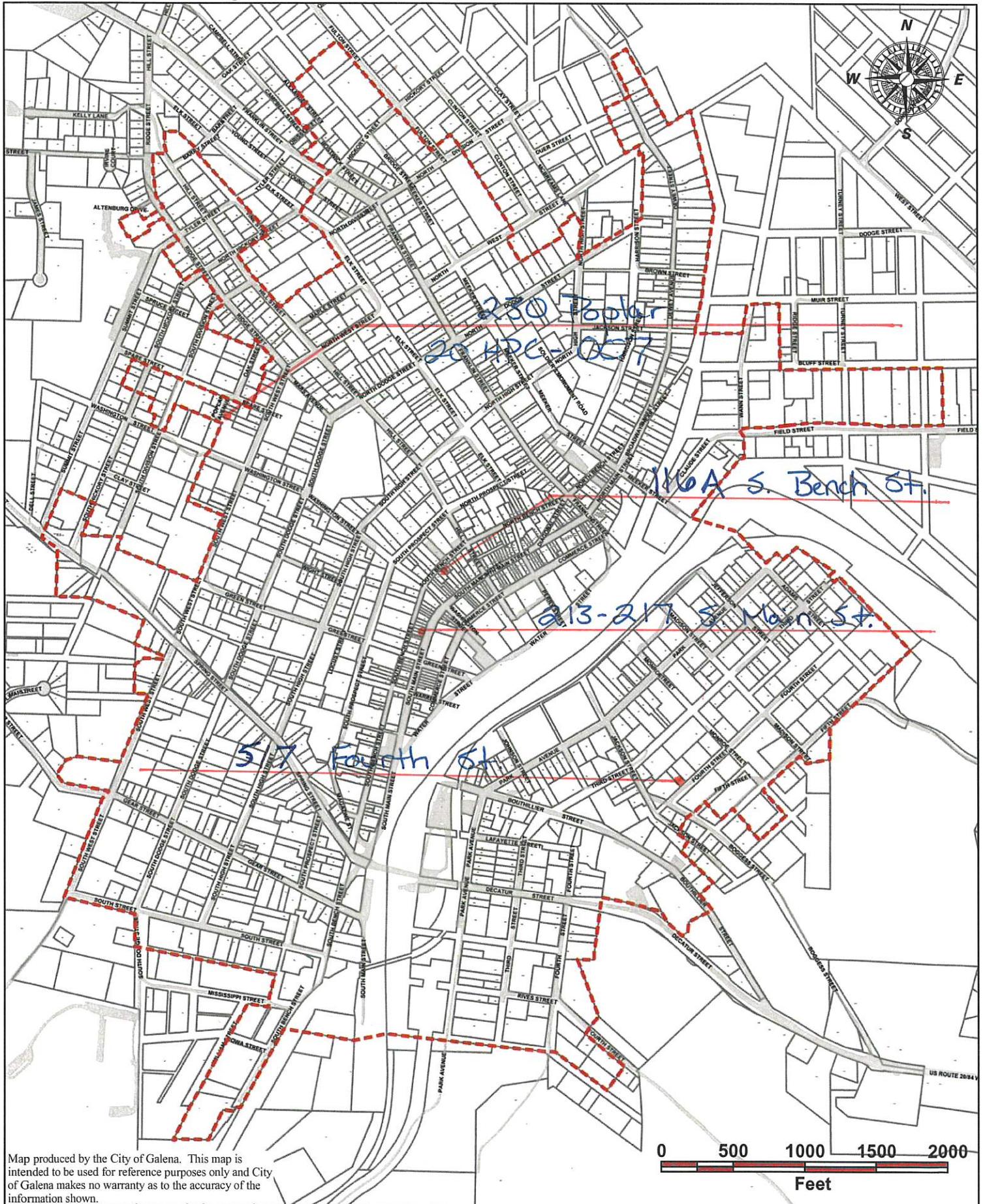
Meeting adjourned at 7:00 P.M.

