

MINUTES  
GALENA HISTORIC PRESERVATION COMMISSION  
101 GREEN STREET, GALENA, IL 61036  
March 7, 2019

**CALL TO ORDER**

Chairman Craig Brown called the meeting of the Historic Preservation Commission to order at 6:30 PM on Thursday March 7, 2019

**ROLL CALL & DECLARATION OF QUORUM**

Upon roll call, the following members were present:

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

A quorum was declared.

**Public Comments:**

None.

**Approval of minutes January 3, 2019:**

**MOTION:** Wienen moved, seconded by Dennerlein to approve the minutes.

**Discussion of the motion:** None.

The motion passed by voice vote.

**PUBLIC HEARING - NOTICE IN THE FEBRUARY 20, 2019 GALENA GAZETTE –  
300 N. MAIN STREET. REQUEST DEMOLITION OF THE SMALL SHED TO THE  
NORTH SIDE OF LITTLE TOKYO.**

**PUBLIC HEARING - NOTICE IN THE FEBRUARY 20, 2019 GALENA GAZETTE –  
310 ELK STREET. REQUEST DEMOLITION OF THE REAR ADDITION ON THE  
HOUSE.**

**PUBLIC HEARING**

**MOTION:** Albaugh moved, seconded by Dennerlein to open the Public Hearing on 300 N. Main Street.

The motion passed by voice vote.

Craig Brown swore in:  
Frank Mc Mahon, 710 Territory Dr. Galena, IL

**19HPC-017: 300 N MAIN STREET – DEMOLITION REQUEST.**

Discussion and possible action on a request by Frank McMahan applicant, and Amy Chen and Michael Zhu owners, to demolish the small shed to the North side of Little Tokyo.

Frank McMahan, representing Amy Chen and Michael Zhu owners, and friends. stated:

- The owners would like to demolish the small building as no one can get into the small shed and put the garbage in.
- That the structure is in very bad shape and needs to be repaired.
- This small building once was used as a garage; however, it has been changed over time.
- The small building detracts from the restaurant building next door. It is not historically or architecturally significant to the restaurant building next door.

The HPC board stated:

- The HPC Board is wondering if they allowed the garage doors to be re-installed if that would solve the problem.
- It would be appropriate to shield the dumpster with a bench that is the same sort of a bench as what is on Main Street currently,
- The shed should not be demolished as it is almost 100 years old.
- Add garage doors to the existing shed in which it can be used as an enclosed garbage area for the dumpster.
- This building should not be removed from Main Street.
- This building should be brought back to the original way that it was in 1925.
- Just because the shed is deteriorated is no reason that it should be torn down.

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

The motion passed by voice vote.

**Discussion of the motion:** None

**MOTION:** Albaugh moved, seconded by Wiene to deny the demolition as requested.

**Discussion of the amended motion:** None.

Roll call was:

|            |     |
|------------|-----|
| Dennerlein | Yes |
| Albaugh    | Yes |
| Wienen     | Yes |
| Carroll    | Yes |
| Gehrts     | No  |
| Johnson    | Yes |
| Brown      | Yes |

The motion carried.

**MOTION:** Albaugh moved, seconded by Wienen to open the Public Hearing on 310 Elk Street.

The motion passed by voice vote.

Craig Brown swore in:

Bill Scallon, 707 N Dodge St. Galena, IL

**19HPC-018 310 ELK STREET – DEMOLITION REQUEST.**

Discussion and possible action on a request by Bill Scallon owner and applicant, to demolish the rear addition of the house.

Bill Scallon stated:

- That the rear addition was built in or around 1912.
- The access is limited. The front yard offers no vehicle entry, the back alley is the only entry.
- The space in the back yard is very limited.
- The condition of the property is in very bad shape.

The HPC board stated:

- The condition of the property was usable for the past 100 years as is.

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

The motion passed by voice vote.

**Discussion of the motion:** None

**MOTION:** Albaugh moved, seconded by Dennerlein to deny the demolition as requested.

**Discussion of the amended motion:** None.

Roll call was:

|         |     |
|---------|-----|
| Albaugh | Yes |
|---------|-----|

|            |     |
|------------|-----|
| Wienen     | Yes |
| Carroll    | Yes |
| Gehrts     | No  |
| Johnson    | Yes |
| Dennerlein | Yes |
| Brown      | Yes |

The motion carried.

