



City of Galena, Illinois

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING

6:30 P.M., THURSDAY, FEBRUARY 1, 2024

CITY HALL - 101 GREEN STREET

The public may also view the meeting live (no public comment) on the City of Galena YouTube Channel at:

<http://www.youtube.com/@cityofgalena1826>

ITEM	DESCRIPTION
24HPC-008.	Call to Order by Presiding Officer
24HPC-009.	Roll Call
24HPC-010.	Establishment of Quorum
24HPC-011.	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
24HPC-012.	Approval of the Minutes of the Regular Meeting of January 4, 2024	1-3

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
24HPC-013.	Discussion and possible action on a request by Adam Johnson, applicant and Melissa Harrup, Owner to remove the small porch on the South side of the home and build a sunroom per submitted plans at 101 S. West St.	5, 9-22

PUBLIC HEARINGS

ITEM	DESCRIPTION	PAGE
24HPC-014.	Discussion and possible action on a request by Adam Johnson, applicant and Melissa Harrup, Owner to demolish the garage to the SW side of the property and demolish the detached shed to the NW side of the property at 101 S. West St. (THE DEMOLITION REQUESTS WILL BE PUBLIC HEARINGS)	6-22

UNFINISHED BUSINESS

None.

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
24HPC-015.	Discussion on a proposed future Galena River Boat tour operation.	23-25
24HPC-016.	Adjournment	-

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs., March 7, 2024	6:30 P.M.	City Hall, 101 Green Street

Posted: January 26, 2024 at 4:00pm
By: Cassie Folks

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
January 04, 2024

24HPC-001- CALL TO ORDER

Acting chairperson Craig Albaugh called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, January 4, 2024.

24HPC-002- ROLL CALL

Upon roll call, the following members were present: Judy Jackson, Jack Dennerlien, Craig Albaugh, Chuck Horton, Jeremy White, Matt Carroll

Absent: Craig Brown

24HPC-003 – ESTABLISHMENT OF QUORUM

A quorum was declared.

24HPC-004 - PUBLIC COMMENTS

None

24HPC-005 – APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF
December 7, 2023

Motion: Horton moved, Seconded by White to approve the minutes of the regular meeting of the Historic Preservation Commission of December 7, 2023.

Discussion: None

Roll Call: Ayes: Dennerlien, Jackson, Horton, Albaugh, White, Carroll
 Nays: None
 Absent: Brown

The motion carried.

NEW BUSINESS

None

PUBLIC HEARINGS

24HPC-006 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE OWNERS OF 503 PARK AVE. TO DEMOLISH THE ATTACHED SHED TO THE REAR OF HOUSE. THE APPLICANT IS ALSO REQUESTING TO REBUILD THE FRONT PORCH.

Motion: – Jackson motioned, White seconded to open the public hearing.

Ayes: Horton, Dennerline, Carroll, Jackson, White

Nays: None

Absent: Brown

The motion carried.

Owners of the house Brian Pittman and Gina Dillon state that one pillar on the porch has rotted through and needs replacing. If they replace one pillar, they will need to replace all to keep uniform. The carpenter the owners are working with can make the pillars and porch as close to the original as possible.

They also request to demolish the shed in the back of the house. It was built on dirt, that is why it is denigrated the way it has. The plans after the demolition would be to either rebuild or replace it with a cement patio and trellis. Owner Dillon would like to rebuild it like the original but cannot find any photos of the original shed.

Motion: Dennerlien motioned, Carroll seconded to close the public hearing

Ayes: Horton, Jackson, White, Dennerlien, Carroll

Nays: None

Absent: Brown

The motion carried.

Discussion on shed:

White states it is beyond saving but possibly rebuild and use as dry storage/shed.

Albaugh states it is in bad shape but would like to see something to replicate it. The house was built in 1885 without the shed, the shed was added some years later.

Motion: Horton motioned, seconded by White, to demolish the shed.

Ayes: Horton, Dennerline, Jackson, White

Nays: Carroll

Absent: Brown

The motion carried.

Discussion on front porch:

If the porch is rebuilt to replicate the original porch it will be fine. At one time there was an ornamental railing on the porch roof. That would be neat to have it back.

Motion: Horton motioned, seconded by Jackson to rebuild front porch

Ayes: Horton, Dennerline, Jackson, White, Carroll

Nays: None

Absent: Brown

The motion carried.

UNFINISHED BUSINESS

NONE

24HPC-007: ADJOURNMENT

Motion: White motioned, seconded by Carroll to adjourn.

Roll Call:

Ayes: Horton, Dennerline, Jackson, White, Carroll

Nays: None

Absent: Brown

Meeting adjourned by voice vote at 6:43pm

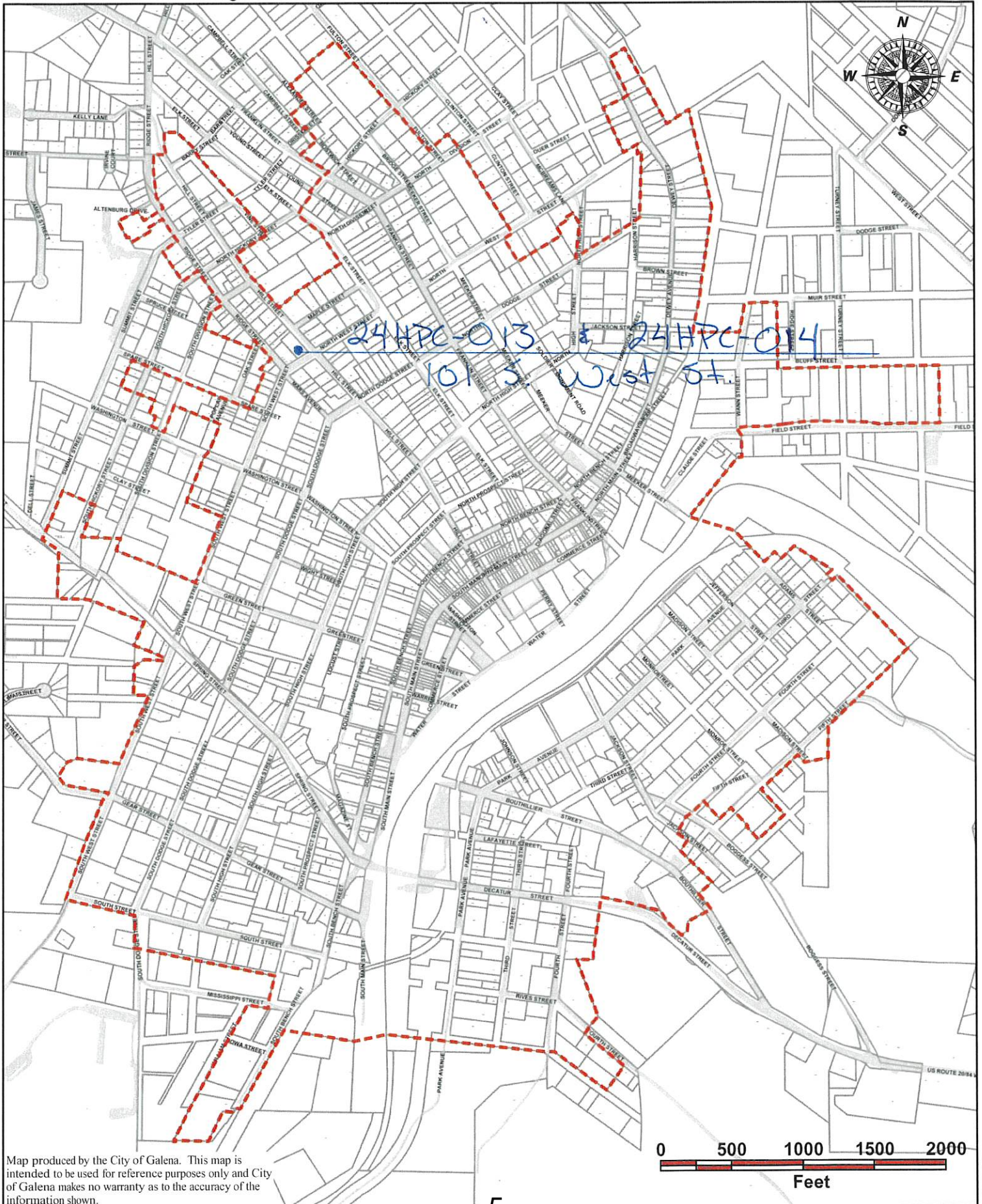
Respectfully submitted,

Cassie Folks

Recording 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."

City of Galena - Historic District



Map produced by the City of Galena. This map is intended to be used for reference purposes only and City of Galena makes no warranty as to the accuracy of the information shown.

to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

This Certificate of Appropriateness shall be valid only when signed by the Building Official and the Historic Preservation Secretary. The Historic Preservation Committee may be consulted prior to issuance of a Certificate. Construction work shall not be permitted within the Historic District of the City of Galena without a signed Certificate of Appropriateness.

Applicant: Adam Johnson **Phone #:** 815/281-1577

Applicant Mailing Address: 211 Fourth Street, Galena, Illinois 61036 adam@rehabarchitect.net

Property Owner: Melissa Harrup, Fibonacci Bee Properties LLC
City State Zip

Property Building Address: 101 South West Street

The construction work for which this Certificate of Appropriateness is sought is described below. Further supplementing the application are the following attached photos, drawings, plans, colors, material list or other reliable information as described in the Certificate of Appropriateness application requirements.

Applicant shall provide all checked off items before application can be heard by the Galena Historic Preservation Commission:

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: Remove small porch on south side and build new Sunroom Addition with new roof to match and painted wood exterior detailed in a Federalist Style to match the style of the House. Convert exterior door to a window & raise window sills around Kitchen to allow wall cabinets and add skylights to the Kitchen roof on the rear of the House. Replace all windows with new custom sized sash pack clad wood windows with true divided lites. Remove existing chimney & provide new chimneys to match historic photo. Remodel the small frame addition, change the windows, and reside with smooth cement board siding.

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

Conditions: _____

Building Official **Date**

GHCP Secretary **Date**

I understand and agree to the above listed conditions:

Applicant's Signature **Date**

CITY OF GALENA, ILLINOIS



Application for Demolition of a Structure

Name of Applicant: _____ Melissa Harrup _____
Name of Property Owner (if different than applicant): _____ Fibonacci Bee Properties LLC _____
Address: _____ 101 South West Street, Galena, Illinois 61036 _____

	City	State	Zip
	residential		

Present Use of Property: _____ residential _____

Site Information

1. A sketch that includes the following information:

- The boundaries of the property.
- The location of the house or principal structure and all accessory structures on the lot.
- The location of all public streets adjoining the property.
- The distance of the house or principal structure and all accessory structures on the lot from the boundaries of the property.

2. Photographs of exterior and interior views showing the general condition of the property

Architecture

Vernacular Italianate French Colonial Second Empire Federal Queen Anne
 Greek Revival Contemporary Gothic Revival

If other, please specify: _____ garage and detached shed _____

Approximate Age of Structure: _____ early 20th Century outbuildings, 1830s House _____

Method Used to Determine Approximate Age: _____ Galena database _____

Describe any Unique Exterior Features or Materials: _____ NA _____

Condition of Structure

Describe the current condition of the structure in as much detail as possible. Be sure to describe the condition of the following features:

- Foundation
- Roof
- Windows
- Doors and door jambs
- Exterior walls
- Interior walls and floors
- Electrical wiring
- Plumbing

Two existing buildings on the site are proposed to be demolished, a garage and a detached shed. Both buildings are in poor condition. Neither have a sound concrete foundation.

The garage has modern metal ribbed roofing. The shed has a mix of deteriorated historic standing seam roofing and asphalt sheet roofing. The windows are wood sash stopped in carpenter-built frames. The garage is a single car garage with swinging garage door. The other doors are wood. The exterior walls have clapboard wood siding except for a portion of the shed with wood board and batten siding. Interiors are unfinished with broken concrete slab floors. The electrical wiring is rudimentary and there is no plumbing.

Both buildings have seen movement due to inadequate concrete foundations that have moved with the freeze thaw cycle over time. The stud walls show signs of rot and deterioration at the base. This has led to some leaning & failing walls.

Saving either structure will be difficult without major effort to replace the foundations & rebuild the walls at the sills. The shed is actually multiple additions, making it more complicated.

Neither of these buildings are of any substantial historical or architectural interest, being modest frame structures with no distinguishing detail or material. They could be easily reproduced and would be totally transformed into basically new structures if repaired to a useful state. They do not relate in any important way to the House, which was built 60 years earlier. These buildings probably replaced earlier outbuildings relating to 19th Century uses. Removing the buildings would allow the owner to plan a more appropriate, modern use for the site and allow the owner to regrade the site around the House to protect the House from the natural drainage.









