



City of Galena, Illinois

AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, SEPTEMBER 26, 2016

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

ITEM	DESCRIPTION
16C-0385.	Call to Order by Presiding Officer
16C-0386.	Roll Call
16C-0387.	Establishment of Quorum
16C-0388.	Pledge of Allegiance
16C-0389.	Reports of Standing Committees
16C-0390.	Citizens Comments <ul style="list-style-type: none"> • Not to exceed 15 minutes as an agenda item • Not more than 3 minutes per speaker • No testimony on zoning items where a public hearing has been conducted

PUBLIC HEARINGS

None.

LIQUOR COMMISSION

ITEM	DESCRIPTION	PAGE
16C-0391.	Discussion and Possible Action on an Application by Michelle and Brian Heurung, DBA Lamberson Guest House LLC, 113 S. Prospect Street, for a Class M Liquor License	3-7

CONSENT AGENDA CA16-18

ITEM	DESCRIPTION	PAGE
16C-0392.	Approval of the Minutes of the Regular City Council Meeting of September 12, 2016	8-14

ITEM	DESCRIPTION	PAGE
16C-0393.	Approval of the Reappointment of Katie Wiene to the Historic Preservation Commission for a Term Beginning September 25, 2016 and Ending September 24, 2018	--
16C-0394.	Approval of the Reappointment of Jack Dennerlein to the Historic Preservation Commission for a Term Beginning September 25, 2016 and Ending September 24, 2018	--
16C-0395.	Acceptance of July 2016 and August 2016 Financial Reports	--
16C-0396.	Acceptance of 2016 Year-end Report for the Alice T. Virtue Waterpark	15-18

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
16C-0397.	Discussion and Possible Action on an Appeal by Carle and Robert Egger of the Denial of a Certificate of Appropriateness to Paint their Home at 309 Franklin Street	19-49
16C-0398.	First Reading of an Ordinance Authorizing and Directing the Sale of Certain Municipally Owned Real Estate (Coatsworth Building) by the City of Galena	50-57
16C-0399.	Warrants	58-65
16C-0400.	Alderspersons' Comments	
16C-0401.	City Administrator's Report	
16C-0402.	Mayor's Report	
16C-0403.	Adjournment	

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs. October 6	6:30 P.M.	City Hall, 101 Green Street
City Council	Tues. October 11	6:30 P.M.	City Hall, 101 Green Street
Zoning Board of Appeals	Wed. October 12	6:30 P.M.	City Hall, 101 Green Street

Posted: Thursday, September 22, 2016 at 3:30 p.m. Posted By:



311 N. Bench Street, Galena, IL 61036-1809

Chief of Police
Lori Huntington

(815) 777-2131
FAX (815) 777-4736

DATE: September 12, 2016

TO: Honorable Mayor Terry Renner & City Alderpersons

FROM: Chief Lori Huntington 

RE: Application for Liquor License - Michelle & Brian
Heurung, DBA Lamberson Guest House, LLC,
113 S. Prospect Street, Galena, and Manager's License -
Michelle R. Heurung.

A check of federal, state, and local criminal records reveals no information that would prohibit these applicants from holding the licenses for which they have applied.

The renewal applicant has applied for and been granted:

State Liquor License #: _____ Expiration Date: _____ (Attach Copy)

Illinois Sales Tax #: _____ Expiration Date: _____ (Attach Copy)

Liquor revenues are from the sale of: Beer Beer & Wine Alcoholic Liquor Wine only

For consumption: On Premises Off Premises Both

State principle type of business (Tavern, Restaurant, etc.): BED + BREAKFAST

How will employees be trained for liquor sales? _____

The general description, including approximate square footage, of the premises or place of business which is to be operated under the proposed license: BED + BREAKFAST, 3400 SQ FT.

(Attach a scaled drawing of the premises showing all ingress and egress locations, windows, and location of bar.)

Do you hold any other current Liquor Licenses within the City of Galena? Yes No

If so, please specify: _____

If a corporation or partnership, please list all names of Owners, Officers, Directors, Stockholders, Members and/or Partners owning more than 5%.

Name	Address	City, State, Zip	Date of Birth	Phone #

Manager Information (manager must complete manager application):

Name: HEURUNG MICHELLE R
Last First M.I.

Address: 113 S. PROSPECT ST GALENA IL 61036
City State Zip

Date of Birth: 6/20/60 Phone: 708-638-0271 E-Mail Address: mcheurcu@gmail.com

The applicant, by signing this application, agrees to or answers in the affirmative to the following statements:

- a. The applicant owns said place of business or has a lease on said place of business for the period for which the license is issued. (If leased, please attach a copy of the lease.)
- b. The applicant will not allow gambling of other illegal activities on the premises.
- c. The applicant has neither been convicted of a felony nor is disqualified to receive a license by reason of any requirement contained in the Liquor Control and Liquor Licensing Ordinance for the City of Galena, Jo Daviess County, Illinois passed and approved in effect on the date of this application or by the laws of the State of Illinois, the United States of America, or any other ordinance of the City of Galena.
- d. Neither the applicant; a corporation of which the applicant is a shareholder, officer, or director; or a partnership of which the applicant belongs has had a liquor license revoked or suspended by any licensing body. If the license has either been revoked or suspended, the applicant shall explain on a separate sheet of paper the circumstances regarding dates and location of said suspension or revocation and attach it to the application as a part thereof.
- e. The applicant will not, during the term of the license, violate any of the laws of the State of Illinois, the United States of America, or any Ordinance of the City of Galena in the conduct of the place of business described above.
- f. The applicant hereby files with this application a Certificate of Insurance by a company authorized to do business in the State of Illinois. The Certificate of Insurance certifies that the applicant has in force and effect the dram shop and other insurance coverage required by the City of Galena and agrees to maintain said insurance for the duration of this licensing period.

The applicant (including the manager in the case of a corporation) states (strike through alternatives that not applicable) and agrees to the following:

- a. The applicant is a resident of the City of Galena.
- b. The applicant is a citizen of the United States. If naturalized: Time _____ Place _____
- c. With reference to a Partnership Application, all members of said Applicant Partnership are qualified to obtain a license.
- d. With reference to a Corporation Application; no officer, manager director, stock holder, or stockholders owning in the aggregate more than five (5) percent of the stock of the applicant's corporation is disqualified from obtaining a license for any reason other than citizenship and residence within the City of Galena.
- e. The applicant is of good character and reputation in the community.
- f. The applicant has never been convicted of a felony under any Federal or State law.

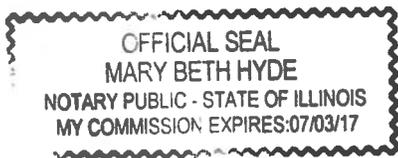
- g. The applicant has never been convicted of being a keeper or is keeping a house of ill fame.
- h. The applicant has never been convicted of pandering, other crimes, or misdemeanors opposed to decency or morality.
- i. The applicant has never had a Liquor License revoked for any cause.
- j. The applicant (or manager in the case of a corporation) has never been refused a liquor license by any liquor control authority.
- k. The applicant has never been convicted of any Federal or State law concerning manufacture, possession, or sale of alcoholic liquor; nor has the applicant ever forfeited bond to appear in court to answer charges for a violation of such Federal or State law.
- l. The applicant is eligible for a State Retail Liquor Dealer's License.
- m. The applicant is neither a Galena law enforcing public official nor does the Mayor or any member of the City Council of the City of Galena have any interest either directly or indirectly in the applicant business. The applicant notes by his/her signature below that he/she has read and understands Chapter 111 (a copy can be obtained from the City Clerk or be viewed at www.cityofgalena.org). Further, it should be noted that there must be enough employees and supervision of personnel involved with the sale of liquor to satisfy the requirements within Chapter 111 of the Galena City Code of Ordinances. Also, the applicant must recognize that the regulations of Chapter 11 that apply to the Licensee and Establishment also apply to any agents of the business involved with the sale of liquor.

Please note: This applicant must be signed in the presence of a Notary.

Printed Name of Applicant: BRIAN J. HEIKUNIC

Brian J. Heikunic 9-9-16
 Applicant's Signature Date

Subscribed and sworn to before me this 9th day of September, A.D. 2016.



Mary Beth Hyde
 Notary's Signature Date

*First time applicants must pay a \$75.00 fee for a background check. Fingerprints must be provided by going to the Jo Daviess County Sheriff's Department to be processed. Background checks are completed by the State of Illinois Police. This process can take up to eight (8) weeks to complete. Once the results of the background checks are received from the State of Illinois Police, the Liquor License Application will be placed on the next available City Council agenda for approval/denial. All fees must be paid prior to being placed on the agenda.

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 12 SEPTEMBER 2016

16C-0357 – CALL TO ORDER

Mayor Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 09 September 2016.

16C-0358 – ROLL CALL

Upon roll call the following members were present: Bernstein, Fach, Hahn, Kieffer, Lincoln, Westemeier and Renner

16C-0359 – ESTABLISHMENT OF QUORUM

Mayor Renner announced a quorum of Board members present to conduct City business.

16C-0360– PLEDGE OF ALLEGIANCE

The Pledge was recited.

16C-0361 - REPORTS OF STANDING COMMITTEE

Turner Hall Committee – A meeting was held on August 31st. Fach reported the following:

- Tour of interior painting project. The fresh paint inside looks great.
- Joe Miller Trust Projects – Current projects underway are:
 - Exterior balcony painting will be done in September.
 - Exterior cleaning, tuck pointing and sealing will be done in October and November.
 - Main hall floor wood repair and sealing will be done in December-February slow period.
 - New stage floor will be done in December-February slow period.
 - This leaves the fly loft work as the only remaining item on the list.

Mayor Renner noted new tables and a chair rack were purchased.

