

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
July 6, 2017

CALL TO ORDER

Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, July 6, 2017.

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:

Steve Repp 227 S. Dodge St. stated that this commission deals with preservation not demolition. Repp does not want this house at 318 Gear Street demolished.

Terry Cole 525 S. Dodge St. stated that the new proposed house at 707 N. Dodge St. is too modern for this area. There are two brick miner cottages that are two stories, a pre-1830 two story log house, and several other small miner cottages in the area.

Approval of minutes June 1, 2017:

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

Discussion of the motion: None.

The motion passed by voice vote.

PUBLIC HEARING - NOTICE IN THE JUNE 14, 2017 GALENA GAZETTE – 318 GEAR STREET. REQUEST FOR DEMOLITION OF A HOUSE.

PUBLIC HEARING

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

The motion passed by voice vote.

Craig Brown swore in:

Steve Monahan 316 Gear St.

Candy Walburg 614 S. Prospect St.

Todd Walburg 614 S. Prospect St.

Terry Cole 525 S. Dodge St.

Gerald Deininger 11059 Golf View Dr.

Joe Hannaman 335 Gear St.

Steve Repp 227 S. Dodge St.

Adam Johnson 211 Fourth St.

17HPC-069: 318 GEAR STREET – DEMOLITION REQUEST.

Discussion and possible action on a request by Steve Monahan to demolish the house as:

- The foundation area: the north wall is crumbling, the south wall is supported by jacks, a portion of the west wall has caved in, the addition foundation has collapsed.
- The roof is in need of having new shingles, some rafters are damaged. The chimney is collapsing, the soffits are rotten and or missing.
- The wall on the west side leans, the south-east wall has a twist, one-half of the north side leans and is bowing and the bricks have split. The east and west walls lean, and have a bow. The south wall leans to the north. Most of the walls have the facing gone.
- The windows are cracked, or twisted with rotten wood.
- Some of the doors are rotted, and non-closable.
- The electrical and plumbing are nonfunctional and rodent destroyed.
- The interior walls are drywalled and painted, cracked, falling down, and moldy.
- The interior floors are of a variety, and all destroyed by animals.

In summary: the brick has been destroyed and is not salvageable, foundation needs a complete remake. All resulting in a non-economical repair of the home. The home has become a non-contributing home with irreversible damage.

Steve Monahan stated:

- That he has watched this house deteriorate over the years. The house leans, bows out/in, twists, and has bricks in the yard.
- This house is beyond economical repair.

Gerald Deininger stated:

- It is not cost feasible to repair. The foundation in front of the house it is very deteriorated as well as the rest of the house.

Adam Johnson stated:

- If they do a demolition that the owner should have some requirement for record of the building with photographic evidence before it is taken down.

Terry Cole stated:

- That this house could be saved but it is not economically feasible. Probably around \$150,000 for the structure and brickwork which would include nothing inside.

Todd Walburg stated:

- This house is an eyesore, and it is an abandoned house. He proposes to demolish it.

Joe Hannaman stated:

- This house looks terrible and would like it to be demolished.

Steve Repp stated:

- Someone may want to save this house, and once again stated that his house should not be demolished.

Steve Monahan stated:

- That he is all about history, he has restored a home, and sometimes somethings need to be let go. This house is not a contributing house due to its condition. Monahan wants to make the neighborhood look better and help the community.

Adam Johnson stated:

- That he has saved a house that was going to be torn down. Maybe set a time limit to sell the house to be fixed before allowing demolition.

The HPC Board stated:

- The

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

The motion passed by voice vote.

Discussion of the motion:

Albaugh discussed with Deininger what he thought about how long this house would stand? Deininger could/would not say except that the brick is a soft brick.

Wiener asked if this is the only option and if in 2010 this house was not neglected; how did it get so bad in the past two to three years by falling apart. Monahan stated that the owners have not been out in a very long time – many years.

Gehrts stated that he would like the bricks saved, and the rocks in the foundation used in the new structure. Take photos and measurements to document the history of the house. The city lot would be utilized in a manner that is beneficial in that neighborhood and for the people who live in that area.

