



City of Galena, Illinois

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING

THURSDAY, FEBRUARY 3, 2022

6:30 P.M. – CITY HALL 101 GREEN STREET

ITEM	DESCRIPTION
22HPC-001.	Call to Order by Presiding Officer
22HPC-002.	Roll Call
22HPC-003.	Establishment of Quorum
22HPC-004.	Public Comments <ul style="list-style-type: none">• Not to exceed 15 minutes as an agenda item• Not more than 3 minutes per speaker

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
22HPC-005.	Approval of the Minutes of the Regular Meeting of December 2, 2021	1-6

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
22HPC-006.	Discussion and possible action on a presentation by Galena Preservation Advocacy Organization.	-

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
22HPC-007.	Adjournment	-

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs., March 3, 2022	6:30 P.M.	City Hall, 101 Green Street

Posted: January 27, 2021 at 12:00pm
By: Maria Atibagos

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
December 02, 2021

CALL TO ORDER

Chairman Craig Brown called the meeting of the Historic Preservation Commission to order at 6:30 PM on Thursday December 2, 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
Matt Carroll	Present
Chuck Horton	Present
Craig Albaugh	Present

A quorum was declared.

Public Comments:

Christa Ginger: 418 Harrison St. Galena IL, on behalf of the Galena Preservation Advocacy Organization also known as GPAO. Today we are going to hear from an owner about a Historic property at 517 South High. This property has been the city's endangered list since 2016 based on an updated list given by Mark Moran in September 2021. On June 20, 2016, there was a substandard letter, June 20, 2016, there was condemnation, and on February 1, 2017 a final letter. On November 7, 2017, a citation, July 12, 2018, a follow up letter. September 17, 2019, a citation. What monetary impact does these citation and letters on owner/owners of this property. It appears there are multiple owners during this time period that were responsible and allowing this historic property to deteriorate. The owners knew the condition of this building during the time of purchase and knew that this building is in the historic district. Why was this allowed to continue to deteriorate. Five years after the initial contact we are now looking at the demolition of this building. What is the purpose of the Historic Preservation Commission, if not trying to save our historic building before they are beyond repair. This property is a prime example is to why the city should have strict and enforceable ordinances as it relates to the maintenance of historic properties. Failure to adhere to these ordinances should cause a swift and costly fine to the owners. We also believe that the city is long overdue for a strong demolition by neglect ordinance. It seems this would be the tenth or eleventh historic homes to be demolish since 2000. That is not acceptable in historic city of Galena. This property has continued to be access at a

lower value for example, in 2006 the property tax was 2504.82, in 2020 1892.41, it will be even less in 2021. The dwelling evaluation has dropped 56% between 2006 and 2020. Property tax dropped by 24%. Each of the house we have searched on the city's substandard list has seen marked decreased on tax dollars, they contribute to the city based on the city's decreased taxes assessment on dwelling. I want to add in the sake of transparency 517 High Street a personal concern of mine. My family the Wilmar's owned the property for many years buying it in 1938. My 92-year-old grandmother greatly sadden with its deterioration as my brother Bill Waren. Our family hopes the seemly tragic ending to this historic home creates change in our city for many others headed in this direction. As a visionary, preservationist former mayor Mark Einsweiler once said Galena's future is in her past this is still true today.

Approval of minutes November 4, 2021:

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

Discussion of the motion: None.

The motion passed by voice vote.

PUBLIC HEARING - NOTICE IN THE NOVEMBER 17, 2021, GALENA GAZETTE – 517 SOUTH HIGH STREET TO DEMOLISH THE EXISTING STRUCTURE EXCEPT FOR FOUNDATION AND REBILD THE FRONT HISTORIC SECTION OF THE HOME TO MATCH THE EXISTING HISTORIC HOME AT 517 S. HIGH ST.

PUBLIC HEARING

MOTION: Albaugh moved, seconded by Carroll to open the Public Hearing on 517 South High Street to demolish and rebuild front historic section of home to match the existing historic home.

The motion passed by voice vote.

21HPC-072: 517 SOUTH HIGHST: 517 S. High St.: Discussion and possible action on a request by Tod O'Brien, Owner and Applicant, to demolish the existing structure except for the foundation and rebuild the front historic section of the home to match the existing historic home at 517 S. High St. Also requesting the construction of an addition to the rear of the historic home.