Unified Destination Marketing Committee – Lincoln advised the County Board will be considering a recommendation to approve and move forward to the County Board the Destination Marketing Organization contract as revised at their meeting on September 13, 2016.

16C-0362 – PUBLIC COMMENTS

James Wirth, 121 S. High Street – Wirth commended the work being done at the Old City Cemetery. They are doing a fantastic job of restoring the cemetery.

Jan Komistra, 414 Washington Street – Komistra voiced concern with the prohibition of displaying “open” signs by individual businesses located off Main Street (Blaum Brothers, Plumery Trails, History Museum, Blacksmith Shop, Tin Pan Allen and Otto’s Place). She urged the Council to take full consideration of the impacts of this ordinance as written and enforced, and grant an exemption to or find another means by which these businesses may be allowed to display “open” flags.

John Slimp, Co-owner, Otto’s Place – Slimp urged the Council to revise the zoning text amendment regarding attention getting devices, including open flags to grandfather those that would be negatively affected by this ordinance. Otto’s place does not have the advantage of walk

by foot traffic. They have been in business for over five years and have had an "open" sign. They have never had any complaints nor had any customer adversely affected by the sign.

Dana Meadows, President, Galena Downtown Business Association, 103 N. Main Street - Meadows advised he represents 88 members of the Galena Downtown Business Association. They are asking that the Main Street sidewalk construction be postponed to April. While they fully understand this is an important project, September and October are not good months to do this business wise.

CONSENT AGENDA CA16-17

16C-0363 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 22, 2016

16C-0364 – APPROVAL OF REQUEST BY DALE GLICK TO INSTALL A REPLICA WOOD FENCE IN THE OLD CITY CEMETERY

16C-0365 – APPROVAL OF BUDGET AMENDMENT BA17-03 FOR GRANT PARK LIGHT PAINTING AND US 20 SIDEWALK REPAIRS

16C-0366 – APPROVAL OF HALLOWEEN TRICK-OR-TREAT IN GALENA ON MONDAY, OCTOBER 31 FROM 5:30 P.M. TO 7:30 P.M.

16C-0367 – APPROVAL OF PART-TIME POLICE OFFICER PAY RATE OF \$16 PER HOUR FOR FISCAL YEAR 2016-17

APPROVAL OF A CONTRACT WITH COLE TREE SERVICE FOR TREE PRUNING, REMOVAL AND CABLE BRACING IN GRANT PARK

16C-0369 – APPROVAL OF A CONTRACT WITH NELSON-CARLSON MECHANICAL CONTRACTORS FOR 2016-17 BACKFLOW PREVENTION DEVICE INSPECTION SERVICES

16C-0370 – APPROVAL OF A CONTRACT WITH WHITE CONSTRUCTION FOR THE REPAIR OF THE GRANT PARK PERGOLA

Motion: Hahn moved, seconded by Kieffer, to approve Consent Agenda CA16-17 as presented.

Discussion: None.

Roll Call: AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Renner
NAYS: None

The motion carried.

NEW BUSINESS

16C-0371 – QUARTERLY REPORT BY VISITGALENA.ORG

Chris Hamilton presented the quarterly report for VisitGalena.org.

16C-0372– DISCUSSION AND POSSIBLE ACTION ON A CHANGE ORDER TO POSTPONE THE MAIN STREET SIDEWALK CONSTRUCTION UNTIL THE SPRING OF 2017

Motion: Bernstein moved, seconded by Westemeier, to approve the change order to postpone the Main Street sidewalk construction until the spring of 2017, 16C-0372.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner
NAYS: None
ABSTAIN: Hahn

The motion carried.

16C-0373– FIRST READING OF AN ORDINANCE ANNEXING 0.717 ACRES, LOT 2 IN JACKSON PLACE SUBDIVISION, PURSUANT TO A PETITION FOR ANNEXATION BY DALE STEPHENSON

Motion: Westemeier moved, seconded by Kieffer, to approve the first reading and waive the second reading of an ordinance annexing 0.717 acres, Lot 2 in Jackson Place Subdivision, pursuant to a petition for annexation by Dale Stephenson.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Westemeier, Bernstein, Fach, Hahn, Renner
NAYS: None

The motion carried.

16C-0374– DISCUSSION AND POSSIBLE ACTION ON REQUEST BY FEVER RIVER OUTFITTERS TO LEASE SPACE ON THE WEST SIDE OF THE GALENA RIVER AND SOUTH OF THE US 20 BRIDGE FOR VAN AND TRAILER STORAGE AND FOR MOTORIZED SCOOTERS AND E-BIKE TRAINING

Motion: Lincoln moved, seconded by Fach, to approve the request by Fever River Outfitters to lease space on the West side of the Galena River and South of the US 20 bridge for van and trailer storage and for motorized scooters and e-bike training for the remainder of this season.

Discussion: This approval would be through the end of October. Council feels it is good to finish out this year but urge her to look elsewhere for next season.

Roll Call: AYES: Lincoln, Westemeier, Bernstein, Fach, Hahn, Kieffer, Renner
NAYS: None

The motion carried.

16C-0375– DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR EMERGENCY REPAIRS TO INTERSECTION OF BENCH STREET AND FRANKLIN STREET

Motion: Lincoln moved, seconded by Kieffer, to allow the Mayor to enter into a contract for emergency repairs to the intersection of Bench and Franklin Streets, 16C-0375.

Discussion: None.

Roll Call: AYES: Westemeier, Bernstein, Fach, Kieffer, Lincoln, Renner
NAYS: None
ABSTAIN: Hahn

The motion carried.

16C-0376– DISCUSSION AND POSSIBLE ACTION ON PURCHASING USED VEHICLE FOR CITY HALL

Motion: Kieffer moved, seconded by Bernstein to approve the purchase of a used vehicle for City Hall amended to include in an amount not to exceed \$17,000.

Discussion: Council directed staff to negotiate the best possible price.

Amended

Motion: Fach moved, seconded by Bernstein, to amend the motion to include in an amount not to exceed \$17,000.

Amended

Motion

Roll Call: AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Renner
NAYS: None

The motion carried.

Main

Motion

Roll Call: AYES: Bernstein, Fach, Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None

The motion carried.

16C-0377– DISCUSSION AND POSSIBLE ACTION ON INITIATING FIRE DEPARTMENT AERIAL LADDER TRUCK BIDDING PROCESS

Motion: Fach moved, seconded by Hahn, to approve initiating the Fire Department aerial ladder truck bidding process.

Discussion: None.

Roll Call: AYES: Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner
NAYS: None

The motion carried.

16C-0378– DISCUSSION AND POSSIBLE ACTION ON INITIATING A ZONING TEXT AMENDMENT REGARDING ATTENTION GETTING DEVICES, INCLUDING OPEN FLAGS

Motion: Fach moved, seconded by Bernstein, to approve initiating a zoning text amendment regarding attention getting devices, including open flags.

Discussion: Fach feels it's time to revisit this portion of the zoning text. Some interesting facts were brought up under Citizen's Comments. With open signs on the highway, it lets people know immediately that that business is open. Fach was unsure whether or not to allow open flags on Main Street.

Westemeier stated he wasn't opposed to open flags as long as they aren't blowing in people's faces.

Lincoln doesn't have a problem with it so long as it doesn't get out of hand. He hopes the store owners would use discretion with it.

Roll Call: AYES: Kieffer, Lincoln, Westemeier, Bernstein, Fach, Hahn, Renner
NAYS: None

The motion carried.

16C-0379 – WARRANTS

Motion: Bernstein moved, seconded by Fach, to approve the Warrants as presented, 16C-0378.

Discussion: None.

Roll Call: AYES: Lincoln, Westemeier, Bernstein, Fach, Renner
NAYS: None
ABSTAIN: Hahn, Kieffer

The motion carried.

16C-0380 – ALDERPERSONS’ COMMENTS

Solar Panels – Lincoln questioned if there were any problems with the solar panels during the heavy rains. Moran advised there were no problems.

Highway 20/Heavy Rain – Lincoln stated he took a few pictures on Highway 20 during the recent heavy rains. It was pretty bad. He questioned if we could initiate more talks with the State. He would be happy to share the photos so they can better understand the need we have to get this project done.

Franklin Street – Lincoln questioned when the water mains on Franklin Street would be upgraded. They are in bad shape and there are lots of breaks.

Old City Cemetery – Westemeier stated he walked through the cemetery. It looks really nice up there and the fence shouldn't be an issue. He noted there are three or four dead trees in there that need to be taken care of.

Flower Pots – Bernstein noted the hanging baskets are getting pretty straggly and not very attractive any more.

Gear Street – Bernstein noted the new state estimate for Gear Street is \$2.3 million dollars. The last figure was \$1.2 million dollars. She feels this bodes concern given the financial situation of the state.

Electric Usage – Bernstein noted the electric bill for City Hall was \$145, Police Department \$632 and the Fire Department \$508. She wonders whether we might want to look at those buildings to see if there is potential for solar.

Electric – Fach agreed with the comments made by Bernstein. He noted the Fire Department gets a reimbursement from Ifiber for energy. The Welcome Signs are \$35 per month. He questioned if solar lights could be used there.

16C-0381 – CITY ADMINISTRATOR’S REPORT

Highway Storm/Heavy Rains – Moran reported he received shocking pictures of a school bus going through the “river” on the highway. He has sent those pictures to DOT and urged them to fast track the project.

Welcome Signs/Electricity – Moran noted a large chunk of the bill is facility charges.

Solar – We have had our first full month of having the solar array on the roof. There has been a 63 percent reduction in cost and 55 percent less power off the grid.

Illinois Association of Water Pollution Control Operators – The City received a letter announcing that the Galena Waste Water Treatment Plant has been nominated for “Best Operated Treatment Plant”. This is the second time in 7 years that the Galena plant has been nominated. The nomination was made by the EPA. Congrats to American Water and the Public Works Department!