Brown stated that this board had forced other property owners to rebuild their properties in the past yet what you are saying (Gehrts) is that you would like to make an exception this time.

Brown stated that the owners have not tried to find someone to rebuild this house.

Johnson stated this board has the ability to delay the demolition for a period of time. If nothing surfaces during by the end of that period of time, then we know that it is not feasible to rebuild.

Brown stressed the fact that by taking that lot and knocking the structure down make it more valuable than having to restore what is there.

Dennerlein stated that this is an architectural treasure, try to see if someone would like to take on the task of restoring it.

MOTION: Albaugh moved, seconded by Gehrts to approve the demolition.

Roll call was:

Albaugh	Yes
Gehrts	Yes
Wienen	No
Johnson	No
Dennerlein	No
Brown	No

The motion was denied.

NEW BUSINESS

17HPC070: 318 GEAR STREET.

Discussion and possible action on a request by Steven Monohan applicant, and possible future owner; to build a 32'x36' garage in the location of the demolished house at 318 Gear St. The materials would be the same as the house located at 316 Gear St.

Chairman Craig Brown stated that this is now moot because of the denial of demolishing this house.

17HPC071: 520 S. DODGE STREET (ABOVE 418 SPRING STREET).

Discussion and possible action on a request by Adam Johnson applicant, Charles and Sandra Fach owners, to build a new residence on the new lot above the properties located at 418 Spring St.

Adam Johnson stated:

- The owner would like to build this modern craftsman style home.

- The exterior would be wood siding with stone veneer, with metal roof.
- There will not be trees cut down to create a view.
- Fach likes the view from this area.

The HPC Board stated:

- That this house style is not appropriate to this area.

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

Discussion of the motion: None.

Roll call was:

Wienen	No
Gehrts	Yes
Johnson	Yes
Dennerlein	No
Albaugh	Yes
Brown	No

The motion was denied.

17HPC072: 707 N. DODGE STREET.

Discussion and possible action on a request by Bill Scallon applicant and owner, to remove the existing standing seam metal roof and replace it with earth tone colored architectural asphalt shingles.

Bill Scallon withdrew this application.

17HPC073: 309 FRANKLIN STREET.

Discussion and possible action on a request by Carle and Robert Egger applicant and owners, to paint their house with the new colors of Deep Silver, Thundercloud Grey, Violet Stone, Blue Orchid, and Sweet Daphne.

Ron Leinen, spoke for Carle and Robert Egger, he passed out information:

- That the style of this house is a Queen Anne with a bay window.
- Passed around a piece of the trim with a colored dot on it. Leinen stated that this dot is a lavender color.
- Shared with the board that the new chosen colors are: Violet Stone for the main body, blue orchid, deep silver, thundercloud gray.

The HPC Board asked:

- What the body of the color would be and Leinen stated Violet Stone, Blue Orchid would be painted on panels around the windows.

Dennerlein stated that he thought that this house would be considered a hybrid because it is a mix of Queen Anne.

MOTION: Albaugh moved seconded by Gehrts to deny as presented.

Discussion of the motion: None.

Roll call was:

Dennerlein	Yes
Albaugh	Yes
Wienen	Yes
Gehrts	Yes
Johnson	Yes
Brown	Yes

The motion carried.

OTHER

17HPC-074:

1. State Historic Conferences and Publications.

Jonathan Miller, Building Inspector stated there is a link to IAHPC Princeton Workshop:
<https://illinoisihpc.org/princeton-preservation-workshop-may6/>

- 1) Join Landmarks Illinois on Tuesday July 25, 2017 from 5:30-7:30 in Chicago, IL at the Bush Temple of Music to present Cedar Street with their 2017 RBIC Award in recognition of the historic restoration projects across Chicago.
- 2) Jonathan Miller, Building Inspector stated there is no notices for publications at this time.

ADJOURNMENT

MOTION: Albaugh moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 8:15 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."