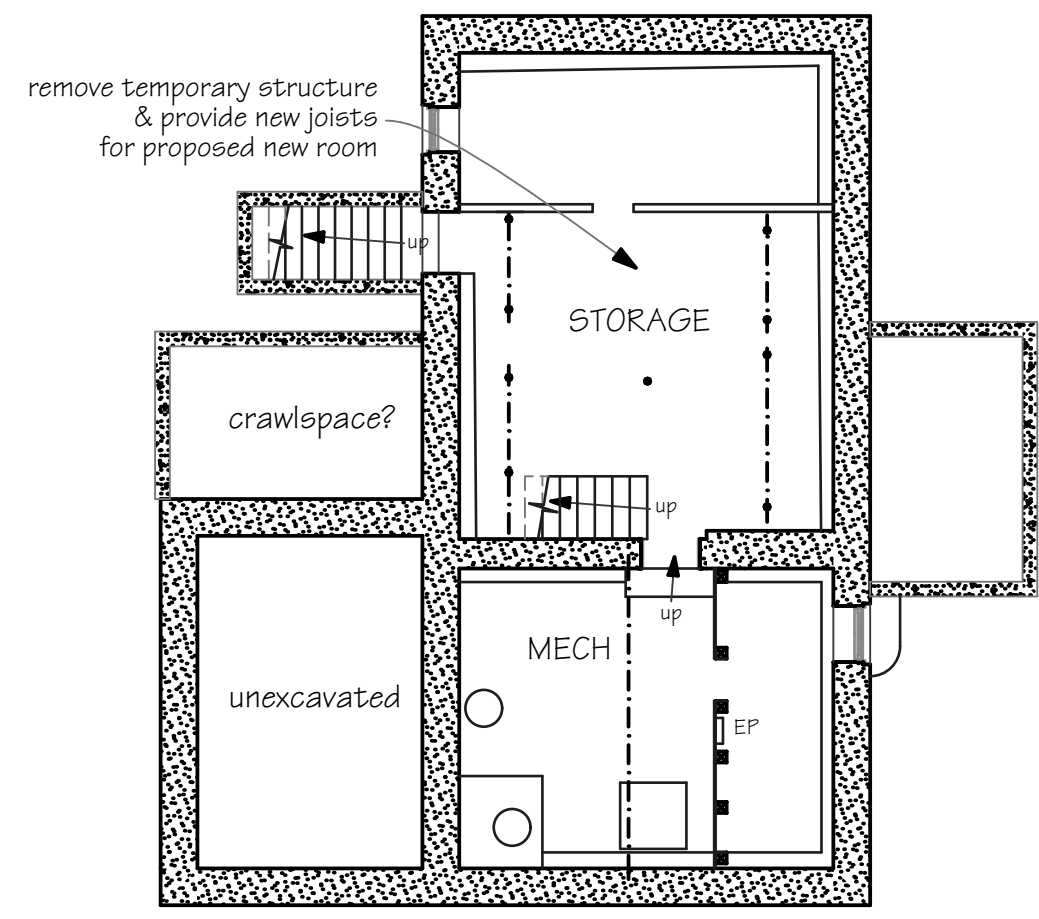




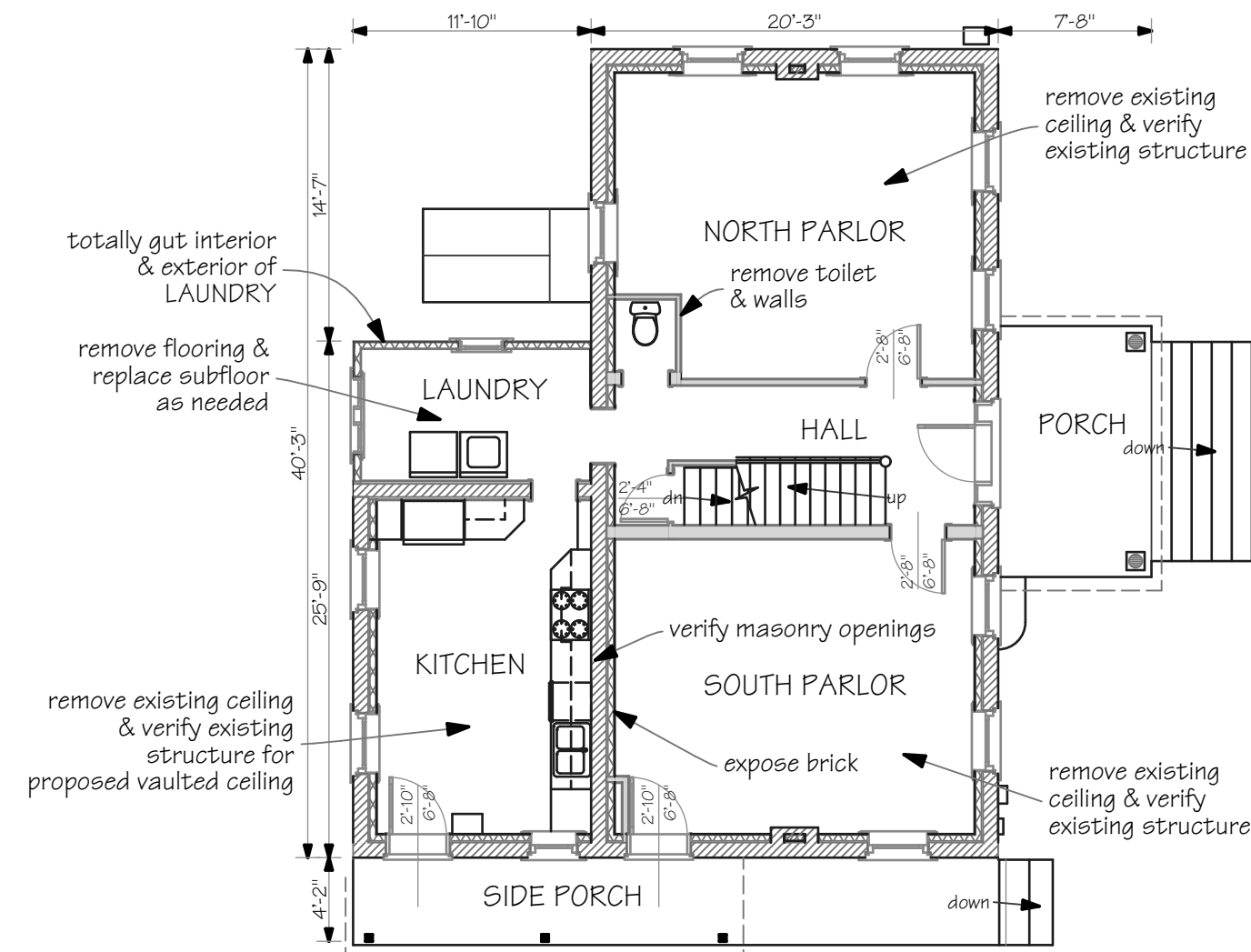




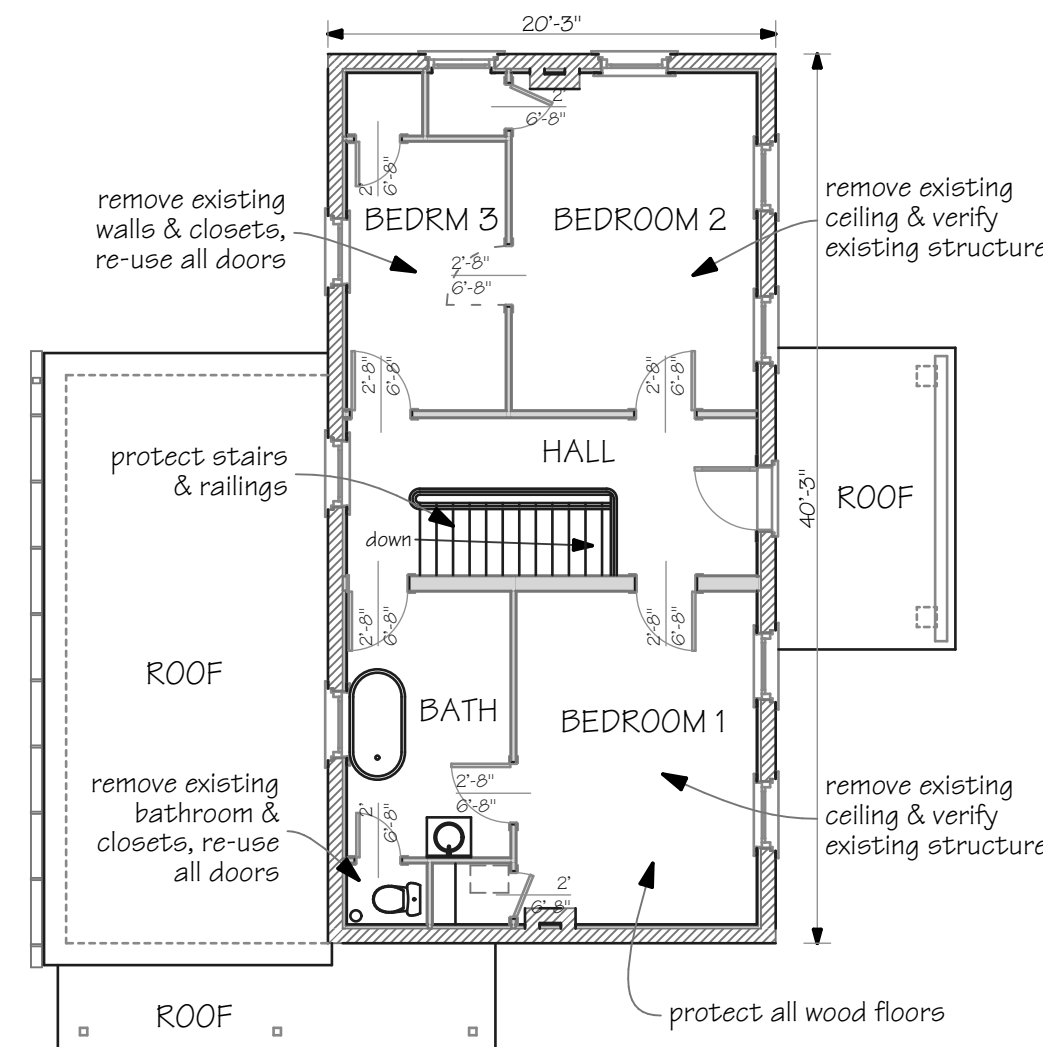




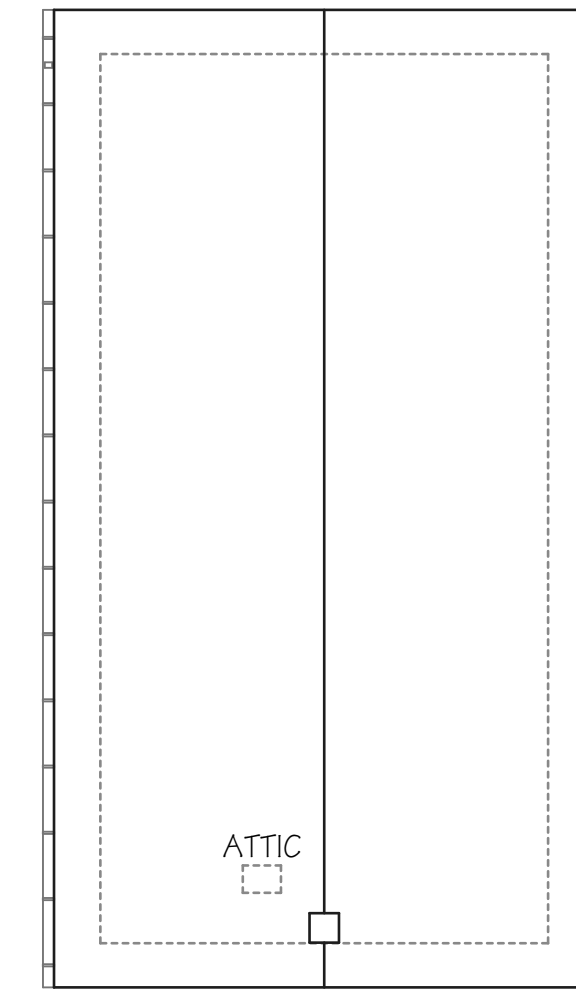
Gross Area
A: 817 sq ft
Existing Basement Plan
1/8" = 1'-0"



