

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
May 4, 2017

CALL TO ORDER

Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, May 4, 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	Absent
William Gehrts	Present
Craig Albaugh	Present

A quorum was declared.

Public Comments:

Approval of minutes April 6, 2017:

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

Discussion of the motion: None.

The motion passed by voice vote.

PUBLIC HEARING - NOTICE IN THE APRIL 19, 2017 GALENA GAZETTE – 513 BOUTHILLIER STREET. REQUEST FOR DEMOLITION OF THE OUTBUILDING TO THE SE SIDE OF THE PROPERTY IN ITS ENTIRETY, ONE-STORY 1936 DINING ADDITION TO THE STILLMAN INN, AND TWO 1970'S MANSARD ROOF ONE-STORY ADDITIONS AT WALK-OUT BASEMENT LEVEL.

PUBLIC HEARING - NOTICE IN THE APRIL 19, 2017 GALENA GAZETTE – 306 JACKSON STREET. REQUEST BY ADAM JOHNSON APPLICANT, KEVIN AND RUTH ANN SCOTT OWNERS, TO DEMOLISH ALL REMAINING FRAMING, RETAIN THE EXISTING BASEMENT AND STONE FOUNDATION WHERE EXISTING. THE HOME THEN WOULD BE REBUILT AS DRAWN AND PREVIOUSLY APPROVED.

*****REQUEST WITHDRAWN*****

PUBLIC HEARING

MOTION: Carl Johnson moved, seconded by Dennerlein to open the Public Hearing.

The motion passed by voice vote.

Craig Brown swore in: Adam Johnson 211 Fourth Street, Dave Anderson 513 Bouthillier Street, Charles Marsden 9320 Saturn Lane, Nancy Breed 211 S. Bench Street.

17HPC-038: 513 BOUTHILLIER STREET – DEMOLITION REQUEST.

Discussion and possible action on a request by the Galena-Jo Daviess County Historical Society to demolish the outbuilding in use as a wedding chapel/event space, the one-story 1936 dining addition to the Stillman Inn, and the two 1970's mansard-roof one-story additions at walk-out basement level.

Charles Marsden discussed the time table of the new Historical Society Museum:

- The Museum is in the process of acquiring the property at 513 Bouthillier Street and the Crow property at 517 Bouthillier Street. The property at 517 Bouthillier Street is not in the historic district.
- Approval from HPC board in May 2017.
- Closing of the properties in the summer of 2017.
- Design of the new Museum will begin the Spring of 2018 and take about one year.
- Construction of the new museum, and the renovation of the Stillman Inn will take about a year wrapping up in late 2020.
- The new museum will officially open in the Spring of 2021.

According to the Northern University Center for Governmental Studies the economic impact and the viability of the new museum are the highest if the museum can be developed on this particular site with a strong relationship to the Grant Home and the backdrop of the City of Galena.

Charles Marsden discussed the history of the Stillman Inn and all the buildings that are attached to it:

- In 1858 the carriage house was built.
- In 1858-1859 The Stillman Inn was constructed.
- In 1920 the construction of Highway 20 showing the mansion, the carriage house, and a summer kitchen.
- In 1933 or 1936 the flat roofed parlor was built; this room was used to provide dining space for the guests.
- In 1957 a two-car garage was built with its garage doors facing Bouthillier Street.
- In 1975 the rest of the restaurant building was.
- In 1976 the footings were installed under the restaurant building.
- In 1978 the two bump outs were built on the South side of the Stillman mansion.

Marsden stated ideally the new museum would be within a five-minute walking distance to Grant's Home so people do not have to move their cars. The new museum would be called Outside In and Inside Out. There will be just as many functions and features to a contemporary museum that occur outside of the four walls of the building.

Adam Johnson stated that he is in favor of saving the carriage house that was built in the 1850's.

Dave Anderson stated there is deconstruction and possible putting pieces into the new museum.

The HPC Board stated:

- The 1936 addition to the Stillman Inn may be demolished.
- The two bump outs may be demolished.
- The wedding chapel may be demolished.
- The remaining 1850's carriage house may not be demolished due to its historic significance.

MOTION: Albaugh moved, seconded by Wiene to close the public hearing.