Respectfully submitted,

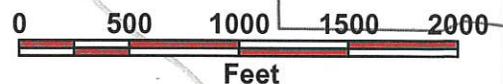
Shirley Johnson
GHPC Secretary

"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."

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.



CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



Memorandum

TO: Historic Preservation Commission

FROM: Jonathan Miller, Building Official 

DATE: February 25, 2020

RE: Presentation by the Galena Preservation Action Organization (GPAO)

The GPAO would like to present to the HPC with the intent to:

- Share their mission statement as it relates to historic preservation in and around Galena
- Learnings from the Landmarks visit
- Share our wish to partner and support historic preservation efforts especially as it relates to privately owned properties that have been identified as "at risk"
- Answer any questions the commission may have of our group

answer any questions the Commission may have. Applications not received by the Building Department prior 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: ARROW ENERGY SOLUTIONS Phone #: 815-281-2997

Applicant Mailing Address: 11470 INDUSTRIAL DUE, GALENA, IL, 61036
City State Zip

Property Owner: LYNN GILES + WILLIAM BOOKLESS

Property Building Address: 230 POPLAR AVE, GALENA, IL, 61036

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:

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: A SOLAR ARRAY CONSISTING OF 12 SOLAR PANELS WILL BE AFFIXED TO THE STH-EASTERN FACE OF THE GARAGE ROOF.

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

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



Galena, IL Historic District Solar Installation Guidelines

The City of Galena values both historic preservation and energy conservation. While the goals of historic preservation and energy conservation are important, care must be taken that one is not achieved at the expense of the other. The following guidelines shall be considered for any proposed installation of solar panels in the City of Galena Historic District.

All requests shall be considered by the Building Official and reviewed by the Galena Historic Preservation Commission (GHPC) if the Building Official feels further review is necessary. All requests shall be made on a Certificate of Appropriateness (CA) in accordance with section 151.24 of the City of Galena Code of Ordinances and accompanied by the Galena Historic District Solar Request form. The City of Galena Building Official and GHPC will use the "US Department of the Interior Guidelines for Rehabilitation for Historic Buildings: Incorporating Solar Panels in a Rehabilitation Project" when reviewing any solar CA. The primary concern of the Building Official and GHPC will be to retain the historic character of each property and the historic district as a whole.

1. All proposed solar installations shall be reviewed on the basis of: historic appropriateness, size, visibility, performance, arrangement, design, infrastructure, and color contrast.
2. Any proposed equipment shall be installed in a manner that is screened, or hidden to the greatest possible extent while still achieving maximum function and effectiveness. This shall be demonstrated by the applicant with all requests. The goal shall be to maintain the lowest possible public visibility. A publicly visible location could be permitted if the GHPC determines that the placement does not have an adverse effect on the character of the structure, street, or district as a whole.
 - a. Preferable locations of a proposed solar array should be hidden from the public way. If a proposed array is visible from the public way, it shall not detract from the historic character of the structure and surrounding structures.
 - b. Proposed solar arrays shall be on the rear of the structure whenever possible.
 - c. Flat and/or parapet roofs are preferred.
 - d. If the south side of the property is highly visible from the public way, the east and west side of the structure should be considered.
 - e. When possible, panels should be installed flat or at a low degree when placed on a flat roof to better screen them from the public way.
 - f. Roof, panel, and racking colors should be coordinated as much as feasibly possible.
 - g. Proposed solar installations shall be placed on non-historic additions whenever possible.
 - h. Solar panels shall not project from walls.
3. If a ground array is proposed, the array shall be hidden from the public way and located in the rear of the property.
4. Character defining features of the structure on which the solar installation is being proposed shall not be damaged or obscured when introducing any new solar array.
5. Any CA for new construction that includes solar installation should provide all of the necessary information so that review can be made of the structure and the solar array together.

All solar requests shall be approved by the City of Galena Building Official and/or the GHPC before a building permit may be issued. All permits shall be signed by the building official and fire inspector before work starts. All installations shall meet all state and local building codes and will be inspected and approved by the building official and fire inspector before activation.

