

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
November 5, 2020

CALL TO ORDER

Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, November 5, 2020.

ROLL CALL & DECLARATION OF QUORUM

Upon roll call, the following members were present via Zoom teleconference:

Craig Brown	Present
Carl Johnson	Present
Jack Dennerlein	Present
Katie Wiene	Present
William Gehrts	Present
Craig Albaugh	Present
Matt Carroll	Present

A quorum was declared.

Public Comments:

Adam Johnson suggested that the HPC Board look into making the downtown area into a Landmark Designation. Johnson has been looking at the application process it leaves this open to either an outside group presenting to the Historic Preservation Commission a Landmark Designated area for their consideration or the Historic Preservation Commission having a committee.

Johnson stated that creating a Landmark District Designation would be very advantageous for Galena, especially with the new state tax credit. This might be criteria that we might use for the state tax credit.

Approval of minutes of March 5, 2020:

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

Discussion of the motion: None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

20HPC-016: 448 DEWEY AVENUE.

Discussion and possible action on a request by Paul Orzestre and Angel Sidor applicant and owners, to make alterations and additions to the property:

Paul Orzestre stated:

- This drawing is a quick conceptual drawing for discussion.
- They are hoping to negotiate the actual acquisition of the property with the current owner.
- The house has a lot of deferred maintenance, with holes in the roof.
- They are looking at this home to be their primary residence in the future.
- They found paperwork stating that this house was a Queen Anne style home, they disagree and state that it is more of a farmhouse style house.
- They know that this is home in the Historic District, and they will be protective of the District not only with material but also the color.
- They are requesting to add on to the building, given to what he believes is the site dimensions. The addition would be a garage with a studio above on the south side of the existing house.
- Connecting the garage and studio to the back of the house.
- The siding would be a smooth hardy board siding, with a combination of Architectural shingles, metal standing seam roof.
- The front of the garage would have a stone front.
- The existing retaining wall needs to be replaced with some type of local stone similar to what is up and down the block.
- They have not decided on a color, however they do have the Sherwin Williams color swatches.
- To the north of the house there is currently a one story one car which will be demolished and replaced with a terraced area.
- They would like to wrap the front porch around the house.
- The window seat above the garage for the studio would be standing seam metal roof, or the whole house could be standing seam metal. They have not decided on anything for sure at this point.

- They would add a wrought iron fence above the retaining wall something more ornamental.
- The garage door will be a wood door.
- The windows will be metal clad wood windows with a small transom above them.

The HPC Board discussed:

- The original siding on the house will it stay. Will the fish scales stay?

Orzestre stated that the siding will go as it is rotten, and has many layers of paint, however the fish scales will stay as well as they are adding it over the garage.

- The addition must be distinguishable.

Orzestre stated the addition would be set back from the façade of the main house, diminishing the overall height of the roof, pushing the elevation of the house back from the sidewalk.

- The modern porch that is proposed is not acceptable. By extending the porch into the original front porch you have lost the distinguishing addition feature. Orzestre has essentially blended your new house into your old house which is against the rules of the HPC.

Orzestre stated that the original porch must be rebuilt because of deterioration. He stated that he can limit the size of the porch to match that of the existing.

- The stone around the garage is not acceptable.

Orzestre stated that he agrees on the stone not being acceptable, he just did a quick conceptual drawing for discussion. He would rather have a natural limestone on the garage.

MOTION: Albaugh moved, seconded by Gehrts to conceptually agree with the exception of the wrap around porch.

Discussion of the motion:

Roll call was:

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

The motion passed.

Craig Brown stated that the Galena Foundation asked him to thank you for taking this on. This project is very nice project for our community, and they are grateful.

20HPC-017: 603 S. BENCH STREET.

Discussion and possible action on a request by Adam Johnson, applicant and Kate Freeman owner, to revise the last certificate of appropriateness from 7.8.2019 for a side escape stair per approval NPS park 2 application and change the dormer roofing from standing seam to rubber membrane roofing because it is not visible from the public way.

Adam Johnson stated that there are some changes that are being requested:

- The exit stairs from the third floor will be coming down from the third floor alongside of the building.
- The flat roof that is above the dormer would have a rubber membrane roof.

The HPC Board discussed:

- Does the staircase go over the neighbor's roof?

Johnson stated yes, there is about thirty to thirty-six inches between the houses, and it comes down over the top of the neighbor's roof and clears the house.

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

Discussion of the motion:

Roll call was:

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

The motion passed.

OTHER

19HPC-051: State Historic Conferences and Publications.

Jonathan Miller Building Official, stated:

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- That he would like to Congratulate Carl Johnson on the Lifetime Achievement Award from the Illinois Driehaus Foundation Preservation.

ADJOURNMENT

MOTION: Gehrts moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 7:25 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."