Illinois Association of Water Operators – Jeff Saylor has been nominated for the outstanding operator of the year. The award will be presented at the annual conference in April. He is one of two nominated state wide. Congrats to Jeff!

16C-0382 – MAYOR’S REPORT

Mayor Renner stated it was a good weekend for the Heroes for History stair challenge with great participation.

He asked that council members take a look at the hanging basket in front of the old City Hall. This basket was done by a different vendor.

Mayor Renner noted the electric bill for Turner Hall was \$1,547. Maybe we need to look at solar panels there.

16C-0383 – MOTION FOR EXECUTIVE SESSION:

Motion: Lincoln moved, seconded by Hahn, to recess to Executive Session to discuss the following:

- Sale or lease of public property, Section 2 (c) (6)

Discussion: None.

Roll Call: AYES: Westemeier, Bernstein, Fach, Hahn, Kieffer, Lincoln, Renner
NAYS: None

The motion carried.

The meeting recessed at 7:13 p.m.

The meeting reconvened at 8:39 p.m.

16C-0384 - ADJOURNMENT

Motion: Kieffer moved, seconded by Hahn, to adjourn. The meeting adjourned at 8:39 p.m.

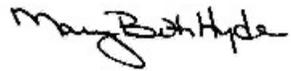
Discussion: None.

Roll Call: AYES: Hahn, Kieffer, Lincoln, Bernstein, Fach, Renner
NAYS: None
ABSENT: Westemeier (Left at 8:20 p.m.)

The motion carried.

The meeting adjourned at 8:39 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mary Beth Hyde". The signature is written in a cursive, slightly slanted style.

Mary Beth Hyde, MMC
City Clerk

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Janelle Keeffer, Facilities Manager *Janelle*

DATE: September 22, 2016

RE: Swimming Pool Year-End Report, Summer 2016

Thank you for your support of the Alice T. Virtue Memorial Pool. I am sharing a 2016 year-end summary and analysis for your review.

ATTENDANCE

Attendance at the pool for the season	15,652	{15,152 in 2015}
Number of Days of Operation	75	{69 in 2015}

Closed 1 1/2 days to shock the pool and 3 days due to storms or cool weather.

Opening Day: Sunday, May 29, as targeted. Despite some rainy weather leading to opening, our pool team and contractors worked hard to complete tasks, including resurfacing the big slide and doing several concrete repair projects, prior to opening.

Closing Day: Sunday, August 14—school began Thursday, August 18

Attendance highs:

2016—470 on Wednesday, June 15 (temp 90); 464 on Friday, July 22 (temp 90)

2015—491 on closing day, Sunday, August 16; 487 on Wednesday, June 10

Season Passes

This year, we implemented a new adult season pass for anyone over 18 years of age. Essentially, the adult pass is \$5 more than a student pass. Cost is \$30 per person pre-season / \$35 after the pool opens. The student pass, ages 1-18, remained the same: \$25 per person pre-season / \$30 after the pool opens.

Table 2. Budgeted Post-Season Repairs & Enhancements FY 16/17

PROJECT	COST
New Boiler	\$15,000
New Feature and Resurfacing for Kiddy Pool (will likely span into post-season 2017)	\$45,000
SERVICE PROJECT: Boy Scout Troop #95 is painting the decorative metal trim surrounding the kiddy pool. I have paid for paint and supplies from the pool maintenance budget. Labor is being donated.	\$50

STAFFING

This year, one of our challenges fell in staffing. In 2015, we received more than 30 applications with only two positions to fill. This past season, we had a higher turnover with a number of senior lifeguards who have pursued higher paying jobs or internships / jobs in their field of study. It is also a challenge with our student workers to balance work, athletic practices, other commitments, and vacation schedules.

As we plan for summer 2017, I will be looking to expand our job posting reach to include more of the region to find qualified workers and additional staffing. I also plan to do a competitive wage / benefit study and will share my findings and recommendations with my FY2017-18 budget proposal.

I would like to extend my thanks to our 2016 Pool and Public Works Team who worked tirelessly throughout the pool season. I very much appreciate their dedication to keeping the pool operational, as well as a safe and fun place for all to enjoy the summer.

GALENA SWIMMING POOL

Chart A: Financial Performance and Operational Statistics: 2011-2015

YEAR	2011	2012	2013	2014	2015	2016	Five-Year Average
REVENUE							
Admissions	\$ 37,352	28,858	25,552	21,268	25,842	29,798	\$ 25,380
Season Passes	\$ 26,220	17,965	17,025	16,055	14,875	14,946	\$ 16,480
Concessions	\$ 32,318	30,889	26,882	24,561	26,158	25,435	\$ 29,065
Lessons	\$ 18,250	12,267	12,335	10,980	12,610	14,355	\$ 13,132
Misc. (Pool Rental + Other)	\$ 5,907	4,212	4,186	4,227	3,130	5,710	\$ 4,562
Total Revenue	\$ 120,047	\$ 94,191	\$ 85,980	\$ 77,091	\$ 82,615	\$ 90,244	\$ 98,363
EXPENSES							
Labor	2011	2012	2013	2014	2015		Average
Operation Manager	\$ 8,162	7,250	7,377	7,518	7,752	6,714	\$ 7,544
Lesson Coordinator	\$ 3,701	3,742	3,939	3,999	4,176	4,310	\$ 3,784
Pool Area Supervisor	\$ 4,517	3,215	0	0	0	0	\$ 1,897
Supervisor of Concessions		1,657	2,381	1,113	1,372	0	\$ 1,305
Lifeguards	\$ 41,875	44,755	44,201	42,997	42,517	34,509	\$ 42,567
Instructors	\$ 6,857	8,781	8,803	6,693	8,915	8,989	\$ 8,204
Concessions/Admissions	\$ 19,985	19,761	17,186	16,578	15,816	16,084	\$ 17,681
Overtime	\$ 57	641	297	96	398	181	\$ 369
Total Labor Expense	\$ 85,154	89,802	84,184	78,994	80,946	70,787	\$ 78,636
Chemicals, Maintenance and Supplies	\$ 75,079	110,759	79,613	68,629	58,543	65,256	\$ 70,040
Debt Service	\$ 22,903	8,906	2,100	16,595	18,575	18,271	\$ 20,655
Total Expenses	183,136	209,467	165,897	164,218	158,064	154,314	\$ 169,330
PROFIT/(LOSS)	\$ (63,089)	(115,276)	(79,917)	(87,127)	(75,449)	(64,070)	\$ (70,967)
SUPPLEMENTAL							
	2011	2012	2013	2014	2015	2016	Average
Days Open	78	69	73	70	69	75	\$ 71
Days Closed	6	8	6	2	4	4	\$ 7
Days Half Closed	0	0	0	0	1	1	\$ 1
Attendance	21,250	19,309	15,153	13,303	15,152	15,652	\$ 18,437
Average Daily Attendance	272	280	208	190	220	209	\$ 260
Cost to Operate Per Day When Open (INCLUDES Debt Service)	\$2,348	\$3,036	\$2,273	\$2,346	\$2,291	\$2,058	\$ 2,397
Cost to Operate Per Day When Open (EXCLUDES Debt Service)	\$2,054	\$2,907	\$2,244	\$2,109	\$2,022	\$1,814	\$ (7,018)
Revenue Per Day When Open	\$1,389	\$1,302	\$1,009	\$944	\$1,015	\$1,012	\$ 1,343

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



Memorandum

TO: The Honorable Mayor Renner, City Council & Mark Moran

FROM: Jonathan Miller, Building Official 

DATE: September 19, 2016

RE: 309 Franklin St. Appeal of Historic Preservation Commission Ruling

On September 7, 2016, Carle and Robert Egger were aggrieved by the rulings of the Galena Historic Preservation Commission, and have decided to appeal the decision to the City Council. Their application to paint their home was denied by the HPC on two separate occasions. The Eggers have filed the proper application for appeal, which is attached to this memo. Along with the Application for Appeal of the Historic Preservation Commission Ruling, the applicants have provided some additional information that they feel will assist in their appeal.

Background

Certificate of Appropriateness August 8, 2016

At the August 18, 2016 meeting of the HPC, Robert and Carle Egger requested to paint their home at 309 Franklin St. Violet Stone, Blue Orchid, and a shade of grey. This request was denied. The following minutes from the August 18, 2016 meeting reflect the decision.

16HPC-045: 309 FRANKLIN STREET.

Discussion and possible action on a request by Carle and Robert Egger, owners and applicant, to paint their home blue orchid, violet stone, thundercloud gray, and deep silver.

Carle Egger is requesting to change the paint colors on their house:

- Passed around paint sticks with the true colors on them
- Body color would be Blue Orchid
- Trim color would be Violet Stone.
- Shakes would be Deep Silver.
- There are some features that this house is a Queen Anne.

The HPC Board stated:

- This color is appropriate to a Queen Anne, which are generally painted ladies.
- This house is not a Queen Anne. This house is more of a classic home.

MOTION: Albaugh moved, seconded by Gehrts to deny this request.

Discussion of the motion: None.

Roll call was:

Albaugh	Yes
Gehrts	Yes
Johnson	No
Dennerlein	Yes
Brown	Yes

The motion passed to deny this application.

Certificate of Appropriateness September 1, 2016

At the September 1, 2016 meeting of the HPC, Robert and Carle Egger requested to paint their home at 309 Franklin St. Lavender Mist, Violet Stone, and Deep Silver. This request was also denied. The following minutes from the September 1, 2016 meeting reflect the decision.

16HPC-057: 309 FRANKLIN STREET.

Discussion and possible action on a request by Carle and Robert Egger, owners and applicant, after further research they are requesting to paint their home lavender mist, violet stone, and deep silver.