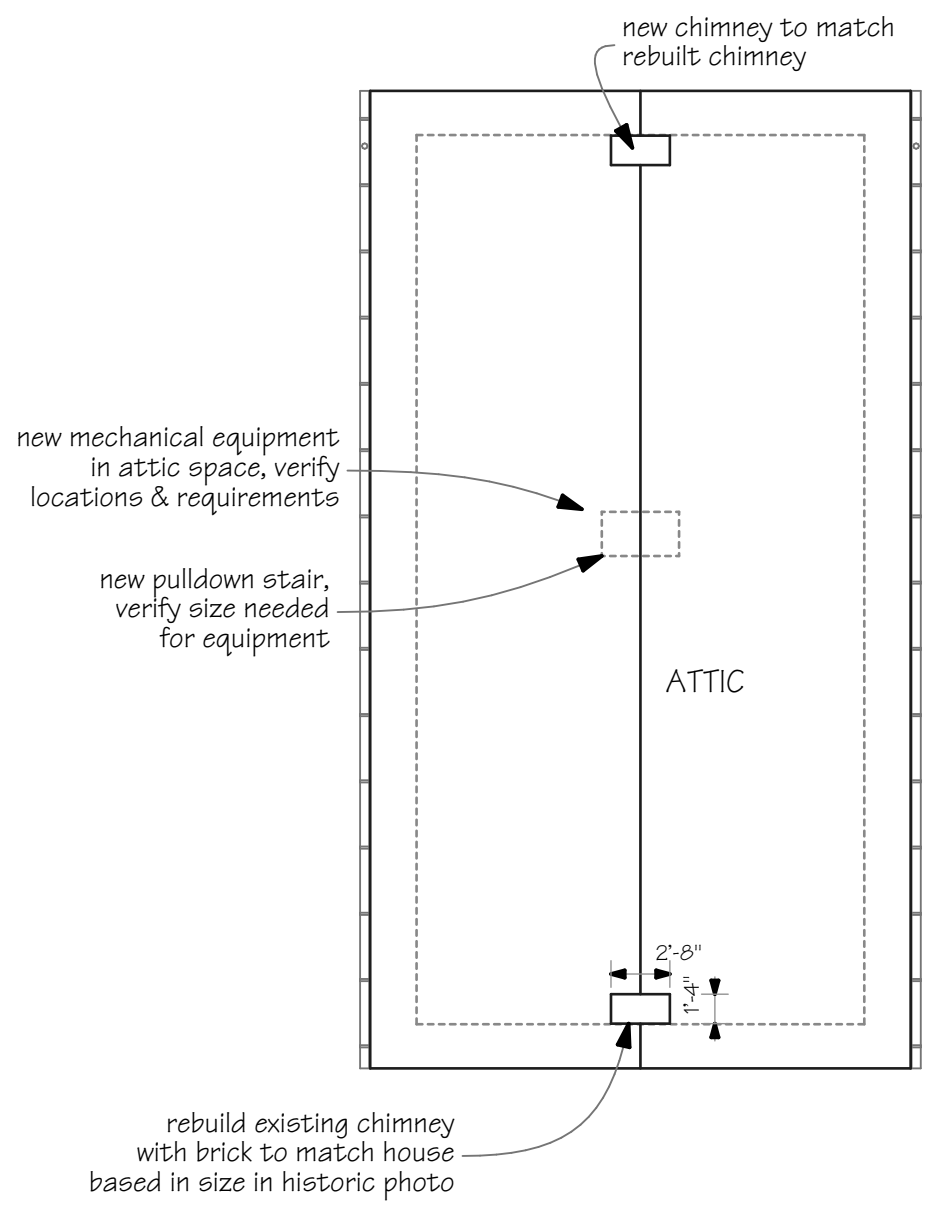
Gross Area
A: 1,122 sq ft
Existing 1st Floor Plan
1/8" = 1'-0"



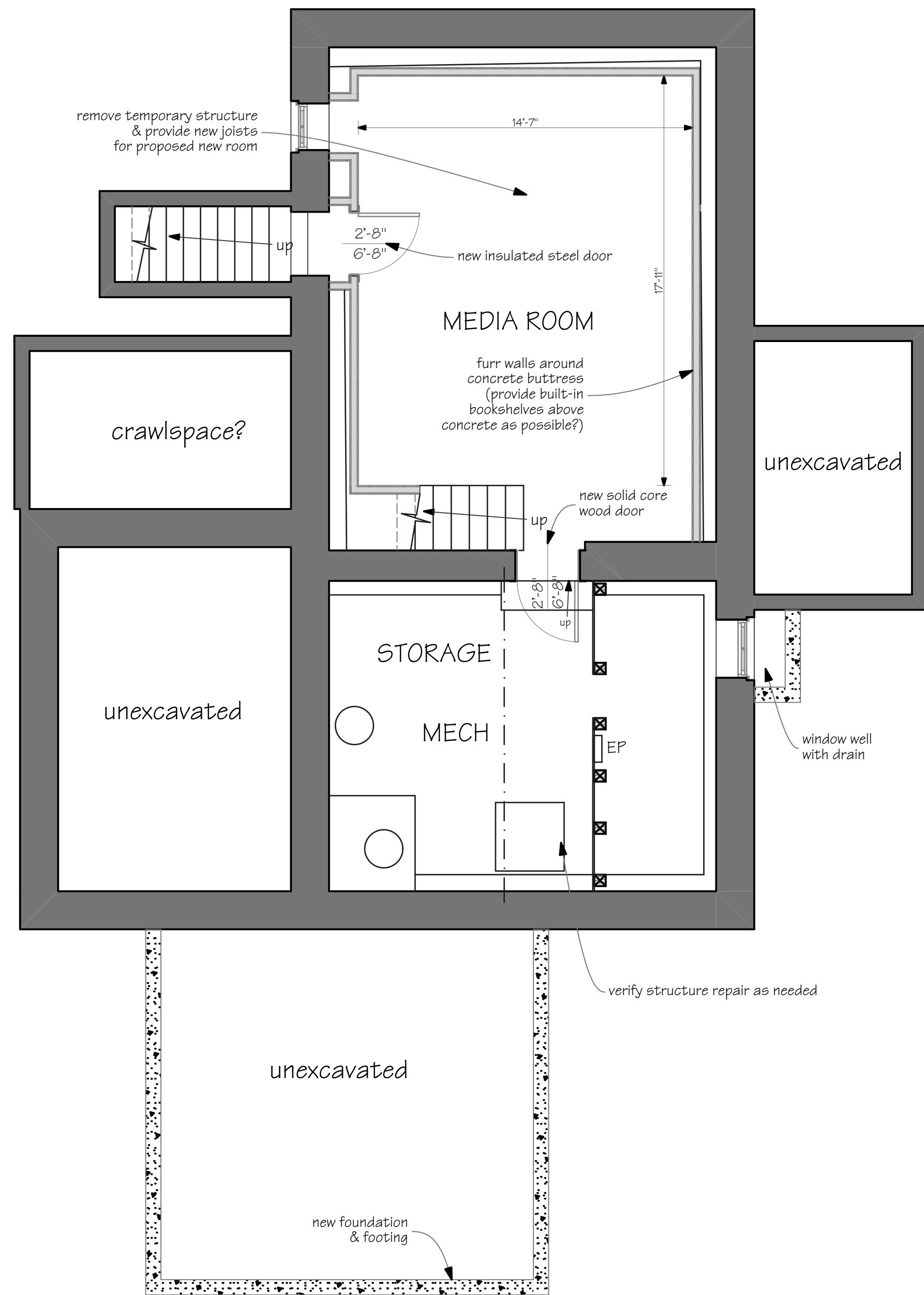
Gross Area
A: 817 sq ft
Existing 2nd Floor Plan
1/8" = 1'-0"



Existing Upper Roof Plan
1/8" = 1'-0"

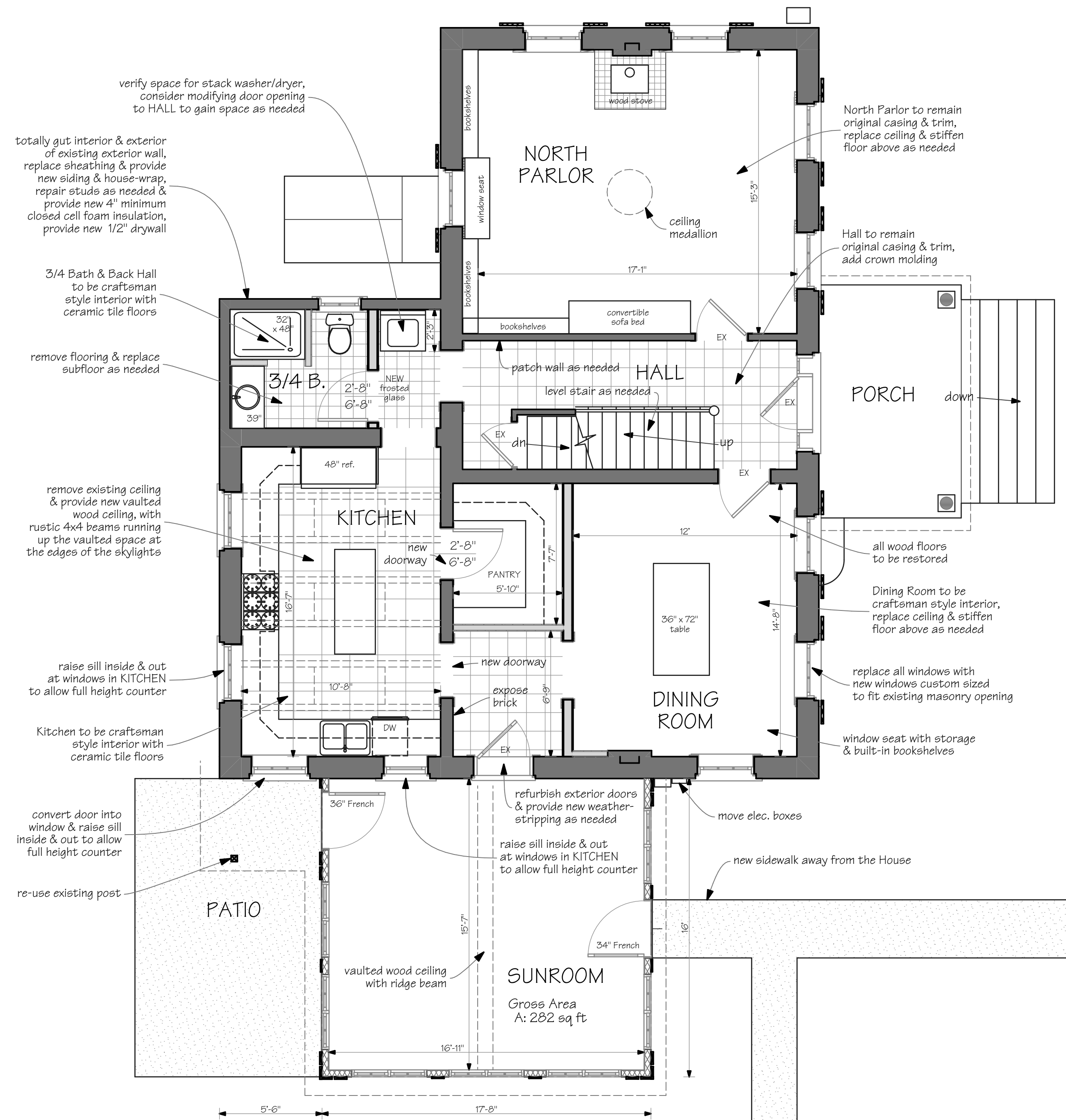


Proposed Upper Roof Plan
1/8" = 1'-0"



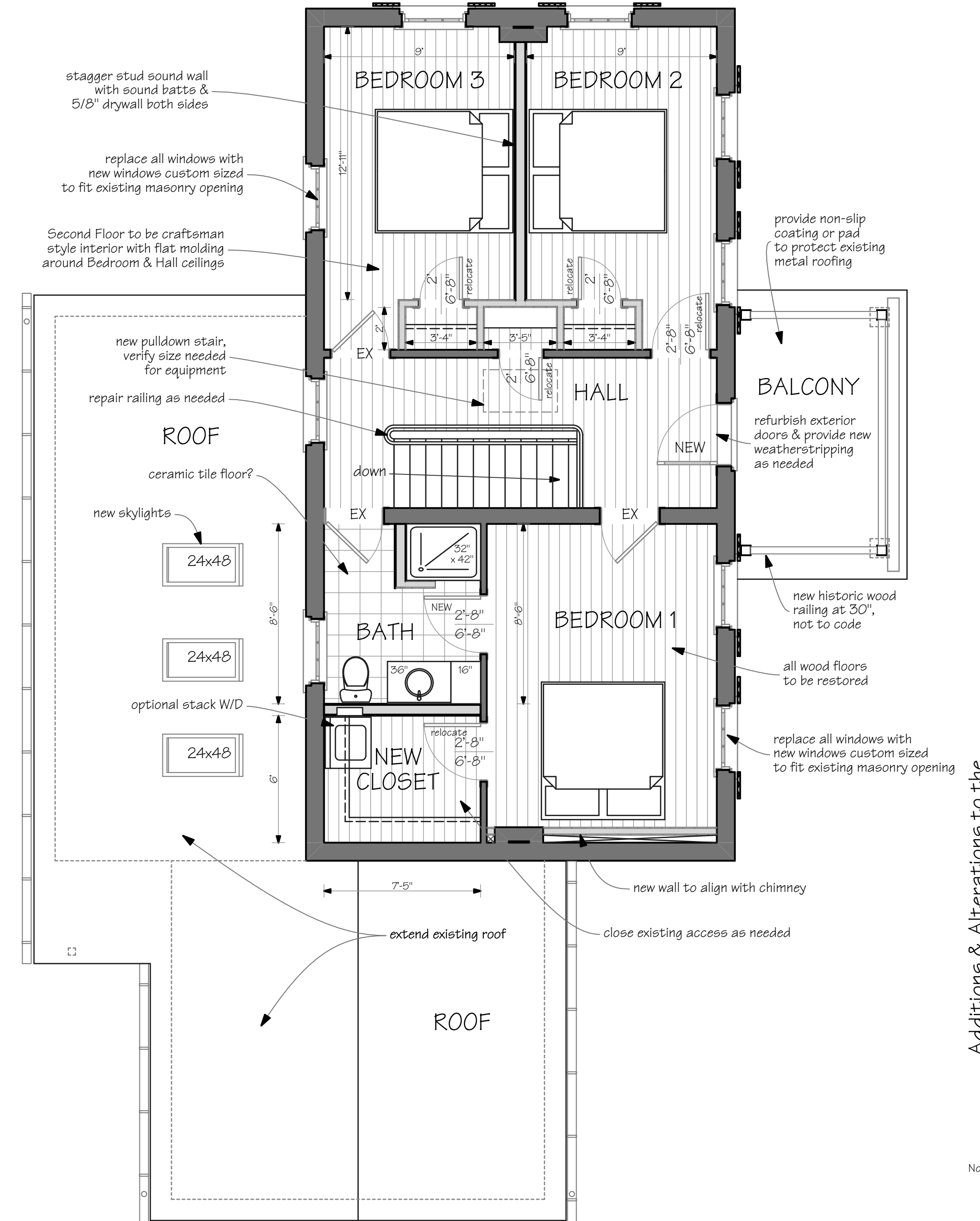
Proposed Basement Plan
1/4" = 1'-0"