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



City of Galena Historic District Solar Request Form

This form is to accompany any Certificate of Appropriateness requesting the installation of Solar Panels in the City of Galena Historic District.

All requests for solar in the historic district shall include the following information, but not limited to, images showing location of the proposed solar array, images of the structure that the proposed solar array will be located on or the site in which it is located at, images from different public ways of the location of the proposed solar array, and answers to the following questions.

Address of Proposed Solar Installation: 230 POPLAR AVENUE, GALENA

Owner(s): LYNN GICES + WILLIAM BOOKLESS

Applicant(s): ARROW ENERGY SOLUTIONS

Building and Site Features

1. New Construction or Existing Building: EXISTING
2. Age of Structure: BRAND NEW
3. Architectural Style (Vernacular, Italianate, French Colonial, Second Empire, Federal, Queen Anne, Greek Revival, Contemporary, Gothic Revival, Other): OTHER
4. Roof type: PITCHED SHINGLE
5. Color and type of current or proposed roofing materials: BLACK SHINGLES
6. Describe any character defining features of the structure: TWO STOREY GARAGE.

Solar Array Information

1. Location of solar array: SOUTH-EASTERN FACE OF ROOF
2. How many panels are to be installed: 12 PANELS
3. Angle of the solar panels after installation: IN LINE WITH EXISTING ROOF FACE
4. Color of solar panels and racking: BLACK PANELS + BLACK FRAMES

Telephone: 815-777-1050 • Facsimile: 815-777-3083 • www.cityofgalena.org

Site Plan:



Site Pictures:

Front view:



Side view:



View from South West Street:



View from Washington Street:



Materials to be used for solar array at 230 Poplar Ave, Galena, IL, 61036

- 12 x 320watt solar panels in black, with black aluminium framing
- 1 x 3kw inverter
- Aluminium and steel footings
- Aluminium racking

116A S. Bench St.

116 S. Bench St., formerly Main St. Cheesecakes. Was purchased by its current owners in 2018 with the intention of converting the structure into a single-family residence. The building has been completely remodeled inside to accommodate the two owners. A new window was added on the side of the building for proper lighting and egress and the front of the building, which had its brick parged over has been completely rebricked. As you may remember, with approval of the HPC, the door was also removed for the current repurposed door that is in place now. This building was tastefully remodeled to accommodate its new use as a single-family home. It was a nice renovation.







517 Fourth St.

517 Fourth St. was purchased by the current owners in early 2019. The owners, along with Artisan Contractors, immediately started the renovation process with their request to the HPC for siding and the front porch addition. The house in its previous condition likely hadn't been upgraded for many years. The interior of the home is completely upgraded with modern amenities and the exterior was tastefully updated with appropriate siding and a new front porch. This home is nice enhancement to the neighborhood and is another great example of a historic home upgrade. Upon completion, the home was put on the market and has an accepted offer already.





213-217 S. Main St. Schmohl Building

213-217 S. Main St. has undergone and is still under significant reconstruction. The exterior of the building has been nearly completed while the interior is nearing completion. This building contains 3 store fronts on Main St. and used to be home to 7 long term rentals. In 2015, due to a significant lack of general maintenance inside and out, the 2nd and 3rd floors were deemed unfit for human occupancy. The retail spaces on the Main St. ground level remained open but were also close to being closed due to conditions. In 2017, the building was purchased by its current owner and has been under construction since. It is close to completion on the interior and will be used as 7 vacation rentals. The Main St. level underwent a complete renovation that has combined the store spaces of 213-215 S. Main St. and 217 S. Main St. is still open for lease. The building is now completely sprinkled, insulated and will meet all modern building code. The rear was completely re-bricked with an approved brick from the Illinois Historic Preservation Agency and all new windows were installed. The front was restored, repainted, and the windows were removed and restored before being reinstalled. A portion of the basement was also dug out and new footings and a concrete floor was poured. This entire building is a huge success story and should be considered one of Main Streets nicest buildings.