Robert Egger is requesting to change the paint colors on their house:

- Egger stated that the body color would be a blue lavender.
- There are numerous places on the house that match a Queen Anne house.
- Egger stated that they do not know what the original paint color was on the house.
- These are appropriate colors for an urban small town Queen Anne.
- Egger passed around a color chart of the colors from 1882 that he is requesting.

The HPC Board stated:

- This house is not a Queen Anne Painted Lady application and without turrets and some of the more traditional late Victorian features, it does not fall into a mold that would necessary apply to a color scheme.
- Back in the 1875-1900 period, encompassing what might be called the “High Victorian” era, saw a gradual changeover in building styles in Galena with the Second Empire and then Queen Anne styles taking over in popularity. Large imposing houses designed to make a strong impression became the norm. These styles called for a new range of exterior colors. The development of ready mix paints during this period helped to popularize new and different paint schemes which tended to be darker and more varied. Closely related hues were used on the architectural elements of trim. Brown, olives, dark blue, ochres, grays and other rich warm colors highlighted homes built in the later 19th century, especially those in the Queen Anne style. Several shades of color in the same family or of subtly contrasting hues would serve to accent various architectural elements. Gaudy and bright colors, which some restorers today believe are “Victorian,” were not widely popular and are generally not appropriate for such structures.
- Painting the colors that cannot be documented thru research or investigation to be appropriate to the building or using non documented finishes other than paints. These colors were not used during the years 1875-1900.
- Johnson stated that this house is a Queen Anne house and should be accepted colors.
- There are many colors to choose from other than these colors.

- This would detract from the neighborhood.
- **MOTION:** Albaugh moved, seconded by Dennerlein to deny this request because back in the 1875-1900 period, encompassing what might be called the “High Victorian” era, saw a gradual changeover in building styles in Galena with the Second Empire and then Queen Anne styles taking over in popularity. Large imposing houses designed to make a strong impression became the norm. These styles called for a new range of exterior colors. The development of ready mix paints during this period helped to popularize new and different paint schemes which tended to be darker and more varied. Closely related hues were used on the architectural elements of trim. Brown, olives, dark blue, ochres, grays and other rich warm colors highlighted homes built in the later 19th century, especially those in the Queen Anne style. Several shades of color in the same family or of subtly contrasting hues would serve to accent various architectural elements. Gaudy and bright colors, which some restorers today believe are “Victorian,” were not widely popular and are generally not appropriate for such structures. Painting the colors that cannot be documented thru research or investigation to be appropriate to the building or using non documented finishes other than paints. These colors were not used during the years 1875-1900.

Discussion of the motion: None.

Roll call was:

Albaugh	Yes
Gehrts	Yes
Johnson	No
Dennerlein	Yes
Brown	Yes

The motion carried to deny this application.

Powers of the City Council

The City Council may reverse or affirm, wholly or partly, or may modify or amend the order, requirement, decision, or determination appealed from, to the extent and in the manner that the City Council may decide to be fitting and proper on the premises and to that end the City Council shall also have the powers of the officer from whom the appeal was taken.

The Concurring vote of a majority of the City Council shall be necessary to reverse any order, requirement, decision, or determination of the Building Official or to decide in favor of the applicant.

APPLICATION FOR
APPEAL OF HISTORIC PRESERVATION COMMISSION RULING

APPLICANT TO COMPLETE:

NAME OF PROPERTY OWNER: CARLE & ROBERT EGGER

ADDRESS OF PROPERTY: 309 FRANKLIN ST.

CURRENT AND PROPOSED USE OF PROPERTY: SINGLE FAMILY
RESIDENCE

Briefly describe your side of the situation in dispute, or the order which you feel is in error. (Provide enough information for the City Council to make a sound decision on the case. Attach further information on a separate page if needed.)

DISSAGREE WITH THEIR DECISION & INTERPRETATION
OF THE "GUIDELINES" - SEE ATTACHED

I certify that all the information provided above is complete and correct to the best of my knowledge and belief.

9-7-16
DATE

[Signature]
SIGNATURE OF APPLICANT

STAFF TO COMPLETE:

DATE FILED: 9-7-16

DATE OF ACTION BEING APPEALED: 9-1-16

APPLICABLE SECTION OF THE HISTORIC ORDINANCE: 151.22 ,
151.24 , 151.25

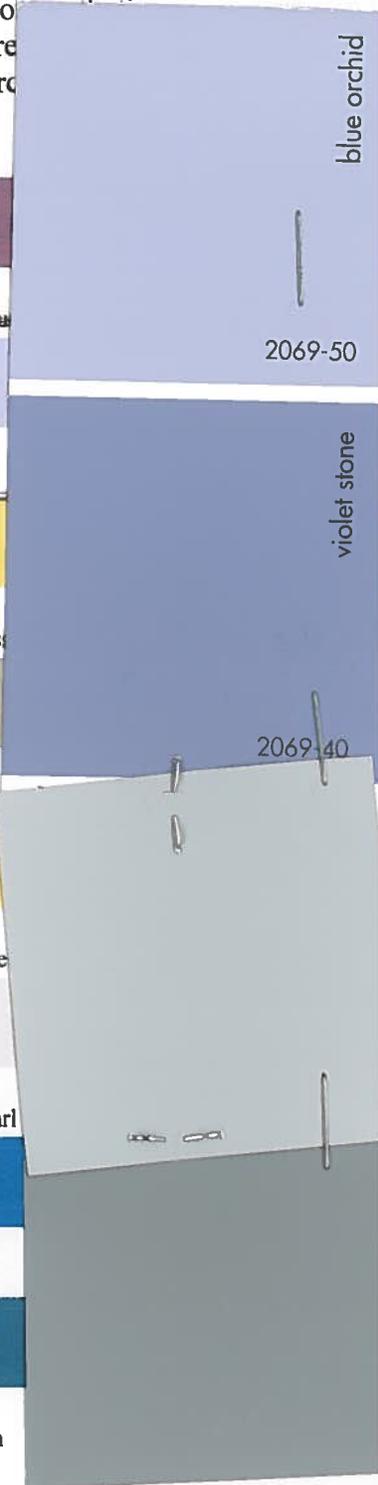
DECISION BEING APPEALED: 16HPC-057 -> Request by owners
of 309 Franklin St. to paint their home

DUNN EDWARDS

COLOR PALETTE

The Victorian palette is the most varied of the historic palettes, with the vibrancy and excitement of the paint colors matching the intricacy of details. In the mid-1800s, when Italianate and Second Empire Victorian houses started dotting America, paint colors were muted and earthy, owing to their natural pigments. Reds and browns, for instance, were derived from ferric oxides. By the 1880s, when the exuberant Queen Anne style became popular, the advent of synthetic pigments allowed for vivid blues, greens, purples and yellows. Also common were schemes that celebrated the style's diverse architectural details, such as turned porch columns and fish-scale shingles under the eaves.

DEA158 Northern Territory	DEA150 Scarlet Past	DE6007 Old Fashioned Purple
DE5095 Victorian Rouge	DE5093 Rose Reminder	DE5961 Tinted Iris
DE5773 Stone Silver	DE5654 Fresh Thyme	DE5486 Tropical Moss
DE5454 Sullen Gold	DE5572 Sage Leaves	DE6271 Elemental Green
DE5271 Ginger Spice	DE5397 Radiant Sunrise	DE5450 Sugar Cookie
DE5452 Gold Gleam	DE5253 Macaroon Cream	DE6029 Mother of Pearl
DE5745 Barrier Reef	DE5795 Spirit Mountain	DE5867 Blue Chip
DE5907 Twilight Twinkle	DEA136 Beautiful Blue	DEA135 Deep Ocean



There's not just one Victorian style, but many, each with its own unique array of features. The two most popular styles on the west coast are the Italianate and Queen Anne.

QUEEN ANNE STYLE (1880 - 1910)

The Queen Anne style is considered the most recognizable of the Victorian-era homes. These homes were popular from the 1870s through the 1900s and were greatly influenced by British architect Richard Norman Shaw. The style is often characterized by ornamentation and excess — steep rooflines and porches with decorative gables, circular towers, decorative windows and entry doors, bay windows and a wide variety of colors and differing wall textures, such as patterned wood shingles shaped into varying designs, including a mimicry of fish scales.

Galena, Illinois Code of Ordinances

Chapter 151: Historic Preservation

151.02 and 151.20 (C) *"All property within the designated areas shall retain the exterior appearance of the period in which it was built..."*

- a. The house was built between 1880 and 1889 (RuskinARC)
- b. The house is a Queen Anne Victorian (RuskinARC)
- c. We want to put a period and architecturally appropriate paint job on the house.
- d. The current paint diminishes the Queen Anne features of the house by painting the details the same as the rest of the house. Several of the experts on the Historic Board could not see the details until pointed out.
- e. We want to bring back the exterior appearance to the period in which it was built.

151.21 (B) *"The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed ..."*

a. One of the distinguishing qualities of a Queen Anne house is the unique paint job consisting of three or more colors used to highlight the distinctive details. The house would have been painted in somewhat subdued but elegant colors applied in a manner that would accent the architectural details. It would not be painted in the same colors as any other Queen Anne house in the area or small town because Victorian homeowners wanted their home to be unique.

151.21 (E) *"Distinctive features, finishes...shall be preserved."*

a. We are proposing to apply a high quality appropriate finish to both restore the house to its original character and to preserve and protect these features.

151.21 (H) *"Architectural details including types of materials, colors...to make the building or structure compatible with its original architectural style and character..."*

a. We have proposed a period correct set of colors to make our home compatible with its original style and character.

151.23 (D) *A certificate of appropriateness shall not be required in connection with:*

(1) *"...not involving any alteration to the exterior features of a structure.*

(2) *"...for compliance with a lawful order of the city..."*

- a. We are not proposing to alter any exterior features.

b. We have an order from the city to paint the house under penalty of fines.