Gross Area
A: 817 sq ft



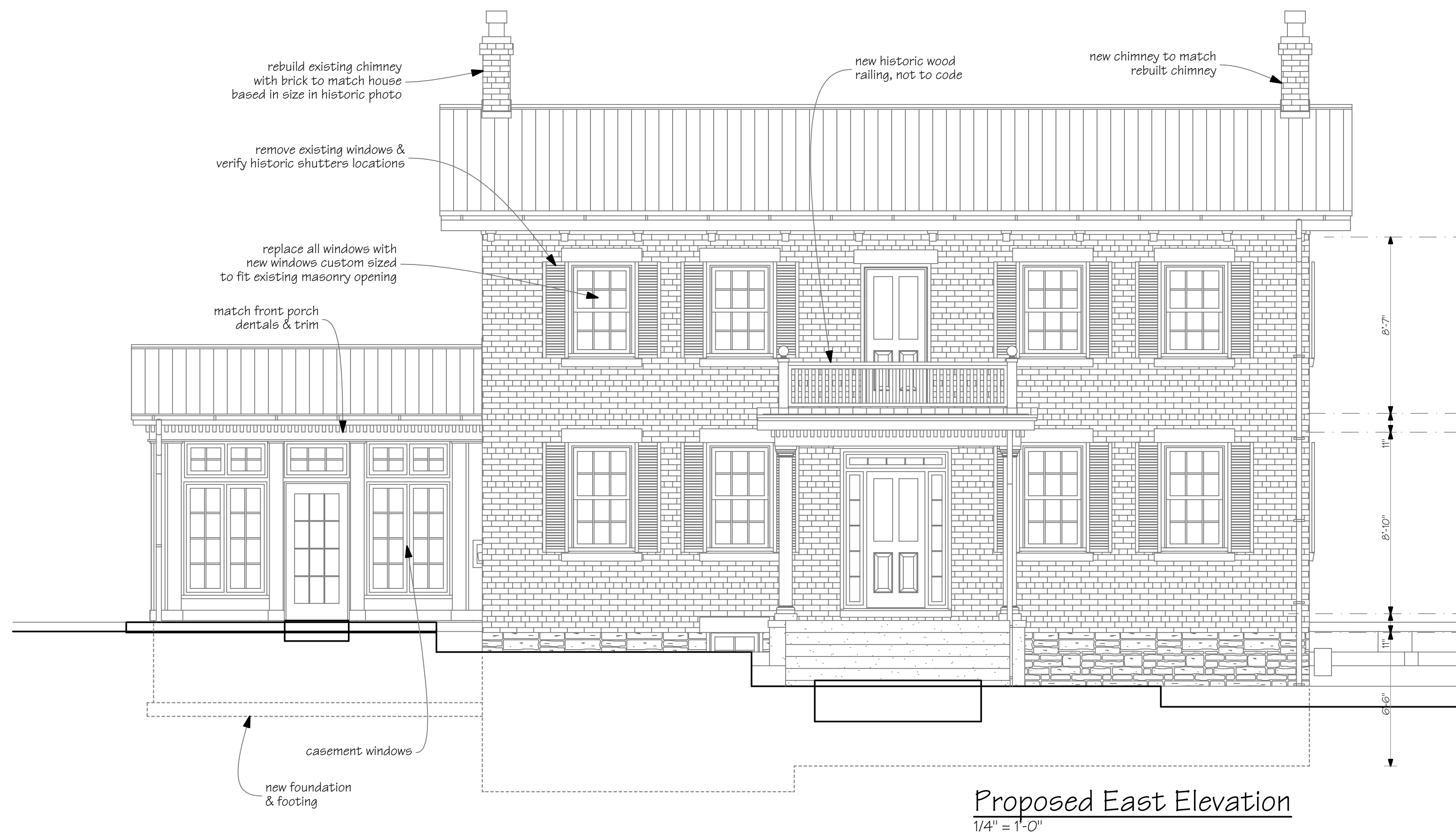
Proposed 1st Floor Plan
1/4" = 1'-0"

Gross Area
A: 1,122 sq ft

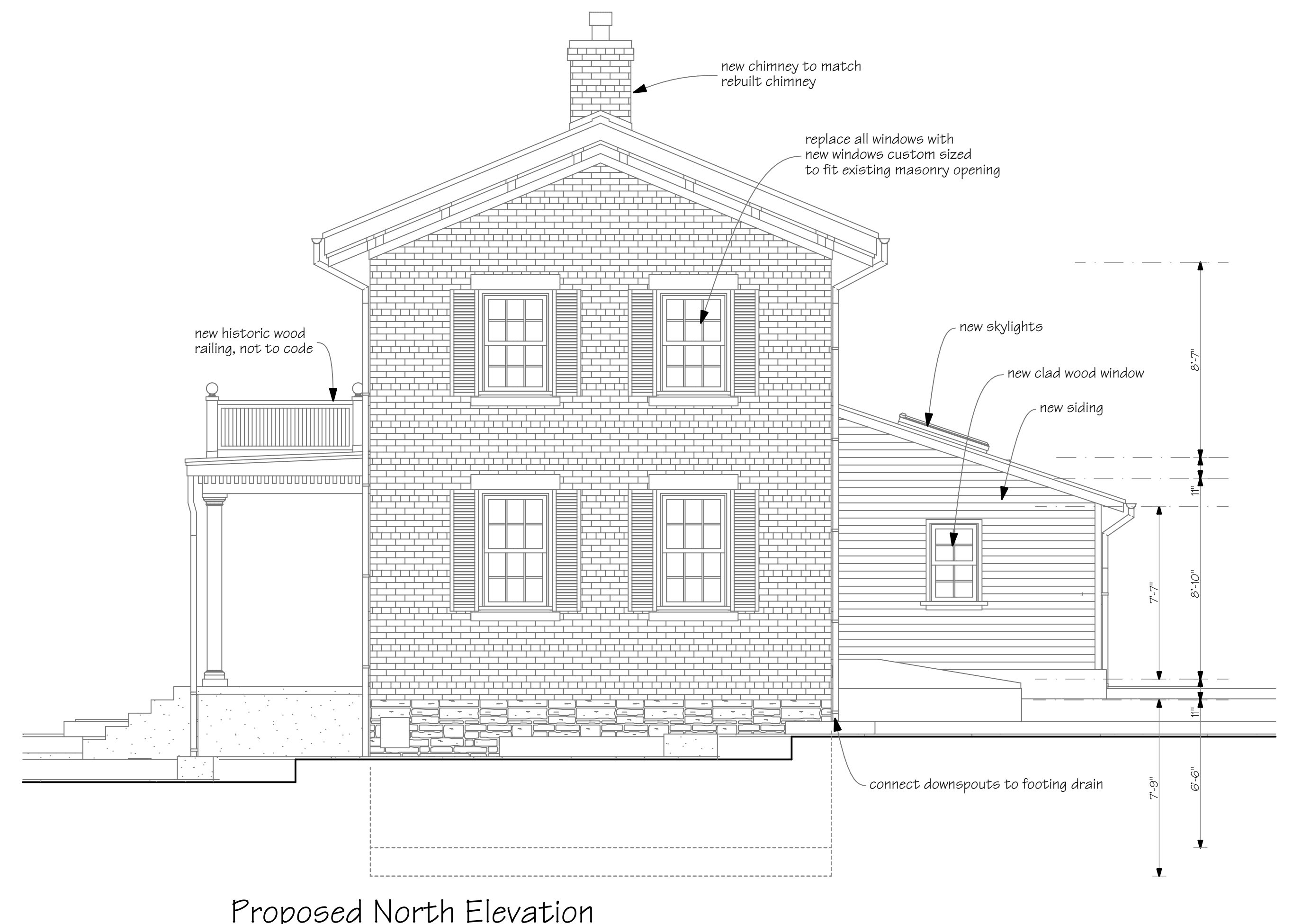


Proposed 2nd Floor Plan
1/4" = 1'-0"