Tod O'Brien stated:

Requesting to raise the existing structure 517 S. High Street. The structure is unsound, and the framing elements are rotten beyond repair because of decades of negligence. I proposed to reconstruct the front half of the house along with one and half story addition on the southwest side approximately 2300 Square feet footprint. I can be out there with transit to get exact elevation of the bed rock for my understanding it's almost a straight uphill. The back structure is not higher it sits uphill so it appears it has a

higher ridge line. We will do everything we can to not make it massive, the current plans 1200 square ft of deterioration was approved 2018 to demolish 800 square feet of that structure. The front 450 square feet is what we are going to restore to original. The front foundation of the building was tucked point and the rear part of the building was not caused it to fall in. House is not visible from the street unless you're uphill. The limestone wall was blown out, the biggest problem was the pitch of the roof, which was hanging over the limestone wall. This building had no gutter system all the water ran down the wall in addition the tree roots system growing through the wall, which caused a blowout. Turning that gable would be ideal. Plan is to use a MSC wall to hold dirt back and fix drainage system. The limestone wall will be a slow process since he is doing it by himself. Todd already has the historic windows for the new build.

Charlie Fach- 520 South Dodge I support what evolving, I think it's wonderful that someone is going to dive into this spending capital and time on this. Making the site the way it was, if I was doing, I would rip foundation out also.

My view is backside, it's got a beautiful stone utility shed gorgeous, it's a shame that the roof is caving in. It's a real shame that this has happened. Just like what was reported prior to the meeting we sure need some kind of penalty for people allowing buildings to decay, and tax base going down on them. That's for sure, we need something good and solid with teeth in them.

HPC stated:

Craig Brown- asked Charlie Fach what his view looked like from his house

Chuck Horton- states typically when a historic structure is either added to or renovated the new addition ridge line doesn't exceed the original structure is that something that can be worked on. Had the opportunity to go through this house a year ago, given the time from then to present he can only imagine the condition it is in. The most important one to put on record, so in the future when people with brain proposal that they don't sight this building as a present with the ridge being higher. The house is typically invisible except for this time of year from any point. How do you feel about retention structure in the front the building that has been a problem for over 200 years. It's unfortunate that it got in the shape it's in, but to undertake this as an individual.

Craig Albaugh- without the addition on the upper end the house drawing look identical to an early picture. The only difference with the drawing and the picture is there's a missing window.

Mike Doyle- on the back structure, is there living space. My concern is a fire exit.

Jonathan Miller- stated it's a building issue.

Jack Dennerlien- If this is to be demolition of the existing structure, how does this become historic preservation. You're replicating not preserving. The only thing that's historic is the foundation. It's not historic preservation. The other thing that bothers me

is that is duplicating what we allowed to be done on Hickory St. The footprint of what is to be put up there is going to be much larger than original historic structure

Craig Brown- If something is destroyed beyond your ability to restore it, the best thing you can do is to rebuild it as it once was, is there no sense of preservation in that Mr. Dennerlein. The materials are, he can also put a playground up there that would not be any form of preservation. It saddens me that we are losing this building, we shouldn't get to this state where we are losing these buildings. We need tougher rules. Through the Galena Foundation, I helped facilitate to get this property for Mr. Obrien. I spent a long time with Paul Jackson going through this property somewhere in the vicinity of two months ago. It is absolutely not salvageable. Voting to allow demolition in my opinion is the only responsible thing you can do. The optimum result is what Mr. Obrien is proposing, which is to rebuild is best given what he got stuck with. I agree with Mr. Horton that it's commendable that he is willing to use his own resources in it. I don't believe Craig Albaugh condition is necessary, so I don't want to vote for that. But otherwise going to approve request for demolition as proposed by Mr. O'Brien

Matt Carroll- when did you buy property officially

MOTION: Albaugh moved approve the request with the window added to the southeast, seconded by Horton.

Roll call was:

Dennerlein	Abstain
Albaugh	Yes
Johnson	Absent
Carroll	No
Horton	No
Brown	No
Doyle	Abstain

The motion failed by voice vote.

Discussion of the motion:

Matt Carroll- Can go either way, window looks nice.

Jack Dennerlien – Doesn't not see preservation. He strongly thinks footprint is much larger than original building.

Chuck Horton – That part of the house is proposed to be as historic as possible. We are not playing architect.

Jonathan Miller -- He is not required to build the back addition regardless. Previous owner had approval to remove the rear addition. Doesn't even have to be rebuilt.

Craig Brown- I believe were setting a precedence that's wrong, but that is not a requirement we are allowed to use to impose on somebody. My opinion we do not have foundation to add those conditions to what he has requested

MOTION: Albaugh moved to approved as presented, seconded by Horton to approve the demolition as requested.

Roll call was:

Dennerlein	Abstain
Albaugh	Yes
Johnson	Absent
Carroll	Yes
Horton	Yes
Brown	Yes
Doyle	Yes

The motion carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

OTHER BUSINESS

21HPC-073: Adjournment

MOTION: Albaugh moved to adjourn. Second by Carroll

Meeting adjourned by voice vote.

Meeting adjourned at 7:06 P.M.

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."