151.25 (C)

(a) "...improvements to be considered minor:"

1. "Painting and other related exterior maintenance."

a. We are proposing to repair, not replace, any deteriorated features and then apply paint in the Queen Anne style using appropriate paint colors widely available at the time.

~~4. "...For minor alterations, the certificate of appropriateness need only be approved by the Building Official and Board Secretary."~~

a. Our proposal for colors to paint the house does not appear to require board approval.

151.25 -5 (5) *If the certificate is denied, the Building Official or board secretary shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the standards and criteria of the National Historic District."*

a. We have been to the Historic Board twice and denied twice with zero explanation as to what standards we are not consistent with. All we have been told is the application is denied.

b. According to the conversations in the meetings the only issue that has not been resolved is the fact that most of the Board members don't seem to like anything close to "purple". The proposed colors are grays and lavender-grays, not purple, and are period appropriate. (See Dunn Edwards Color Palette.)

151.26A (4) *"The extent to which the building...will preserve or protect the National Historic District"*

a. The house, being painted in an historically correct manner, will not only preserve the Historic District but will RESTORE an historical asset to the city of Galena.

151.26A (5) *"The extent to which the building...will promote the general welfare of the city and all citizens by the preservation and protection of historic places, areas of historic interest in the city and the NHD"*

a. These colors will return this house to its original beauty while also being appropriate. These colors are subdued and elegant, as is appropriate for the period.

b. This paint job would be an example of the proper way to paint a Queen Anne house from the 1880s and would be an educational asset to the citizens of Galena who are interested in Queen Anne architecture.

c. According to public records this property is listed as #1 in historic significance in the NHD. As such it should be painted appropriately, to restore it to a proper appearance, as an historic asset.

151.26A (6) *"The extent to which the preservation...will promote the general welfare by maintaining and increasing real estate values...encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live."*

a. This paint job would increase real estate values in the lower Franklin Street area by substantially improving the appearance of the neighborhood. It would encourage study and interest in American history and educate citizens in American culture and heritage by presenting a classic form of American structure in its original location with a period appropriate rich color scheme which will make the city, and especially the lower Franklin street neighborhood, a more attractive place to live and visit.

Galena's Historic Preservation Guidebook

Page 12, P.3 *"...it is important to focus on maintaining or RESTORING the original features of the structure while ensuring its survival and usage."*

- a. The original Queen Anne features of the house are currently hidden by an inappropriate paint job, both in placement and colors. The original historic features will be accented by a properly styled paint job in period correct colors. The lavender-grays that we are proposing are appropriate for the house. (See Dunn Edwards "Victorian Architecture-Past and Present")

Page 25, P.5 *"Maintaining existing historic details and RESTORING those that are missing will bring your home a renewed vitality and add greatly to the integrity of the Galena Historic District."*

- a. By applying a period correct paint job in the period appropriate colors we have chosen, the original beauty of the house will be restored which will improve the appearance and historic integrity of lower Franklin Street and the Historic District.

Page 36, P.2 *"An appropriate color scheme is one of the most important factors to be aware of when restoring the exterior of a home."*

- a. The appropriateness of the colors we have chosen is at the center of our disagreement with the Historic Board. Lavender was a popular color in the 1880s, when this house was built. By 1880 Galena was in decline. Prior to this Galena had been the head of shipping on the Mississippi. It was not a "frontier town". Any paint color available at that time would have been easily accessible by train or river boat.

Page 37, P.1 *"...Queen Anne styles...designed to make a strong impression...Closely related hues were often used on the architectural elements and trim. Browns, olives, dark blues, ochres, grays and other rich, warm colors highlighted homes built in the later 19th century, especially those in the Queen Anne style. ...Several shades of color in the same family or of subtly contrasting hues would serve to accent various architectural elements. Gaudy and bright colors...were not widely popular and are generally not appropriate for such structures."*

- a. Our two main colors are very closely related (one shade apart on the same color strip) and the grays we have chosen to go with them are also closely related as above. The lavenders are grayed but stand well to properly accent the details of the house.
- b. The colors referred to in this passage include mostly "cool" colors but the sentence goes on to say "other rich, warm colors". Lavender-gray is a cool color like the "dark blues" and "grays". They are

certainly rich in character. The author also says “Gaudy and bright colors...were not WIDELY POPULAR and are GENERALLY not appropriate...” OUR colors are subdued and refined.

- c. The colors we are proposing would make a strong impression, at the same time maintaining a soft, subtle character. While there are current examples of purple houses and houses with purple highlights in Galena, the colors we are proposing are appropriately subdued for an upper Midwest urban Queen Anne house from the 1880s.

Commentary

Even though page 37 of “Galena’s Historic Preservation Guidebook” may have been interpreted to justify rejecting our colors, there is nothing there that opposes the understated lavender-grays that we wish to use. The suggestion that this passage means that there would not have been a lavender house in Galena would only apply if our colors were gaudy or bright which they are not. The Historic Board seems intent on denying ANY color that can be seen as “purple”. While these colors are closer to grey-blue than purple there ARE houses in Galena with real purple on them. We have taken into account the idea that the “West Side” of Galena might have been more conservative when it came to house colors and purposely chose muted colors for our Queen Anne home.

The comment was also made, by a board member that the house can’t be painted lavender because it’s not a “Painted Lady”. The reason given was that it doesn’t have any towers or turrets. The term “Painted Lady” was coined in a book from 1978 about the Queen Anne houses in San Francisco. *NONE OF THE ORIGINAL “PAINTED LADIES” HAVE EITHER TOWERS OR TURRETS.* The Oxford English Dictionary defines a “Painted Lady” as a Victorian house with 3 or more colors. (the term has come to mean any Queen Anne house painted in an appropriate color scheme.) This means our house is already a “Painted Lady” and, following this board member’s argument, should ABSOLUTELY be painted lavender.

In an effort to make a final and correct decision we test painted a part of the house in the desired colors. We have since received dozens of positive reactions from people going by when one of us is outside; some have even stopped their cars to comment on how beautiful our home will be when the entire house is painted. Several of the comments were enthusiastically positive. These comments are from neighbors, residents and tourists and were completely unsolicited. We have received NO NEGATIVE comments, except from some of the people on the Historic Board.

These colors are appropriate for a Queen Anne house built in Galena or anyplace else. They are compliant with the “Galena’s Historic Preservation Guidebook,”, compiled in 1977, even though some of the information in it has been rendered obsolete by more recent scholarship and is therefore no longer accurate

Closing Statement

This house deserves to be restored to its intended appearance. The colors chosen will bring to life the architectural details that were meant to be shown off as a status symbol in the neighborhood. The colors for a Queen Anne home, as well as the architectural ornamentation, were a personal decision on the part of the original owner. Part of the Victorian mindset included a desire for your Queen Anne to be different from any other Queen Anne home in the neighborhood, possibly the city; to make it stand out as a uniquely beautiful

home. The details on a Queen Anne house were expensive and in our home the details such as our stained glass windows indicate a certain affluence. The colors chosen would have been unique in the city and have a desired effect to tie it to the owner. We have chosen colors appropriate for an upper Midwest urban Queen Anne. These colors are important to us in the fact that they convey a general feeling of serenity and calm which is part of our personal character. We wish to make our home both historically appropriate and ours.

These colors are appropriate in that they do not violate any historic mandate or statute in the city of Galena or in the National Historic District..

Exterior Decoration

F. W. Devoe & Co. 1885

Art in House Painting

Page 18, paragraph 2 *"...as soon as the preservative properties of oil paints were recognized and made known, a rapid increase in their employment took place, but their popularity was based almost exclusively on their protective value, their utility only was considered without regard to their appearance or effect. ... We find the same white houses with green blinds that our forefathers delighted in predominant now, no attempt in many instances having been made to render a building anything more than a glaringly prominent and unnatural feature amid its natural surroundings"*

- a. We are proposing colors that would render our home harmonious with its natural surroundings. The colors are taken from garden flowers that were popular in the 1880s.

Page 18, paragraph 2 *"Theoretical artists, with their erroneous ideas of color, the house-owner, with his fond adherence to established precedent and tradition, however hideous it might be; and even the painter, in his inexperience of color effects, have all been to blame for the long perpetuation of these crude ideas, in which art, as representing tasteful effect, agreeable harmony and judicious contrast of color, was sacrificed entirely to utility, and their joint and similar opinions were maintained with steadfast pertinacity."*

- a. We are surrounded by houses that are either white or brick with white trim. Many appear lifeless and stark. Ours is the only unaltered Queen Anne house on lower Franklin Street and it should be respected as such. The colors we are proposing would have a "tasteful effect, agreeable harmony and judicious contrast of color". Resources available to the Historic Board are not up to date on current scholarship regarding Queen Anne architecture and painting.

Page 18, paragraph 2 *"[C]hange came very gradually, the white being at first tempered for the sake of variety with cold tints of grey, lavender, green, blue and other colors ... rare examples of the use of deeper shades, of warm rich tints and a variety of colors in exterior decoration, were falsely spoken of as "loud" when really, compared with the old style of painting, their effect was subdued and restful."*(emphasis ours)

- a. The Historic Board has refused to acknowledge the appropriateness, warmth and richness of our lavender-grays while considering them "too purple" for our neighborhood. These colors are rich, both "subdued" and "restful" to the eye. They would provide the lower Franklin St. neighborhood with some needed color and character as well as being historically appropriate.

Page 18, paragraph 2 *“The truest form of art is always that in which it is combined with utility, and our present method of successful house painting, the employment of colors capable of producing a really ornamental appearance, and at the same time protecting the material to which they are applied, embody both art and utility.”*

- a. Our home being painted in these colors would be revealed as a work of Queen Anne Victorian art. This house is of historic significance and, as such, deserves to be painted in colors appropriate to the period. Our colors are appropriate.