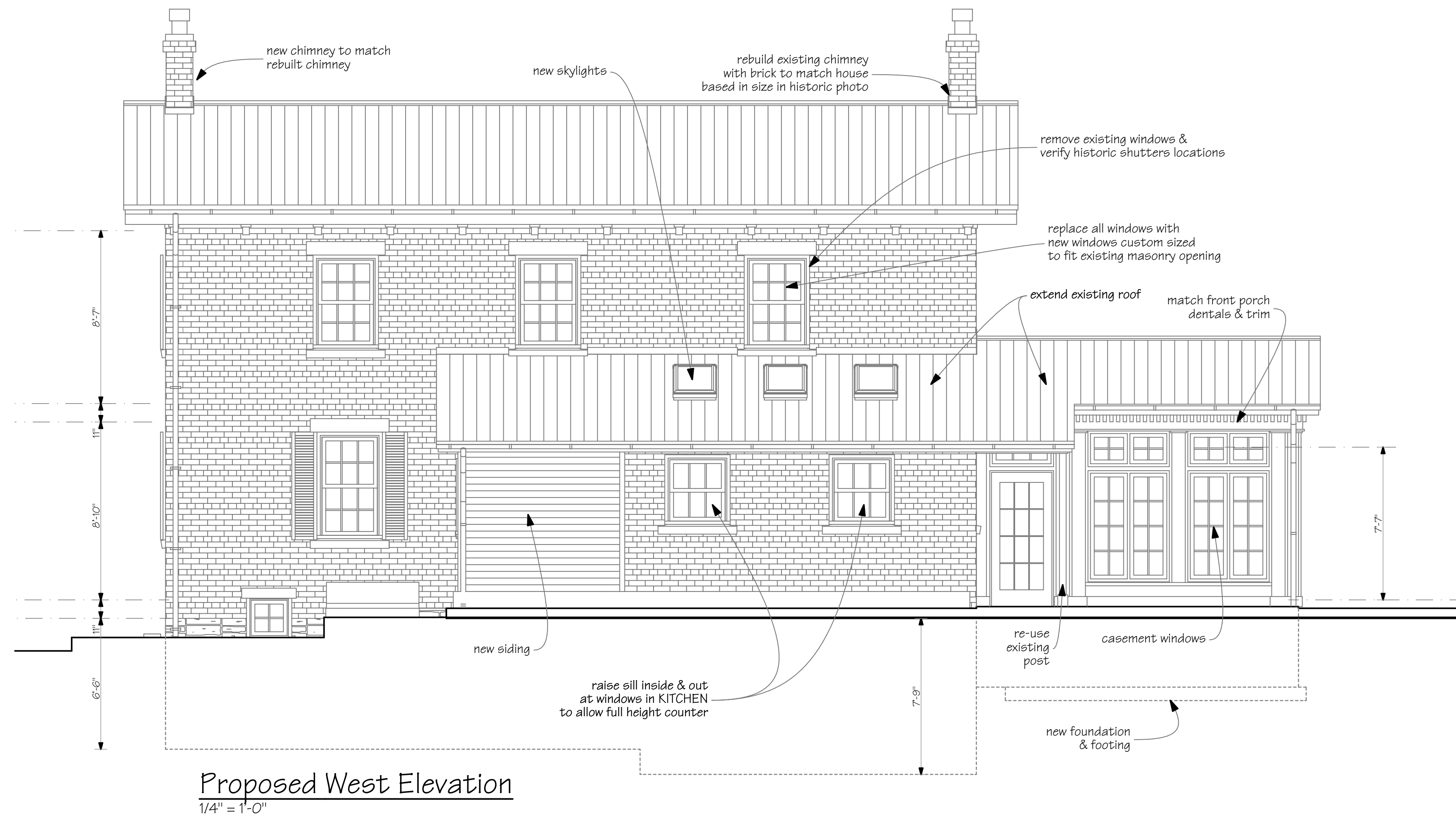
Gross Area
A: 817 sq ft



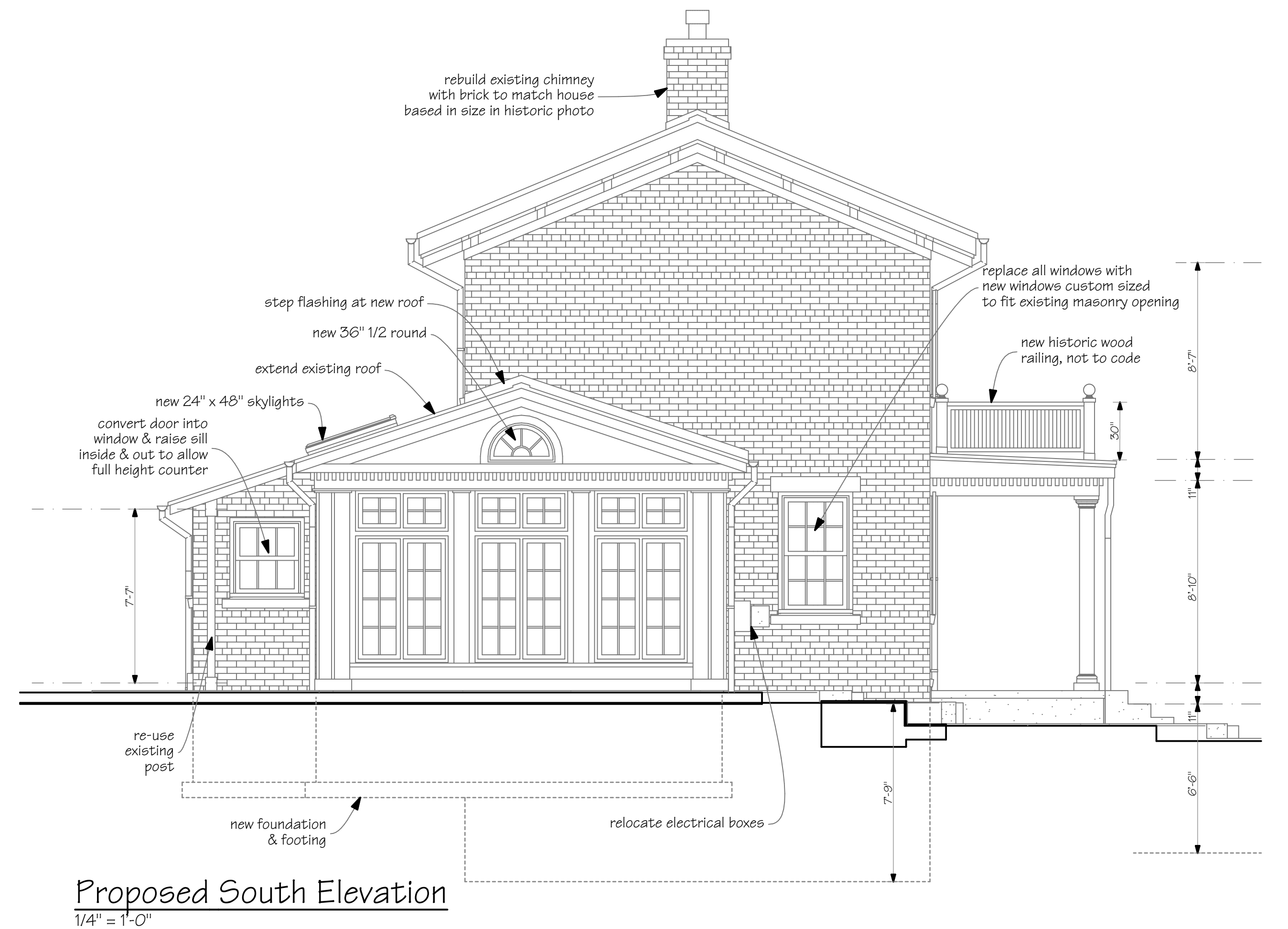
Proposed East Elevation
1/4" = 1'-0"



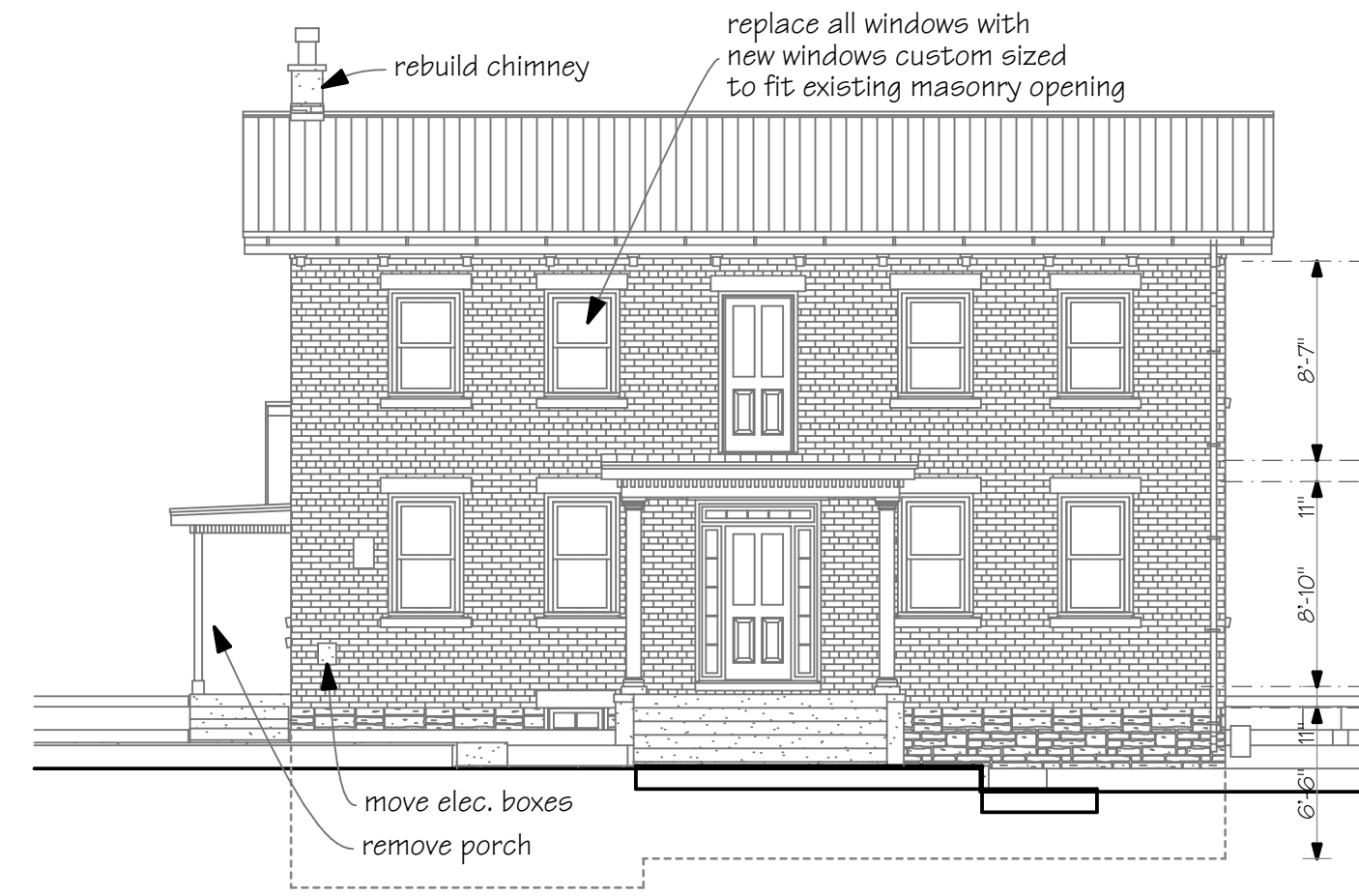
Proposed North Elevation
1/4" = 1'-0"



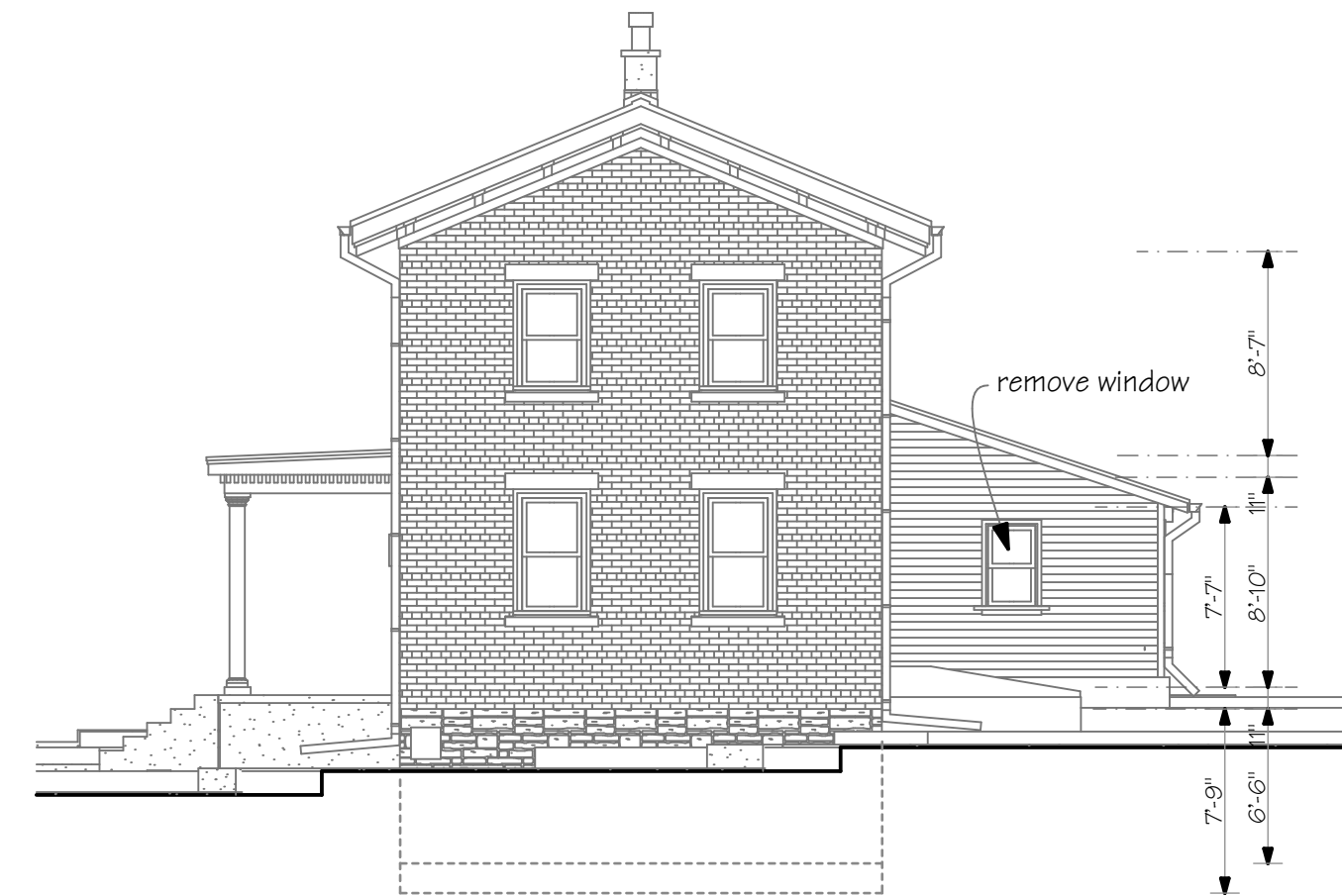
Proposed West Elevation
1/4" = 1'-0"



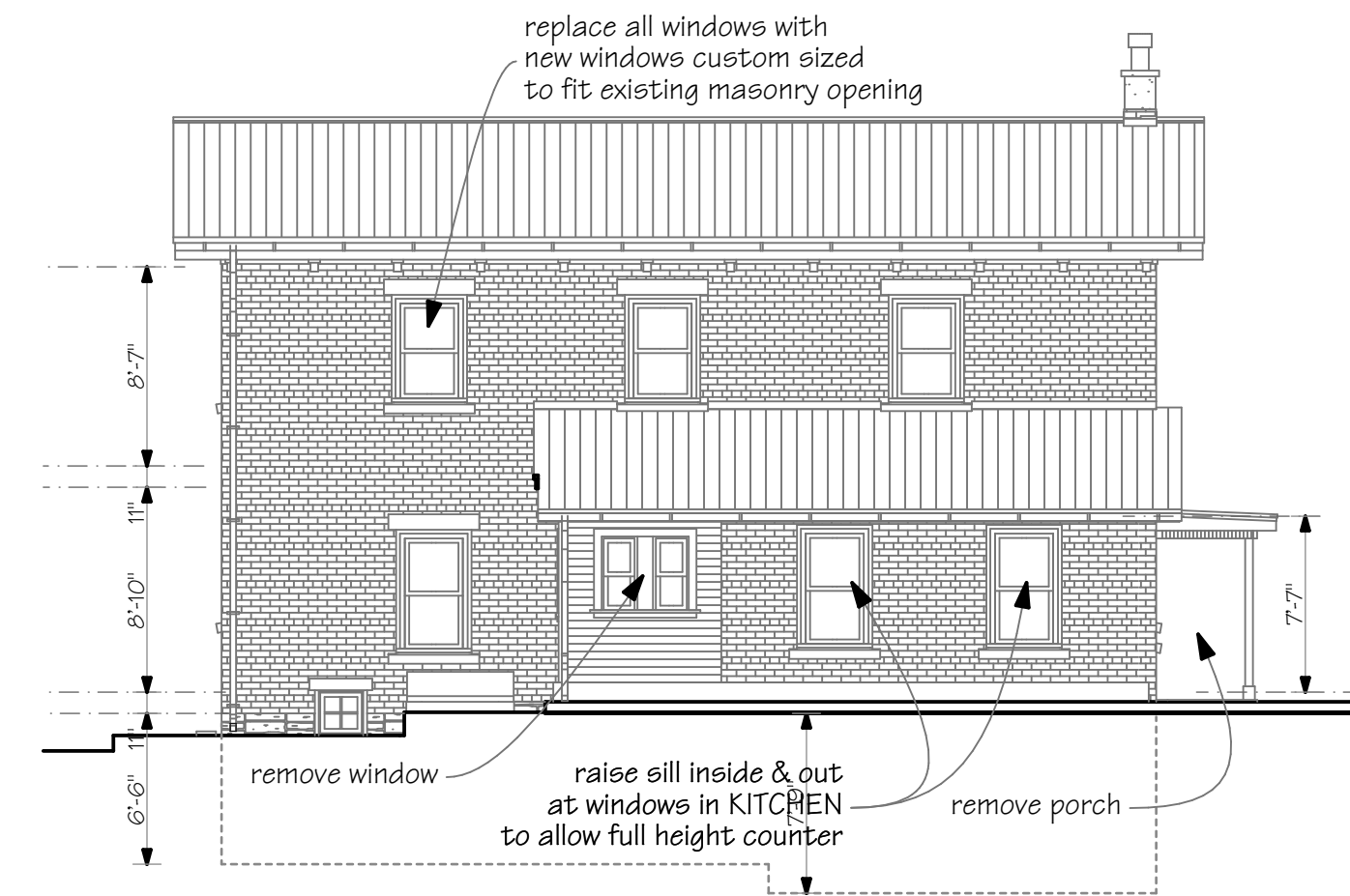
Proposed South Elevation
1/4" = 1'-0"