The motion passed by voice vote.

MOTION: Albaugh moved, seconded by Gehrts to approve the demolition of everything that was requested except the carriage house because of its historic significance.

Discussion of the motion: None.

Roll call was:

Dennerlein	Yes
Albaugh	Yes
Wiene	Yes
Gehrts	Yes
Johnson	Yes
Brown	Yes

The motion carried.

17HPC-039: 306 JACKSON STREET.

Discussion and possible action on a request by Adam Johnson applicant, Kevin and Ruth Ann Scott owners, to demolish all remaining framing, retain the existing basement and stone foundation where existing. The home will be rebuilt as drawn and previously approved. *****REQUEST WITHDRAWN*****

UNFINISHED BUSINESS

17HPC-040: 511 GREEN STREET.

Discussion and possible action on a request by William Steger owner and applicant, to add a dormer to the second floor, west side of the house.

William Steger stated that:

- The back wall has bowed out, and another wall is leaning in.
- Not feasible to remove the walls and add a new floor.
- He is asking to set back the dormer eighteen inches and add three inches to the roof line. The new roof will have a one and one half inch pitch. The shingles will be blended in to the roof line.

MOTION: Albaugh moved, seconded by Wiener to approve with a three-inch height with the shingles blended in.

Discussion of the motion: None.

Roll call was:

Albaugh	Yes
Wiener	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Brown	Yes

The motion carried.

17HPC-041: 411 SOUTH PROSPECT STREET.

Discussion and possible action on a request by the Galena Green Condominiums owners and applicant, to take down the height of the existing chimney to the height of the dormers and install a metal cap due to the high cost of the previously approved plan.

Bobby Bertucci stated:

- The Association would like to bring down the chimney down thirty-four feet.
- The Association would like to have the chimney re-capped with galvanized steel or copper.
- The contractor stated to the Association that he cannot match the current bricks.

The HPC stated:

- The chimney should be above the dormer.
- That they would like to talk with the contractor before making a decision.

MOTION: Albaugh moved, seconded by Wiener to table until the contractor can be present to answer questions.

Discussion of the motion: None.

The motion passed by voice vote.

NEW BUSINESS

17HPC042: 102 THIRD STREET.

Discussion and possible action on a request by Adam Johnson applicant, and Angela Stodden owner, to build a new porch, paint appropriate colors, add a new standing seam metal roof, replace existing window sashes with new sash pack with true divided lites to match existing, add a new window on the north side at stair, shorten the window at the east side for the kitchen, remove the chimneys, and replace the exterior doors with new painted doors

Adam Johnson stated that:

- The new request is to add a second floor with three bedrooms and two bathrooms.
- Remove the roof line on the first floor and move it up to the second floor.
- Save the wood siding, replace existing window sashes with new sash pack with true divided lites to match existing.

MOTION: Albaugh moved, seconded by Wiener to approve the request that was presented.

Discussion of the motion: None.

Roll call was:

Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Albaugh	Yes
Wiener	Yes
Brown	Yes

The motion carried.

17HPC 043: 306 JACKSON STREET.

Discussion and possible action on a request by Adam Johnson applicant, Kevin and Ruth Ann Scott owners, to remove and rebuild the unsound rear wall to allow for proper structural repair to prepare wall for bearing new roof trusses. The wall will be rebuilt with salvaged historic framing on a new concrete foundation.

Adam Johnson stated:

- The owner is requesting to replace the rear wall with salvaged historic framing.

Chuck Horton stated that one could use the original wood in the rebuild.

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

Discussion of the motion: None.

Roll call was:

Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Albaugh	Yes
Wiener	Yes
Brown	Yes

The motion carried.

OTHER:

17HPC-044: Vote for the 2017 Historic Preservation Award winner.

After some discussion, the result:

119 South Dodge Street as the winner.

207 Bouthillier Street as the runner up.

17HPC-045:

1. State Historic Conferences and Publications.

Jonathan Miller, Building Inspector stated:

- 1) Landmarks Illinois PANEL DISCUSSION on May 20, 2017 in Peoria, IL.

ADJOURNMENT

MOTION: Johnson moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 8.20 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."