P 19, paragraph 4 *“To render such buildings ornamental, demands the exercise of the colorist’s most careful discretion, and it will be found that we have not neglected this most important branch of our subject. We fully recognize, in fact, that to be successful, the painter, or the person directing the use of paints, should possess an equal knowledge of colors, not only for the picturesque buildings of the style to which we have referred more particularly, on account of their present predominance, and for others equally attractive in the English –domestic, free-classic, colonial, gothic and other now popular styles, but for every structure, plain or ornamental, handsome or unattractive, on which paints are employed for decorative purposes.”*

- a. The colors we have chosen to render our home appropriately ornamental are harmonious to the structure and properly subdued, therein meeting the standard of “coloration” for an 1880s Queen Anne home in an Upper Midwest small town setting.

The Artistic Selection and Combination of Colors

Page 20, paragraph 2 *“However carefully we may select colors with a view to their scientific harmony, we should make it a rule, wherever possible, to test the effects of every combination we propose to use at a distance and ascertain how its colors will appear under such different conditions as they are likely to be subject to.”*

- a. Our colors are compatible with the concept of “scientific harmony”. After painting a small section of the house in the proposed colors and observing it under varying conditions, their serene character remains. While our colors appear significantly grayer in low light and somewhat lighter in the sun they are in no way shocking to the eye, close-up or from a distance.

Page 20, paragraph 3 *“In considering the effective value of the various colors and the best plan on which they can be artistically combined, we must make it a rule to set aside all considerations of surroundings, etc, for, if desirous of obtaining a perfect result, the colors must be studied independently and entirely per se.”*

- a. Since the structures on both sides of this house are white, and the ones across the street are brick, it would be impossible to make a correctly painted Queen Anne home in this location not stand out from its surroundings on some level, however, the colors we have chosen are subdued and will in no way detract from the surrounding buildings.

Page 20, paragraph 3 *"We have to deal in selecting colors with the cold scientific theory of chromatics. The building, however attractive in its form, the surroundings, however picturesque they may be, are powerless to transform our bad judgment or improve on our defects in the combination of colors. "*

- a. This building is attractive in its form but is so inappropriately painted so as to hide the decorative features of the house. We have made a study of pigments and paints available at the time our house was constructed. Artificial pigments became widely available in the 1870s. Shortly following, houses began to be painted in brighter colors not previously available using earth pigments. The Galena formulary colors are mostly based on those earth pigments. They are generally appropriate for pre-1875 homes, and for some later homes of differing styles, but not for a Queen Anne style structure. We have chosen colors based on pigments that were widely available in the 1880s AND are appropriate for a period Queen Anne home.

Page 21, paragraph 1 *"We should rather look upon our house as a piece of coloring, intended, like a flower, to relieve the sameness in nature's prevailing hues, and, like the flower, it should be in its self a perfect piece of coloring."*

- a. Houses on the 300 block of Franklin Street are predominantly white, with 12 white houses, one pale tan house, two beige houses, two pale green houses, one yellow and a single pale blue house; there are also several brick structures on the other side of the street. Were one to look upon this street as a garden nearly every plant would be the same, with only the odd weed for variation.
- b. Our colors were chosen from popular flowers of the Queen Anne era (lavender, calendula, lamb's ear and artemisia) and would relieve the sameness, not only in nature's prevailing hues, but in lower Franklin St.

Page 21, paragraph 2 *"In the first place our colors must not be violently opposed to each other, and here the eye may in most cases be safely left to discriminate."*

- a. The colors are pleasing to the eye and in no way opposed to each other.

Page 21, paragraph 2 *"Bright blue, orange, purple, or green could not be employed for exterior decorative purposes without startling results, BUT red and green-blue in their deep shades, being respectively warm and cold, are both agreeably harmonious and a perfect contrast, **as are also deep purple and green.**"* (emphasis ours)

- a. This indicates that purple WAS a color used in the 1880s and was agreeable in deep but not bright shades. Our lavender-grays are subdued, not bright.

Page 21, paragraph 2 *"This rule also applies to colors that suggest light; yellow, for instance, with its various gradations through orange to red, and the light shades of violet and gray, ranging from vermillion down, **are suggestive of warmth, not light and may be used judiciously with excellent effect.**"* (emphasis ours)

- a. Our colors are compatible with this rule.

Page 21, paragraph 3 *"Ordinarily, as we before remarked, the dark, warm colors, **dulled to prevent obtrusiveness in tint and glaring effect, on account alike of their restful subdued appearance, and the readiness with which they may be made to harmonize with their surroundings, are to be preferred, and especially where, on account of the construction or location of a building, it is desired to give it an air of stability of warmth and comfort**"* (emphasis ours)

- a. This entire statement applies to our colors.

Page 22, paragraph 3 *“Even the location of a building with regard to the light should be considered in the selection of the colors and decorative effect, the north light being whitish or bluish, the south light yellow and purple morning and evening, with excessive brightness at noon, the east and west having the yellow and purple of the rising and setting sun and the usual brightness of the day.”*

- a. This was a consideration when we chose our colors. Our home gets sunlight on all four sides at different times of the day. The varying colors of the types of lights have a pleasant effect on our lavender-grays.

Page 22, paragraph 4 *“Originality under such circumstances, a departure from the beaten track, is apt to be regarded with disfavor by those of conventional tendencies, but, at the same time, where combined with fitness as to place, circumstances and uses, it is one of the most important factors in artistic progress. It does not necessarily follow because exclusively for many years past for house decoration, regardless of the effect, that no innovation should be made. Such a sameness reveals not only lack of taste, but a paucity of ideas.”*

- a. Our choice of colors is a departure from the beaten track and, as such, is regarded with disfavor by some of the Historic Board members. The various reasons given at the meetings, for denying our proposal include:
 1. “It’s not a Queen Anne because it doesn’t have turrets”
 - a. This statement shows a shocking lack of knowledge regarding Queen Anne architecture. It is especially appalling from members of a group of “experts” who make significant and binding decisions affecting the lives of historically minded Galenians.
 2. “A similar color was denied for the trim on Ayala’s”
 - a. Ayala’s is in a Galena brick building built well before the pigments to make these particular colors were invented. I agree that a similar color would not be appropriate for the trim on a much older orange brick building because paint in these colors would not have been available to be used at the time the building housing Ayala’s was constructed. This argument has nothing whatsoever to do with using it on a Queen Anne house or using it with complimentary colors.
 3. “We have never approved a purple”
 - a. This is a peculiarly circular argument; the Historic Board never approved ANYTHING, until it DID.
 - b. There seems to be a significant phobia of “purple” among certain Board members.
 - c. These colors are hardly “purple”. Many shades of lavender are referred to as blue.
 4. “It’s very close to a protest color.”
 - a. Despite spending some time looking, we couldn’t find any reference to a “protest color” online. Even the Building Official couldn’t explain this reference. If we have no idea what a “protest color” is referring to and the building inspector isn’t able to explain it to us, we need an explanation from the person using the term. We’ve been unable to get any explanation for many of the things the board has said but this one can’t even be found on the internet. Also, if our color was “very close” then it was NOT a protest color
 5. “It’s not right for the neighborhood”
 - a. This statement has never been explained, so we are left to speculate. Did they mean it wouldn’t “fit in” with the colors of the other houses in the neighborhood? If so we would have to paint it white, a veritable ‘crime’ against Victorian sensibilities in the 1880s.
 - b. Did they mean we can’t put an appropriate color on a Queen Anne house unless it’s surrounded by other Queen Annes, as on the east side? This argues against historic preservation or restoration in any form since so many old structures have been altered to hide or destroy their historical features. Are they saying we can’t restore THIS house to a proper Queen Anne appearance because other houses in this neighborhood are NOT being restored and might look worse by comparison?

- c. At the time this house was built it was a single family home, it still is. It was built in this neighborhood and, as such, was (& still IS) part of this neighborhood. It was certainly painted in a Queen Anne decorative scheme when it was built. le: Why take the time and spend the money to put decorative details like a band of multi-shaped shingles around the house and on the gables if only to apply a bland paint job to virtually conceal them?
6. "Maybe it would be okay on the east side."
 - a. If these colors would be appropriate on the east side, they would be appropriate for all of Galena's historic district. The east side is not a separate city, nor are the types of buildings there the only forms of historic structures which are to be valued. Anywhere in the historic district is a part of the historic district and, as such, should be of interest and concern for the Historic Board. Neglecting some parts of the district in favor of others is inappropriate.
7. "There are certainly a lot of other colors you could have chosen."
 - a. This could be said of any color. It is not a reason to deny a color.
8. "There couldn't have been a lavender house in Galena."
 - a. If there are records of what color every house in Galena was in the 1880s we would like to see them. The Board has presented zero evidence to support this bold (and clearly specious) statement.
 - b. The colors we have chosen are period appropriate for a small town, Upper Midwest Queen Anne home. These colors would have been widely available to homeowners in Galena by either train or river boat.
9. "it's not a painted lady because it doesn't have any towers or turrets"
 - a. Again this demonstrates a serious deficit of knowledge about Queen Anne architecture and paint. The original painted ladies, those on Steiner Street in San Francisco which the term was coined to describe, have neither towers nor turrets.
 - b. The Oxford English Dictionary defines a painted lady as a house painted with at least three colors. The term is commonly understood to mean a Queen Anne painted in period correct style and colors.
10. "It would detract from the neighborhood."
 - a. "Detract from the neighborhood" suggests that houses nearby might sell for less money, people might take less care with the maintenance of their properties and residents might be less safe. Do they mean to suggest by this statement that people would actually be 'harmed' by painting this particular house lavender and grey but not 'harmed' by painting this house other colors? How can a virtually unaltered 1880s Queen Anne home, painted in period appropriate subdued colors, "detract" from a neighborhood of mostly white and brick buildings in less than stellar condition?