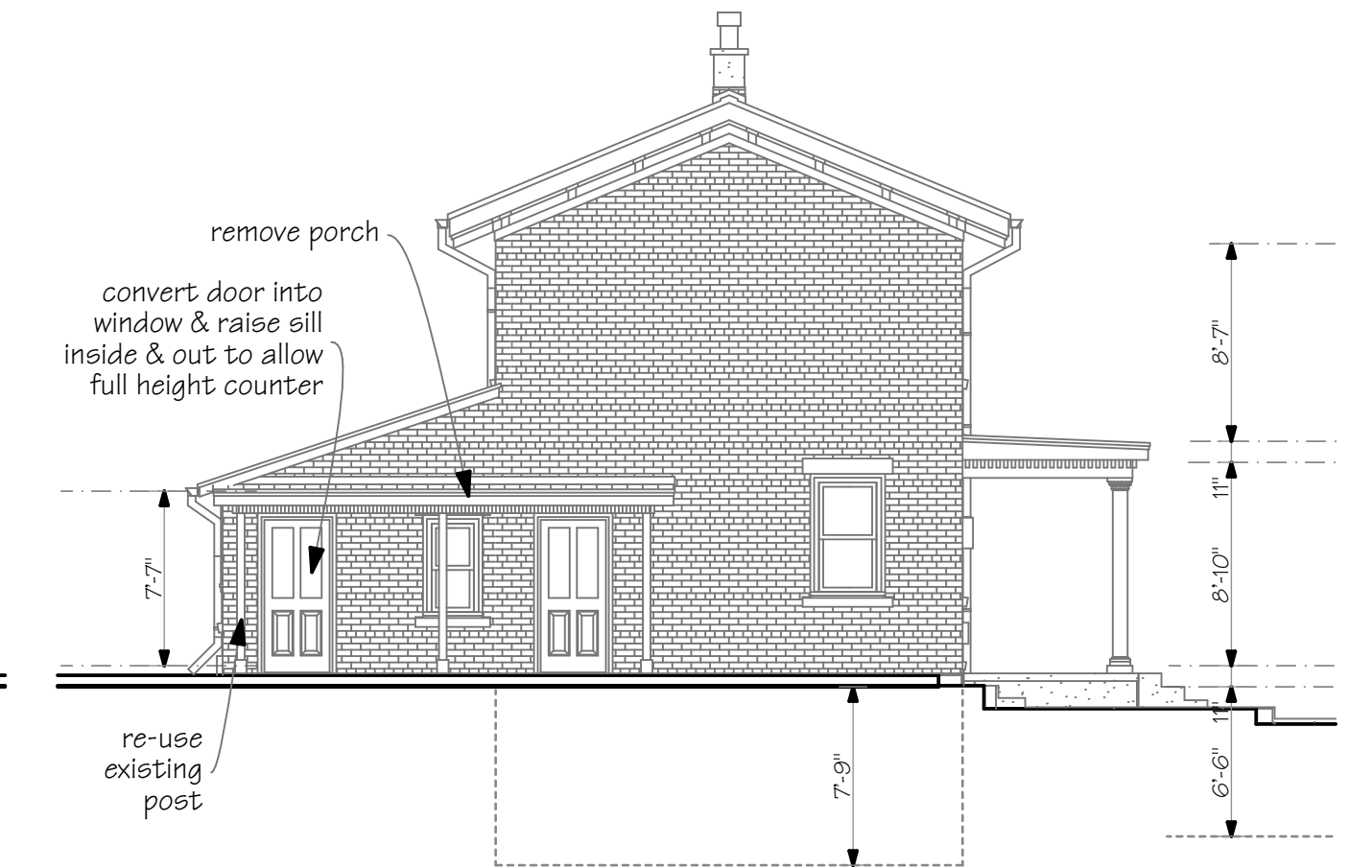
Existing East Elevation
1/8" = 1'-0"



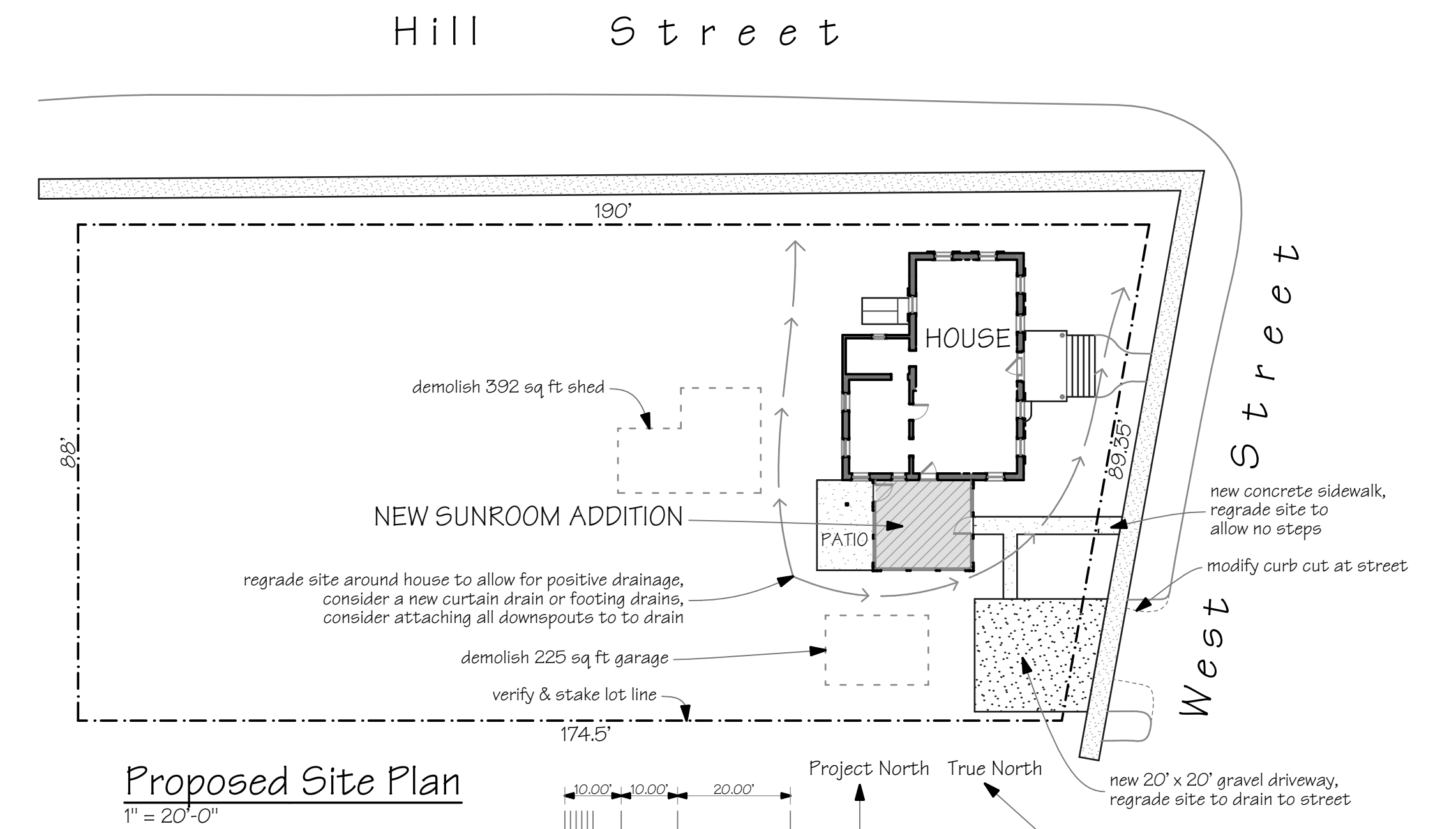
Existing North Elevation
1/8" = 1'-0"



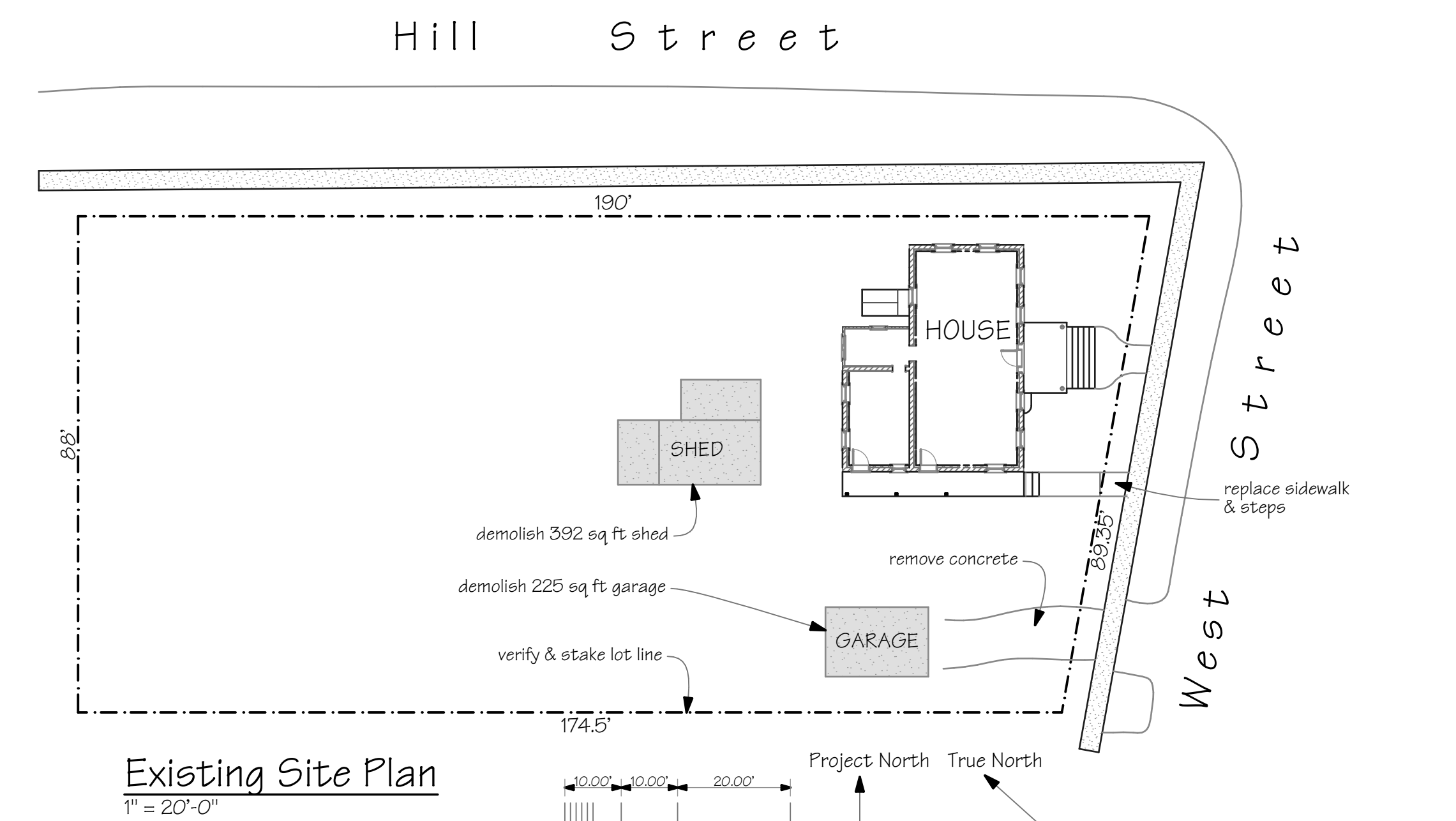
Existing West Elevation
1/8" = 1'-0"