### **UNFINISHED BUSINESS**

**19HPC-019 POLICY FOR SOLAR PANELS IN THE CITY OF GALENA HISTORIC DISTRICT:** Discussion and possible action to create a policy for the installation of solar panels in the City of Galena Historic District.

The HPC stated:

- Jonathan Miller, Building Official did an excellent job of putting together a solar panel policy.

David Sandlers had some questions on the form should have check boxes, so everyone knows what is expected.

**MOTION:** Albaugh moved, seconded by Carroll to approve and send the Guideline and Solar Panel Policy onto the City Council for approval.

**Discussion of the amended motion:** None.

Roll call was:

|            |     |
|------------|-----|
| Wienen     | Yes |
| Carroll    | Yes |
| Gehrts     | Yes |
| Johnson    | Yes |
| Dennerlein | Yes |
| Albaugh    | Yes |
| Brown      | Yes |

The motion carried.

### **NEW BUSINESS**

**19HPC-020: 415 S HIGH STREET:** Discussion and possible action on a request by Adam Johnson applicant, Lucia and Stan Waznis owners, to remove the existing garage and rear addition to build a new addition per new revised plans dated 12.12.2018.

Adam Johnson stated:

- That he is shrinking the new addition down by bringing the sides in.

- The rest of the addition will stay the same as the previous design that was approved.

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

**Discussion of the motion:** None.

Roll call was:

|            |     |
|------------|-----|
| Carroll    | Yes |
| Gehrts     | Yes |
| Johnson    | Yes |
| Dennerlein | Yes |
| Albaugh    | Yes |
| Wiener     | Yes |
| Brown      | Yes |

The motion carried.

**19HPC-021: 213-217 S MAIN STREET:** Discussion and possible action on a request by Adam Johnson applicant, Joan Raymond owner. To replace the existing steel tube and chain link fence railing with new metal fence/railing with new fenced enclosure For electrical power installation and trash containers.

Adam Johnson stated:

- There will be new electrical services being installed and that they will not be on the building. They will be located near the sidewalk on Bench Street.
- That the owner would like to build an enclosed dumpster area also close to the sidewalk on Bench Street.
- Replace all of the chain link fence along the sidewalk, and replace the railing, with new black fence and black railing, the height of the fence has to be 42 inches high.

The HPC board stated:

- That they liked the 2000 and 4000 series of fencing and railing.
- There was much discussion on the dumpsters – where and what to do with them.

**MOTION:** Albaugh moved, seconded by Wiener to postpone.

**Discussion of the motion:** None

Roll call was:

|            |     |
|------------|-----|
| Gehrts     | Yes |
| Johnson    | Yes |
| Dennerlein | Yes |
| Albaugh    | Yes |
| Wiener     | Yes |

|         |     |
|---------|-----|
| Carroll | Yes |
| Brown   | Yes |

The motion passed to postpone.

**19HPC-022: 239 N MAIN STREET:** Discussion and possible action on a request by Eben Mond applicant and owner, to change out the garage doors with more of a historic look door with glass panels, etc. Providing new samples.

Juan Durantes representing Eben Mond stated that:

- He is requesting to use composite materials.

**MOTION:** Dennerlein moved, seconded Johnson to deny this application.

**Discussion of the motion:** None

Roll call was:

|            |     |
|------------|-----|
| Johnson    | Yes |
| Dennerlein | Yes |
| Albaugh    | Yes |
| Wienen     | Yes |
| Carroll    | Yes |
| Gehrts     | Yes |
| Brown      | Yes |

The motion carried.

### **OTHER**

#### **19HPC-023:**

1. State Historic Conferences and Publications.

Jonathan Miller, Building Inspector, stated that there is a Legendary Landmarks Celebration on Thursday March 7, 2019 (tonight).

### **ADJOURNMENT**

**MOTION:** Albaugh moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 7:30 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."