My husband and I are both artists; I work in fibers and he in oil paints. As such we have an uncommon understanding and appreciation for the play of light and shadow on a structure at varying times of day. We have taken into account the details of the structure of our home, we have studied the angles and textures and have determined that this house, separate from its historical significance (listed with the state as #1/unaltered), is a piece of art which can be an asset to both the neighborhood and the city if properly decorated in the Queen Anne style. From the earliest point of us owning this property neighbors have told us that "it is good to see this house have someone to love it again." That is what we wish to do, that is why we are going through this process, to demonstrate that a beat up old Victorian house is worth the trouble of taking care of. Our home is already an asset to the city of Galena; it would be an even greater asset if it were painted appropriately.

The book from which this information was taken was provided to us by the Smithsonian Institution's National Museum of American History Library. It was written in 1885 for F. W. Devoe and Company, which manufactured house paint.

The famous "Painted Ladies of San Francisco", otherwise known as "Postcard Row" or the "Seven Sisters", are a row of colorful Victorian houses located at 710–720 Steiner Street, across from Alamo Square in the neighborhood of Haight Ashbury.



309 Franklin St Galena, Illinois USA



Imported image from Ball State Survey

Map
Satellite

20 m

House

Construction date: approximate 1880

Current name:

House

Style:

Queen Anne.

Bay window

Status of Historic Designation:

Designated at National level : Galena Historic District

Area(s) of Significance:

Architecture

Evaluation of Eligibility:

Eligible as contributing resource

Architectural Description:

This is a 2.5-story domestic building in the Queen Anne style built ca. 1880. The foundation is not visible. Exterior walls are wood clapboard/siding. The building has a cross gable roof clad in asphalt shingles. Windows are original or historic wood 1/1 double-or- single hung, fixed, with molding, decorative colored glass. The porch is original or historic, L-Inset; Wood materials; Half-Hipped roof; Turned Spindles. Doors are original or historic wood glazed with molding.

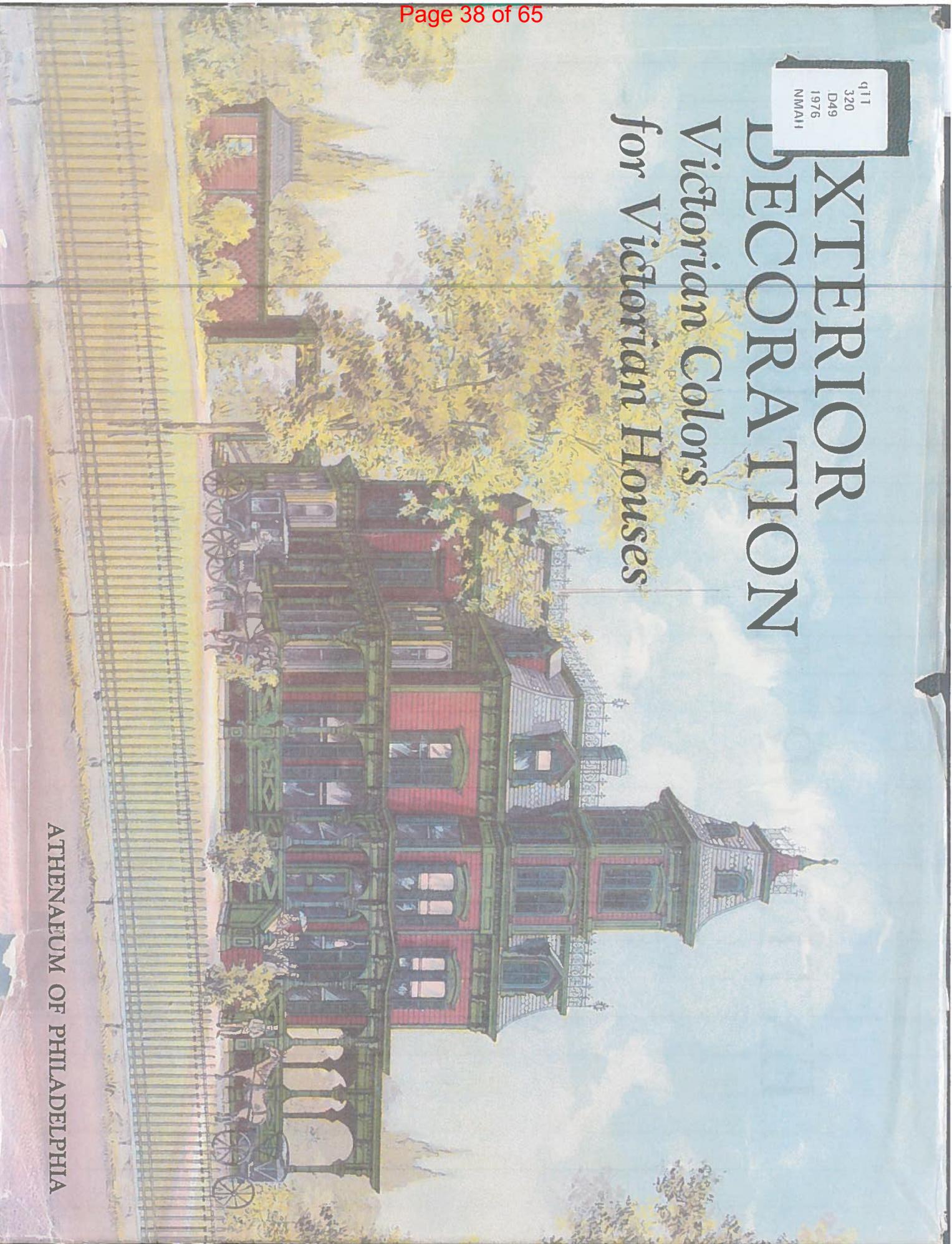
Description generated by RuskinARC™.

Located in:

- [Historic Resources of Galena, Illinois](#)

q11
320
D49
1976
NMAH1

INTERIOR DECORATION *for Victorian Houses* *Victorian Colors*



ATHENAEUM OF PHILADELPHIA

EXTERIOR DECORATION.

A TREATISE ON THE ARTISTIC USE OF COLORS IN THE
ORNAMENTATION OF BUILDINGS,

AND

A SERIES OF DESIGNS,

Illustrating the Effects of Different Combinations of Colors in Connection with
Various Styles of Architecture.

With a new introduction by Samuel J. Dornisfe, A.S.I.D.

*The Athenaeum Library of Nineteenth Century America
The Athenaeum of Philadelphia
1976*

ART IN HOUSE PAINTING.

The earliest employment of paints, as far as can be learned from the relics of antiquity and the works of early authors on decoration, etc., recognized only their ornamental value, and we have no positive proof that colors or pigments of any kind were applied to buildings for protective purposes. Chemistry had not come to the painters' aid to supply him with materials possessing preservative properties, and the pigments he used for general decorative purposes—mostly ochres, umbers, siennas and other simple preparations—were few in number, and used entirely with a view to the production of ornamental effect. Such, indeed, was the case for many subsequent ages, and only within the past two or three centuries have paints been employed for the purpose of obviating the effects of the atmosphere, moisture and their indigenuous elements of decay, on such destructible bodies as are employed for constructive purposes.

At first, as soon as the preservative properties of oil paints were recognized and made known, a rapid increase in their employment took place, but their popularity was based almost exclusively on their protective value; their utility only was considered without regard to their appearance or effect, and they were applied indiscriminately to every size and style of building alike. Such have been the conditions that have prevailed to a great extent in the painter's art ever since, and at the present date these remarks are still very widely applicable. We find the same white houses with green blinds that our forefathers delighted in predominant now, no attempt in many instances having been made to render a building anything more than a glaringly prominent and unnatural feature amid its natural surroundings; and the harsh, cold contrast of a white or light shade of color with the quiet and subdued tones that for the most part prevail in our landscape, is yet everywhere noticeable. Theoretical artists, with their erroneous ideas of color; the house-owner, with his fond adherence to established precedent and tradition, however hideous it might be; and even the painter, in his inexperienced of color effects, have all been to blame for the long perpetuation of these crude ideas, in which art, as representing tasteful effect, agreeable harmony and judicious contrast of color, was sacrificed entirely to utility, and their joint and similar opinions were maintained with steadfast pertinac-

ity. The change came very gradually, the white being at first tempered for the sake of variety with cold tints of grey, lavender, green, blue and other colors, totally unfit for the purpose they were intended to serve, but still of value as stepping-stones to better things; the rare examples of the use of deeper shades, of warm rich tints and a variety of colors in exterior decoration, were falsely spoken of as "loud," when really, compared with the old style of painting, their effect was subdued and restful. The new idea in painting, as it was termed, had, however, found friends, it was permanently before the world, and gradually the sole consideration of utility became tempered with a desire for artistic effect. The truest form of art is always that in which it is combined with utility, and our present method of successful house painting, the employment of colors capable of producing a really ornamental appearance, and at the same time protecting the material to which they are applied, embody both art and utility.

Two of the most important factors in this developing artistic taste in exterior decoration have been, in the first place, the material our architects have largely had to deal with and the prevailing style of architecture. Wood not only needs painting to ensure its durability, but is capable, while serving every constructive purpose, of being wrought into the most picturesque effects. It is the material with which our modern architects have chiefly had to deal in the erection of dwellings, except within the limits of the largest cities, and they have been most successful in adapting it to the requirements of artistic ideas since the most popular type of architecture for our residence structure came into vogue; we refer to the Queen Anne style, as it is usually termed. To give the true origin of the Queen Anne architecture would be somewhat difficult, for in it are combined some of the features of the mediæval gothic, others pertaining to the renaissance of the Roman and Grecian classic styles, and many others that are probably derived from one style or another, but which have lost all but the barest traces of their origin. It has come to be regarded, in short, as the vehicle for the expression of almost everything quaint and uncommon in the shape of architecture, no particular style, it is true, if measured by the "school" standard, but a welcome change from the "ready made" architecture that preceded it.

and which, in its bald bareness and abrupt quadrilateral and quadrangular features, displayed a fatiguing sameness that is still characteristic of most of our city streets and many of our country residences, and which the painter's art can alone be relied on to render even passably attractive.