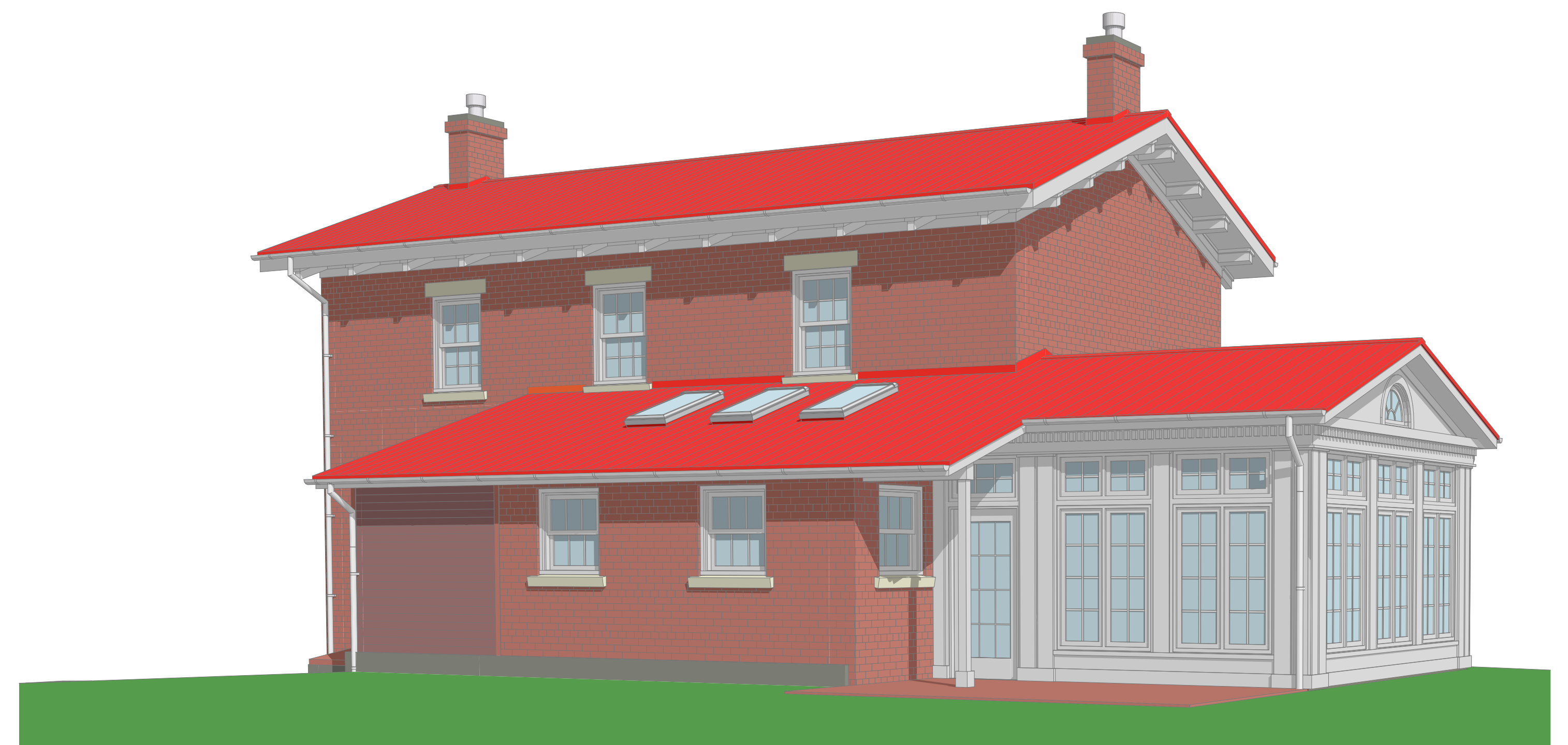
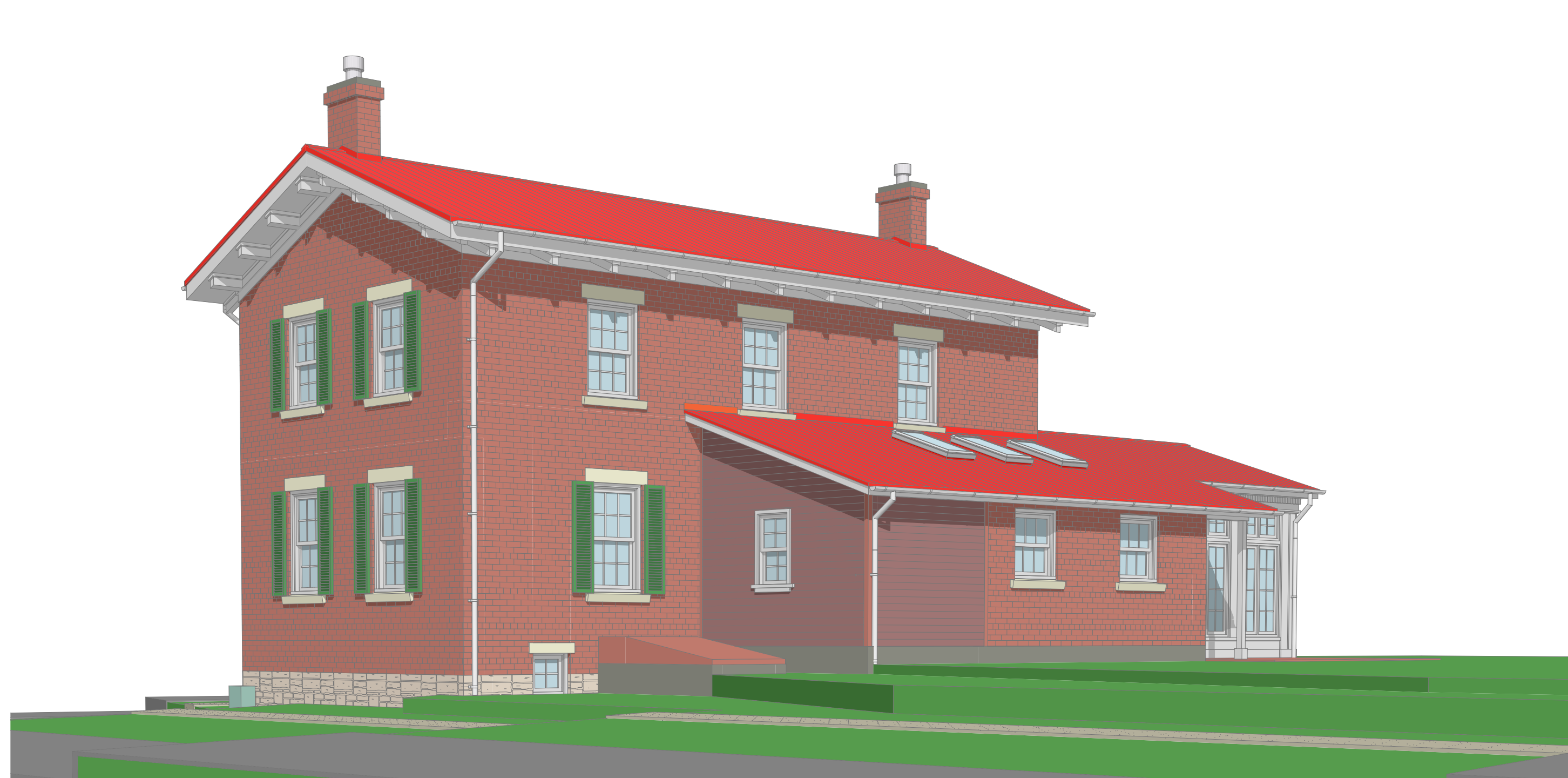
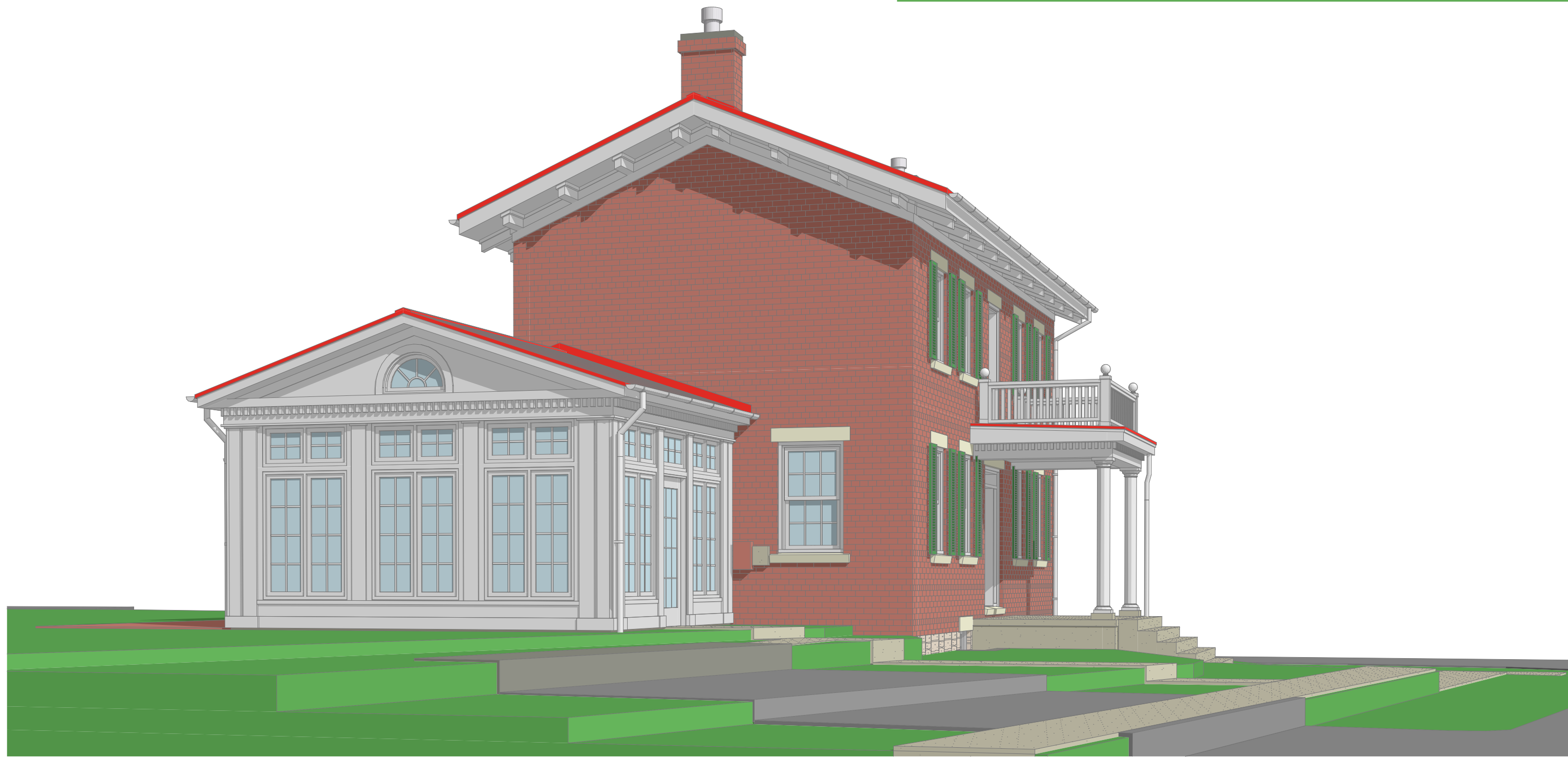
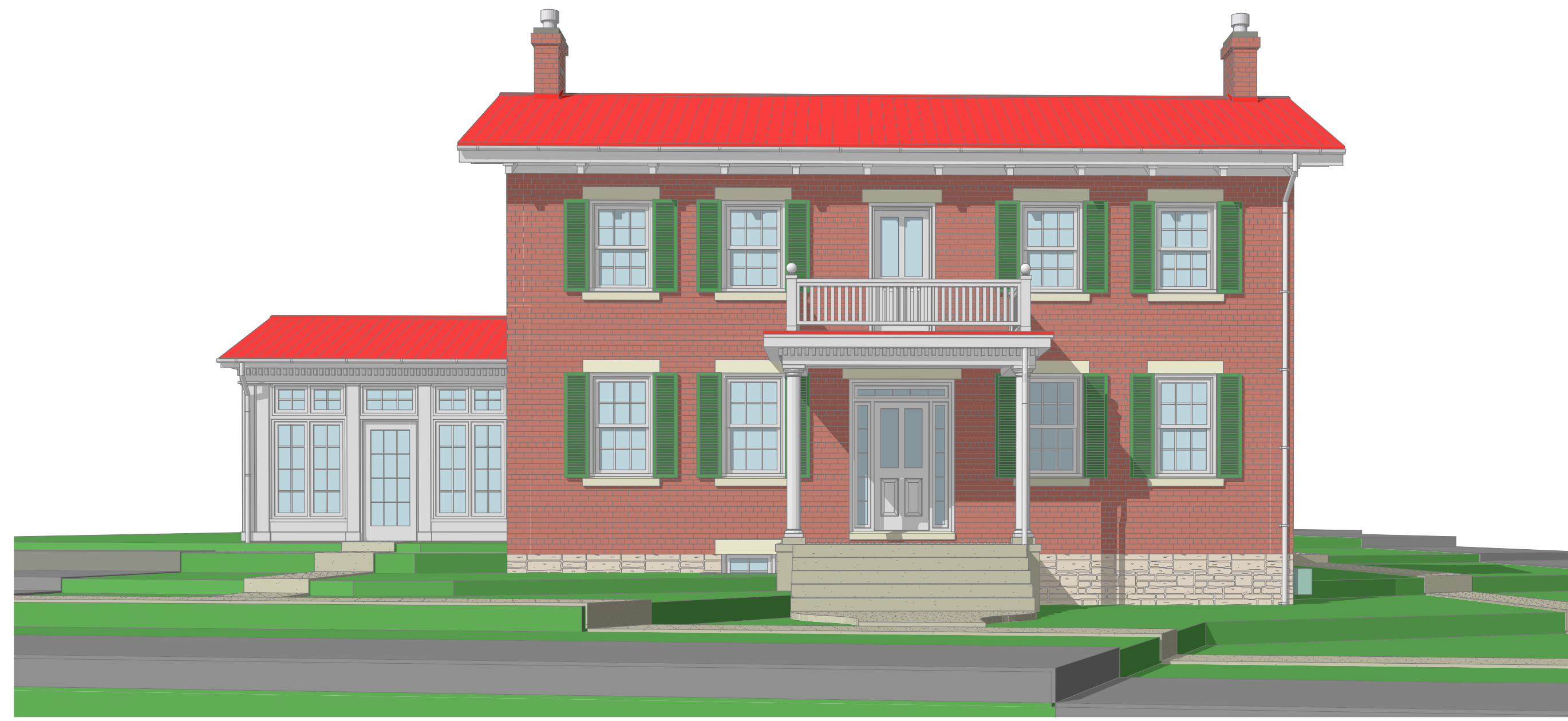
Existing South Elevation
1/8" = 1'-0"

