

MINUTES  
GALENA HISTORIC PRESERVATION COMMISSION  
312 ½ NORTH MAIN STREET, GALENA, IL 61036  
November 1, 2012

**CALL TO ORDER**

Chairperson Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday November 1, 2012.

**ROLL CALL & DECLARATION OF QUORUM**

Upon roll call, the following members were present:

Craig Brown	Present
Carl Johnson	Present
Bob Brotheridge	Present
Katie Wienen	Present
Larry Wiedenheft	Present
William Gehrts	Present
Jack Dennerlein	Present

A quorum was declared.

Craig Brown welcomed our new Galena Historic Preservation Commission member Jack Dennerlein to the board, welcomed back Richard Clark the Galena Gazette reporter who has been gone for a few meetings.

**Public Comments:** None.

**Approval of minutes of October 4, 2012:**

**MOTION:** Brotheridge moved, seconded by Wiedenheft to approve the minutes.

**Discussion of the motion:** None.

The motion carried by voice vote.

**OLD BUSINESS**

**OB001: SPRING STREET WITHIN HISTORIC DISTRICT (WEST OF GALENA RIVER)  
IDOT, DIXON, IL.213 S. HICKORY STREET**

Masood Ahmad, Acting Planning and Studies Engineer, requesting to improve US Route 20 – continued from May 5, 2011. (See OB001 from May 5, minutes).

Mark Nardini Environment Manager with IDOT stated that:

- There will be 5092 square feet of retaining wall under 5' when Highway 20 gets repaired. There is 1000 square foot of existing rock that can be reused.
- The proposal is for the walls to be a poured stamped wall with the color to be as close to limestone.
- Any wall that is over 5' high will have a black pipe railing.

**MOTION:** Johnson moved, seconded by Wiedenheft to approve as presented with stamped wall in a limestone color that is under five feet, and approve the rock over five feet with a black pipe railing.

**Discussion of the motion:** None.

Roll call was:

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

The motion carried.

**OB002: 129 S. DODGE STREET.**

Margaret Dworak owner and applicant, applicants appeal to City Council is being sent back to GHPC for second review to better define Ms. Dworak's options concerning her roof, gutters, soffit and fascia.

Margaret Dworak stated:

- That she would be willing to replace the standing seam roof with conventional gutters, aluminum soffit and fascia
- That she does not want the Yankee gutters.
- That she has some old down spouts that she would like to keep.

**MOTION:** Wiedenheft moved, seconded by Brotheridge to approve the application using aluminum soffit and fascia to change the gutters to a conventional gutter, go with a standing seam roof in the color of red as is, however there are other acceptable colors brown, red, black or dark green.

**Discussion of the motion:** None.

Roll call was:

Brotheridge	Yes
Wienen	Yes
Wiedenheft	Yes
Gehrts	Yes

Johnson	Yes
Dennerlein	Yes
Brown	Yes

The motion carried.

**NEW BUSINESS**

**NBOO1: 213 S. HICKORY STREET.**

Connie Kendziorek owner and applicant, requesting to build a 15'x39' detached garage with guest quarters above and screened porch at rear. Also raise roof for second story above former attached garage space. (Drawings to follow via e-mail on 10/26/2012).

Connie Kendziorek brought in drawings for the first time for the GHPC to see and stated:

- That she would like to add a garage door to the side of the house, however she does not have enough room because of setbacks.
- That she is proposing to build a detached garage behind the miner's cottage with a four foot second story.

The GHPC board stated:

- That the detached garage with the four foot taller addition would be very dominate over the miner's cottage.
- That the roof line has to be equal to or below the structure in front.

**MOTION:** Wiedenheft moved, seconded by Wiene to recommend to the Zoning Administrator and or the Zoning Board to seriously consider making the single car garage into a two car garage whether it meets the setback rights or not, and her current suggestion of the second story on the original garage is aesthetically not in keeping with preserving the cottage.

**Discussion of the motion:** None.

Roll call was:

Wiene	Yes
Wiedenheft	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Brotheridge	Yes
Brown	Yes

The motion carried.

**NB002: 947 S. MAIN STREET.**

Greg Stauder, citizen wishes to discuss former power plant becoming "Landmarked".

Greg Stauder would like to know what would make this property qualify is that it is part of Galena's history; it was built in the early 1900's, and is presently outside of the historic district.

This was a discussion only item and no action was taken.

**NB003: 505 FIFTH STREET.**

Chris Ludescher owner, Byron Harrell applicant and contractor with Stenes Construction, requesting to install three vinyl double hung windows or three wood replacement insert windows at existing bay windows. Replace bathroom casement window with vinyl double hung window. Requesting to parge exterior foundation wall for water problems, covering limestone blocks.

Byron Harrell stated:

- That the owner would like to parge over the rock foundation.
- That the owner would like to install three vinyl double hung windows or three wood replacement insert windows at the existing bay windows.

**MOTION:** Gehrts moved, seconded by Brotheridge to approve three vinyl double hung windows or three wood replacement insert windows at her discretion on the west side of the house replace bathroom casement window with vinyl double hung and approval to parge the exterior foundation.

**Discussion of the motion:** None.

Roll call was:

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

The motion carried.

**NB004: 129 S. MAIN STREET - GOLDEN HEN CAFÉ.**

Peter Kallas owner and applicant, requesting to replace wooden side door with identical size and style metal door.

Peter Kallas stated:

- That he suggesting to install a steel door that would look just like the present wood door with a stamped panel and windows and would be painted in a brown color.

The GHPC suggested:

- To install a wood door as it is a very noticeable door on the side of the building, with a park right outside, and a sidewalk that passes on Main Street and Washington Street going up and down to a popular restaurant.

**MOTION:** Wienen moved, seconded by Dennerlein to deny the application for a metal door.

**Discussion of the motion:** None.

Roll call was:

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

The motion carried to deny the application for a metal door.

**NB005: REVISIONS TO HISTORIC DISTRICT BOUNDARY PROJECT.**

Discussion and possible action on the Historic Boundary that has been proposed.

Daryl Watson stated:

- That he has some revisions of the historic boundary lines.
- That there would be about 20-30 addresses outside of the boundary lines.

The GHPC Board suggested:

- To add the Power Plant into the Historic District.
- To landmark certain structures outside the historic district boundary.

**MOTION:** Wiedenheft moved, seconded by Johnson to approve to this map with the alterations to be made and then go to a public hearing.

**Discussion of the motion:** None.

Roll call was:

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

The motion carried.

**OTHER:**

1. State Historic Conferences and Publications.

Craig Brown stated that:

- He went to Blue Island for the conference it had a lot to do with surveys.

Duff Stewart, Building Inspector did not have anything at this time.

2. Historic Preservation Award Nominations for 2012.

Item was not discussed.

**GALENA FOUNDATION MISSION:**

Craig Brown, Chairperson stated that on Saturday November 3, 2012 at 8:00 am, he is meeting with the group to state to them the overlap with the things that the GHPC does and the things that they do.

**HISTORIC PRESERVATION ORDINANCE:**

Craig Brown, Chairperson stated that he is working on this and as soon as the Historic Boundary is complete a draft of the Ordinance will follow along with a list of the landmark structures.

**ADJOURNMENT:**

**MOTION:** Johnson moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 8:10 P.M.

Respectfully submitted,

Shirley Johnson  
GHPC Secretary

Duff Stewart  
Building Inspector

"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."