

MINUTES  
GALENA HISTORIC PRESERVATION COMMISSION  
312 ½ NORTH MAIN STREET, GALENA, IL 61036  
November 29, 2012

**CALL TO ORDER**

Chairperson Craig Brown called the public hearing meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday November 29, 2012.

**ROLL CALL & DECLARATION OF QUORUM**

Upon roll call, the following members were present:

Craig Brown	Present
Carl Johnson	Absent until 7:05
Bob Brotheridge	Present
Katie Wienen	Present
Larry Wiedenheft	Present
William Gehrts	Present
Jack Dennerlein	Present

A quorum was declared.

**MOTION:** Brotheridge moved, seconded by Dennerlein to open the public hearing.

Motion carried by voice vote.

Craig Brown chairperson of the GHPC swore in all those wishing to testify at the Public Hearing.

Darryl Watson gave a small presentation and stated that:

- A couple of years ago the City contracted with Ball State University in which the students came to Galena and took pictures of each building in the city limits and filled out a survey of that building. This became the basis of what we are doing now with the historic district boundary and our resource inventory.
- The City received a Certified Local Government Grant to use this information to see if redrawing the boundaries of the National Register District was justified. Based on this information a nomination needs to be sent to the Illinois Historic Site Preservation Council which is part of the Illinois Historic Preservation Agency which governs the National Register District for the state of Illinois.
- Evaluating the original boundaries, you want the resources to match the boundary.
- The years that we are looking at are 1820-1930 as our “period of significance”.
- The Historic Preservation Commission has the responsibility to work and manage the Historic District.

- There are two kinds of districts, one is the National Register Historic District that does not tell you what you can or cannot do to your property. The only time that would come into play is if State or Federal money is involved.
- The second one is what is called the Local Historic Preservation District Ordinance which is what this group here is.
- Having this Public Hearing is a major step in the process of changing the map.
- Next is to vote on the boundary lines.
- Next the map would go to the City Council and either approve the boundary or make changes to the boundary.
- Next Daryl Watson will write new National Register nomination for Galena that will be submitted to the Illinois Historical Site Advisory Council and they will vote to approve or disapprove with further changes.
- Next it will go to the National Parks Service in Washington D.C. for approval.

Daryl Watson presented a power point slide presentation of Galena downtown buildings, and residential houses.

Daryl Watson suggested that:

- The Old Marine Hospital and The Stillman Inn be added into the Historic District.
- School Section, Clinton Street, and Mc Breams should all be removed from the Historic District.
- The Ryan Mansion could be Landmarked in at a later time.

Daryl Watson stated that Galena has the opportunity to be declared a National Landmark District. The National Register is here however, the highest recognition that Galena can get from the Federal Government National Parks Service is National Historic Landmark Status.

Dan Rigdon of Galena stated that he wanted to know why his property which is all pasture ground and in the flood plain and he cannot build on this land be in the historic district just because it is next to the Marine Hospital?

Daryl Watson stated that parcels cannot be divided into parcels so that is why his land is included in the historic district area close to the Marine Hospital.

Dan Rigdon asked what if the Marine Hospital does not want to be included in the Historic District. What is the benefit of being in the historic district?

Daryl Watson stated that what the Local City Ordinance and the National Register District are two separate items. Tonight we are discussing the National Register District this does not specify what you can or cannot do to your home. The Local City Ordinance and the governing bodies help you to decide what you can or cannot do to your home.

Craig Brown stated that the Marine Hospital cannot be just torn down or just left to fall down. There will be a new Ordinance written and the City Council may or may not pass it and it will reflect demolition by neglect.

Daryl Watson stated that he is familiar with the property of Rigdon's and the Historic District does not apply to any of these buildings.

Dan Rigdon stated he does not understand how someone can dictate what an owner can or cannot do to their own house if they cannot afford to own it.

Carl Johnson stated that there is a process where a person can appeal a decision that was made to the City Council.

Richard Auman of Galena stated that he would like the Historic District map line be cut right next to his house on the west side.

Adam Johnson explained how one could get a tax credit if they were in the Historic District whether it is commercial or residential.

Adam Johnson stated that there are a number of contributing and noncontributing buildings next to each other in the commercial areas, where a person just did whatever they wanted to do to their building. Now the building does not look like a historical structure.

Adam Johnson stated that the Landmark District is rare and there are certain funds and grants that are only given to Landmark District communities.

Adam Johnson stated that there is vacant land that should go into the Historic District for Historic landscapes. A modern building could be built too close to the Historic District which could be detrimental.

James Wirth asked about contributing and noncontributing land on his property.

Duff Stewart Building Inspector stated that this property has to do with the shading of parcels.

Frank Budreck of Chicago and owner of the Marine Hospital stated that he is wondering about the property of 910 Ridge St. and the property has been restored and should not be in the Historic District.

Frank Budreck stated that the Marine Hospital is for sale and it may or may not benefit the new owner. The Marine Hospital is not a building that should be torn down.

Dave Anderson asked about retro dollars on his commercial property.

Carl Johnson stated that it is a two year window of required restoration and the building must be in the Historic District when the work began. There is no retro activity. Dave Anderson asked if there were any renovations that he had already made with the City's approval if and when he becomes part of the Historic District if the City could come back and make him change something.

Craig Brown stated no that he has never heard of anything like that ever happening.

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

Motion carried by voice vote.

The GHPC board discussed making the Historic District boundary line changes by:

- Removing two parcels by 701 Young St. and taking the line up thru Hickory St. to Franklin St.
- Remove 910 Ridge St.
- Add three lots into the Field St. area.
- Remove both sides of Boggess St, Jackson St., and most of Fifth St. A total of 10-12 lots will be removed from the present Historic Boundary Line.
- Leave in 497 Jackson St., and 505 Fifth St.
- Add 800, 802, and 806 Ridge St.
- Add 114 and 109 Maple St.
- Add 900 and 901 Alexander St.
- Add 801 Division St.

**MOTION:** Wiedenheft moved, seconded by Johnson to table with the changes to the map until everyone has the new map and can see if everything that was changed is correct.

**Discussion of the motion:** None.

Roll call was:

Brotheridge	Yes
Wienen	Yes
Wiedenheft	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Brown	Yes

The motion carried.

Larry Wiedenheft thanked Darryl Watson for the presentation that he gave tonight and everyone else also thanked Darryl.

**ADJOURNMENT:**

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**MOTION:** Wiedenheft moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 8:04 P.M.

Respectfully submitted,

Shirley Johnson  
GHPC Secretary

Duff Stewart  
Building Inspector

"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."