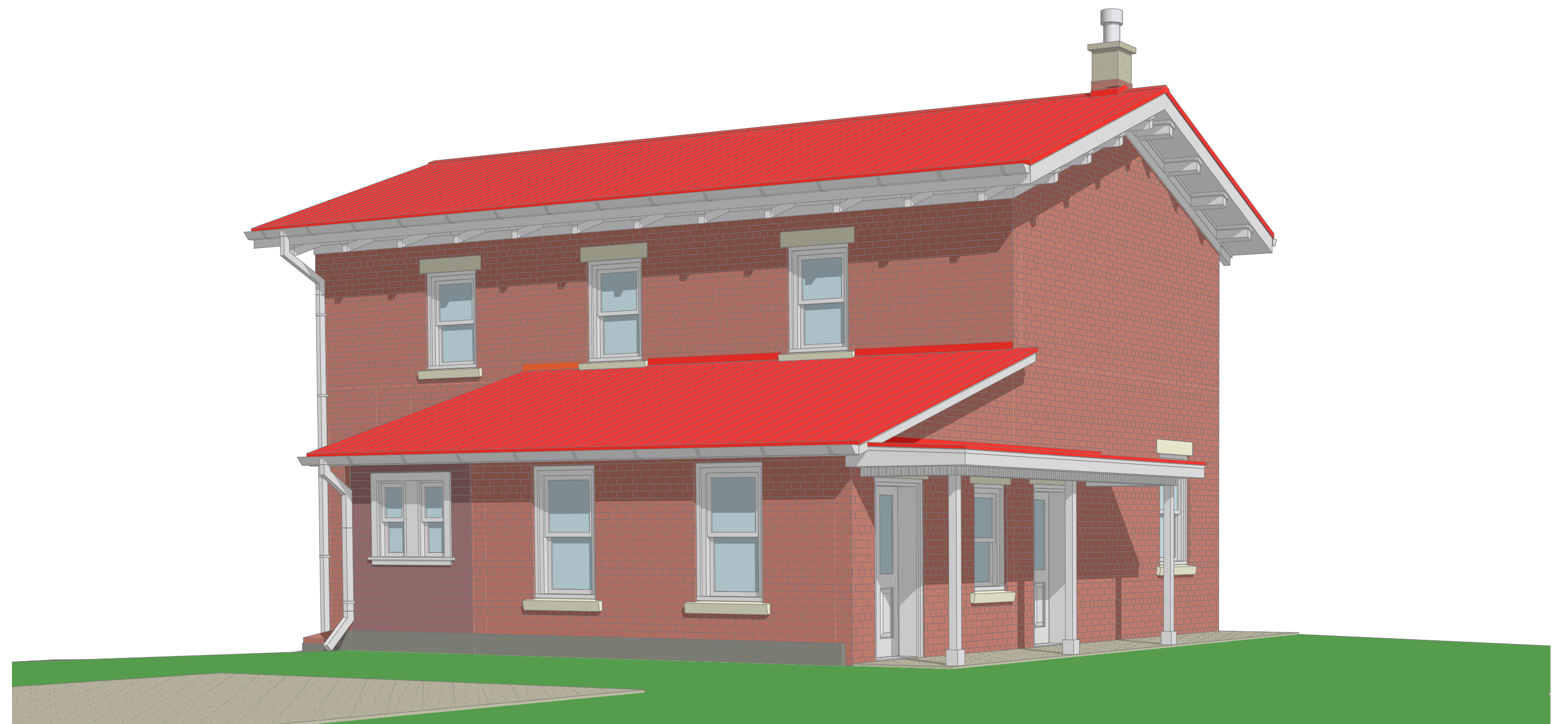
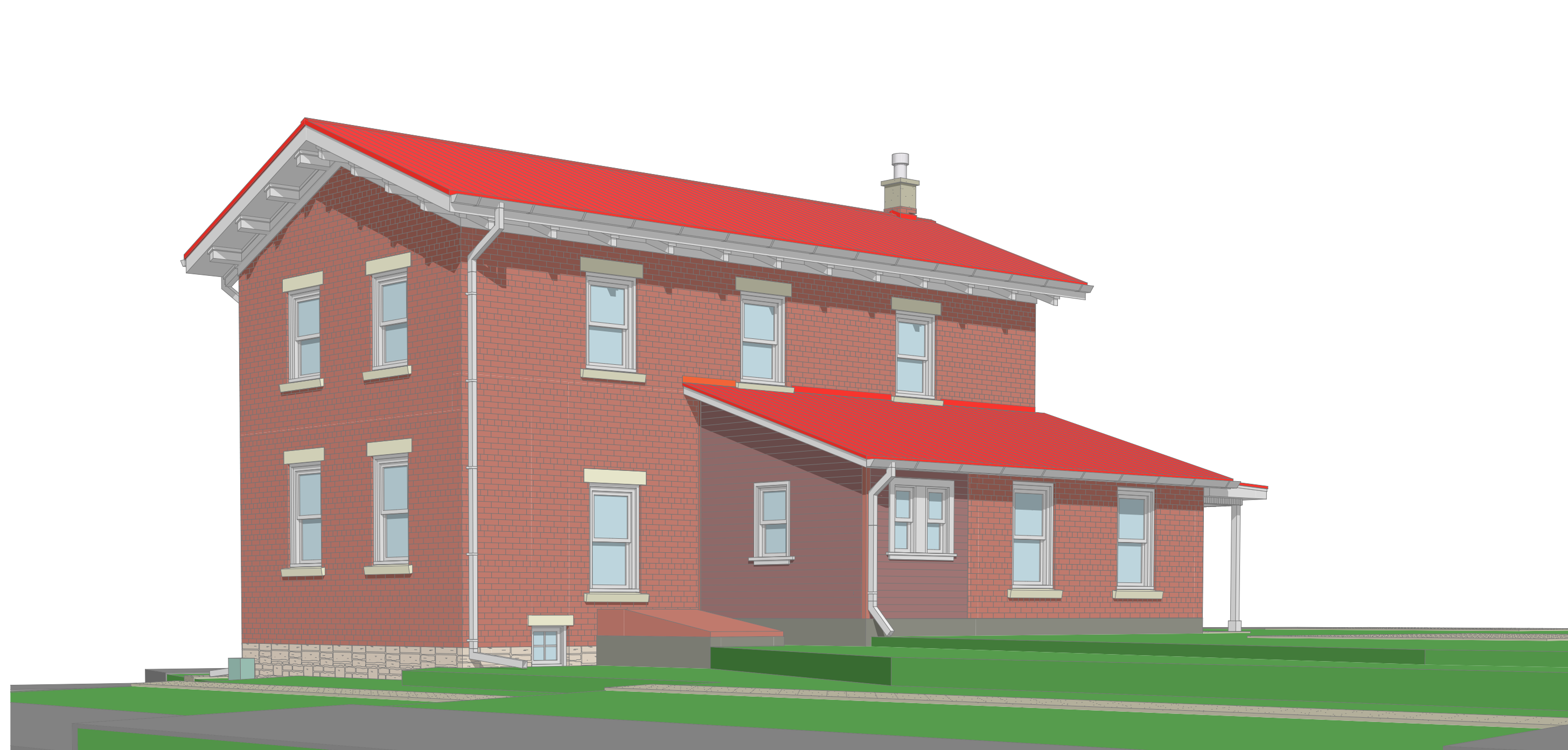
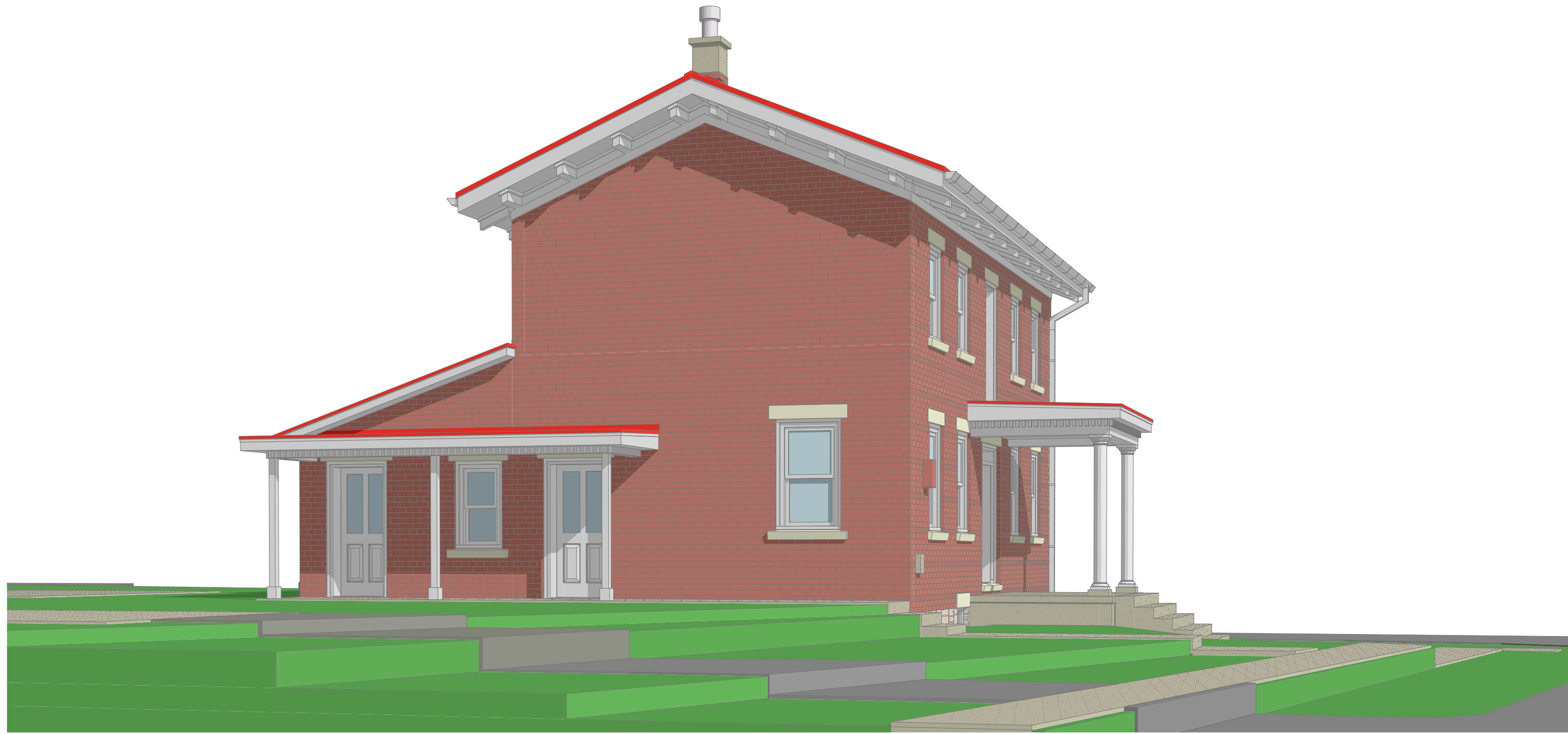


Proposed Site Plan
1" = 20'-0"



Existing Site Plan
1" = 20'-0"







Scene from the Galena River - Galena Illinois



Galena River Launch Parade - Galena Illinois



Galena River - Galena Illinois

Speed	6 MPH (9.66 KM/H)
Capacity	10 PASSENGERS
EMPTY WEIGHT	775 KG (1,705 LBS)
HULL MATERIAL	FIBERGLASS
OVERALL LENGTH	6.6 M (21'7")
OVERALL WIDTH	2.03 M (6'8")
DRAFT	0.43 M (20")
ENGINE POWER	6 HP
CHARGER VOLTAGE	110 V - 220 V




STANDARD COLUMN

