

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 Wiene	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 Wiener 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:

Wiener	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 Mond 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:** Wiener 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:

Wiener	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:** Wiene 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.**