

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
October 7, 2021

CALL TO ORDER

Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, October 7, 2021.

ROLL CALL & DECLARATION OF QUORUM

Upon roll call, the following members were present

Craig Brown	Present
Carl Johnson	Absent
Jack Dennerlein	Present
Mike Doyle	Present
William Gehrts	Present
Craig Albaugh	Present
Matt Carroll	Present

A quorum was declared.

Public Comments:

No Public comments.

Approval of minutes of Sep 02, 2021:

Motion: Craig Albaugh to approve seconded Jack Dennerlien

Discussion of the motion: None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

21HPC-053: 102 N. Dodge St: Discussion and possible action on a request by Mike Harrison, Applicant, and owner Nancy Hanson to build a chimney on the SW side (Hill St side) of the home for a wood burning stove burning fireplace.

Discussion:

HPC Stated:

- Cut off the eaves flush against the house and dormer
- House was built in 1911 and dormer was added in 1940
- Concerned that fireplace will not be aesthetically appropriate
- The feature is not historical, it not really contributing to the house is borderline
- In the process are we losing both dormer windows
- The chimney is going on the outside of the resident
- Every time we add to the house, we take away from the history of the house

Owner Nancy Hanson

- Wood fireplace in the home
- Lose 1 window
- The dormer is currently a bathroom

Motion: William Gerths motion to approve second by Mike Doyle

Roll call:

Ayes: Mike Doyle, Matt Carroll, William Gehrts

Nays: Jack Dennerlien, Craig Albaugh

Absent: Carl Johnson

Abstain:

21HPC-054 230 N Commerce St: Discussion and possible action on a request by Adam Johnson, Applicant and Alex Lopez, Owner, to provide a new roof structure over the existing second floor deck with interior screen system.

GHPC Meeting 10.07.21

Discussion:

HPC Stated:

- Having removable screens
- Is it creating an eye sore
- Roof line will remain in line with existing roof line
- Roof material would be metal
- In the future this building will have a second story

Applicant Adam Johnson and Owner Alex Lopez

- Would like to use the deck more
- Shallow roof coming off the kitchen
- Roof Material would be metal

Motion: William Gerhts to approve as presented seconded by Matt Carroll

Roll call:

Ayes: Jack Dennerlein, Mike Doyle, Matt Carroll, William Gehrts

Nays: Craig Albaugh

Absent: Carl Johnson

Abstain:

21HPC-055 300 S. Main St.: Discussion and possible action on a request by Adam Johnson, Applicant, and Carl and Marilyn Johnson / Tom and Sophie Pfile, Owners, to rehabilitate the building at 300 S. Main St into a new restaurant and apartments. Provide a new balcony on Main and Commerce Streets, rebuild the side entry on Green St., rebuild Commerce St. to widen exit at stair, provide new standing seam roof, convert the fourth-floor window into door for new balcony, provide for new mechanical equipment, and add solar panels on the lower roof on the Commerce St side of the building.

Discussion:

HPC Stated:

- Is there an idea of what kind of business is going in
- What kind of shape is the building in
- This is enormous project, how long is this going to take
- Why are the balcony rails going horizontal and not vertical

Applicant Adam Johnson and Carl and Marilyn / Tom and Sophie Pfile, Owners

- South entry way would like to widen
- Rebuilding Store front
- Putting on Balcony
- One of the entries was an alcove with a set of stairs
- Placing a new transom
- Tom and Sofie are planning to move Canova's or expanding it
- All first floor would be seating, the lower level would be food prep dishwashing and storage
- Pick up and deliveries go out the back
- The third and fourth floor will be three apartments
- The structure of the building is in great shape,
- The original building was built in 1848 when they added the second floor, they removed the masonry wall out. They added an arc which then failed
- Probably a yearlong project

Motion: Craig Albaugh moved to approve with the use vertical handrails, not horizontal second by Matt Carroll

Roll call:

Ayes: Jack Dennerlein, Mike Doyle, Matt Carroll, William Gehrts, Craig Albaugh

Nays:

Absent: Carl Johnson

Abstain:

21HPC-056 Historic Preservation Ordinance

Discussion:

HPC Stated:

- Having the National Park Service packets is beneficial
- Policies and Guidelines that stick without an overturn by City Council

21HPC-057 Adjournment

Motion: Craig Brown motion moved to adjourn second by Craig Albaugh

Meeting adjourned by voice vote.

Meeting adjourned at 7:04 P.M.

GHPC Meeting 10.07.21

Respectfully submitted,
Maria Atibagos
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"