The original Queen Anne style of dwelling was essentially a comfortable residence, it was designed according to the plan, the exterior appearance being subordinated to the interior arrangement. Such are the prevailing features in the specimens of early colonial architecture that are yet to be found scattered throughout the country, and although in subsequent years much detail, borrowed both from the gothic renaissance and the classical periods, was added, and special success attained in adapting the material to the architect's designs and our ideas of ornament, the purity of the Queen Anne style (if it really possessed any) was longest preserved in this country. The improvements to which we have referred paved the way for the modern Queen Anne style, now the favorite here, and deservedly so. In its embellished form it admits, without any appearance of incongruity, of the production of the quaintest effects both in the grouping of the parts of a building, the general appearance produced and the working out of the details in the shape of doors, windows, etc. It is, moreover, a form that admits of the most comfortable and attractive arrangement of the interior, and above all, and what most concerns us, it furnishes an opportunity for the greatest display of taste in coloring and exterior decoration. The many fronts, diversified as to material, with visible framing, shingle or smooth covering, the gables, the porches, etc., all provide a means for the employment of parti-colored effects, the most attractive and artistically valuable feature of modern house painting, and one that the old box-pattern house, with its plain flat front, does not so readily admit of.

Nor have we been slow to profit by the opportunity thus offered. The development, for such it really is, in architectural taste, the adaptation of the exterior form of our dwellings to the luxury and elegance of their interior arrangement and ornamentation, has been seconded within the past

few years by equal care and the display of corresponding taste in color and decorative design, and in the production of that harmony combined with contrast between the various features in the house itself, and between the house and its surroundings, that underlies all true art. To-day, the architect, where he values his reputation and is desirous of giving his clients perfect satisfaction, is as solicitous of the color effect as of the general design of his work.

It must not be forgotten, however, that the majority of the buildings the painter is called on to embellish and render attractive, were erected before the present change or renaissance of the modern building art, came into force. They still preserve their plainness of exterior, their walls bare, except for windows and window-trim, etc., their flat roofs adorned at most with a chimney or cupola, and the old plan of treatment with white or light colors is still followed for want of a knowledge of what would suit their peculiar, unartistic style. They have been practically ignored in previous works on this subject, though so important a factor in the painter's operations, and yet their skillful treatment, the moderation of their harsh and unattractive characteristics, is to be regarded as the best possible evidence of artistic training on the part of the painter. To render such buildings ornamental, demands the exercise of the colorist's most careful discretion, and it will be found that we have not neglected this most important branch of our subject. We fully recognize, in fact, that to be successful, the painter, or the person directing the use of paints, should possess an equal knowledge with the architect and the artist of the laws governing the selection of colors, not only for the picturesque buildings of the style to which we have referred more particularly, on account of their present predominance, and for others equally attractive in the English-domestic, free-classic, colonial, gothic and other now popular styles, but for every structure, plain or ornamental, handsome or unattractive, on which paints are employed for decorative and protective purposes.

THE ARTISTIC SELECTION AND COMBINATION OF COLORS.

In the selection of the colors employed in the exterior decoration of buildings, we find the truest expression of the painter's artistic taste and skill: herein there are many factors to be studied, a disregard of any of which will be more or less fatal to good effect, and the first requisite is a knowledge of this art of associating the various colors in such a manner as to secure an agreeable contrast without doing violence to the harmony of the color group.

CHOICE OF COLORS WITH REGARD TO THEIR COMBINATIONS AND CONTRAST.

A brief reference to the classification of colors according to their value and effects as pigments, is essential to their proper employment and combination. The primary colors, those that cannot be produced from mixtures of other colors, and which in their turn are the basis of all color combinations, are red, yellow and blue. The secondary colors, green, orange and purple, are obtained by combinations of the primary colors—blue and yellow producing green, red and yellow, orange; and blue and red, purple. In the same manner, by mixtures of the secondary, we obtain the tertiary colors, orange and purple producing russet; green and purple, olive; green and orange, citrine. These nine constitute the normal or positive colors. White and black are regarded by most scientists as no colors at all, but combined they form gray; and these three, under the title of the neutral colors, are employed in lightening, darkening or dulling all other hues. Each of the positive colors, and all the immense variety of shades and tints derived from them, can be reduced with the aid of white, darkened by the use of black, or dulled by admixture with gray. Colors may harmonize in resemblance or by contrast, a harmony in resemblance being obtained by the employment of various shades and depths of the same color, a harmony by contrast consisting in the use of opposing colors, generally a neutral and a positive, a warm and a colder color. In the perfect contrast designed to effect an improvement in the colors employed, all the primary colors must be present either in simple or combined form, and the same rule applies to the secondary and tertiary colors, each of which harmonizes with its primary or secondary derivatives. Red and green are instance, contrast harmoniously, the

red, with the blue and yellow of the green, making up the list of primary colors. Blue and orange, yellow and purple, also harmonize by contrast. By placing a dark by the side of a light color each will be intensified, the light appears lighter, the dark darker; if red and green be placed in contrast, though they will harmonize, the red will appear redder and the green greener. Much the same principle may be observed respecting harmony in resemblance, the light and dark shades of the same color increasing in intensity of difference when brought into juxtaposition. Blue is a cold color and appears to recede from the eye, hence the cold distant effect produced by a sky background. Red, on the contrary, is a warm color, it remains stationary in a picture, while yellow, the color nearest allied to light, has a brightening effect on its surroundings, and appears to advance towards the observer. However carefully we may select colors with a view to their scientific harmony, we should make it a rule, wherever possible, to test the effects of every combination we propose to use at a distance and ascertain how its colors will appear under such different conditions, as they are likely to be subject to. These rules embody about all that will be found essential to success in estimating the value and effect of colors and selecting them for combination, and they will prove particularly useful to the painter who regards his business as something beyond a merely mechanical pursuit.

In considering the effective value of the various colors and the best plan on which they can be artistically combined, we must make it a rule to set aside all considerations of surroundings, etc., for, if desirous of obtaining a perfect result, the colors must be studied independently and entirely *per se*, the association of the colors and combinations with their various surroundings belonging in another chapter, and for the following reason: We have to deal in selecting colors with the cold scientific theory of chromatics. The building, however attractive its form, the surroundings, however picturesque they may be, are powerless to transform our bad judgment or improve on our defects in the combination of colors, for there is nothing as there is in natural effects, that we can rely on to modify either. Blue and green, for instance, under any ordinary circumstances, and for decorative purposes could not be regarded as an agreeable or harmonious com-

trast in color, and yet we find in nature, in the juxtaposition of green trees with the blue background of sky, just such a combination. But it will be found on close examination, that the green of the foliage has been transformed by the bright sunlight into a green yellow at all prominent points, or it is shaded and presents a greyish green or brownish green appearance; so that we have either of the latter warm colors with the blue of the sky, and they constitute an excellent contrast. We should rather look upon our house as a piece of coloring, intended, like a flower, to relieve the sameness in nature's prevailing hues, and, like the flower, it should be in itself a perfect piece of coloring.

In the first place, our colors must not be violently opposed to each other, and here the eye may in most cases be safely left to discriminate. While the contrast in color should be sufficient to relieve the large expanse of uniform tint inseparable from the tasteful decoration of any house, especially of the plainer style of buildings, in which there is but little architectural detail to support parti-color treatment, no portion of the structure should be rendered glaringly prominent by the use of color. This would tend to give a loud or harsh appearance to the edifice, when really the opposite is what is sought. On the other hand, the contrast of color may be too tame, and then the general appearance will be dull and sombre. This is a frequent fault where the new colors are injudiciously used, where a rush is made from the hard, harsh outlines of white or light shades for walls, and green or dark shades for blinds and trim, to the parti-color effects modern decoration is intended to produce. Many colors are entirely unsuited for exterior decoration, notably the primary colors in their lighter shades, even if used as complementaries to darker tints. Bright blue, orange, purple or green could not be employed for exterior decorative purposes without startling results, but red and green-blue in their deep shades, being respectively warm and cold, are both agreeably harmonious and a perfect contrast, as are also deep purple and green. The most widely different colors do not by any means make the best contrast, any more than will those bearing the closest resemblance to each other produce the best harmony. As a general rule, the lower we descend in the chromatic scale, the nearer we approach the deepest shades of the colors we use, the greater will be the variety of colors we shall safely be enabled to select from. Light colors require handling with the greatest care, if lifeless harshness, a hard outline and chilling effect are to be avoided, while all contrast of very light with very dark colors, with either predominating in quantity, are equally objectionable. This rule also applies to colors that suggest light; yellow, for instance, with its various gradations through orange to red, and the light shades of violet and gray; the deeper reds, ranging from vermilion down, are suggestive of warmth, not light, and may be used judiciously with excellent effect. Choose such colors for your building as will not harshly contrast with each other so

as to isolate any part to which they are applied, but at the same time those that will sufficiently differ to give life and warmth to the structure without rendering it disagreeably obtrusive. These effects can be more safely and readily produced with dark than with light colors, and this affords one good reason for their preference, except in special cases, to which we shall refer later, in modern exterior decoration.

CHOICE OF COLORS WITH REGARD TO SURROUNDINGS AND LOCATION.

Many of the suggestions concerning the choice of colors as regards their combination and contrast will apply equally well in the choice of colors according to the location of the structure on which they are to be employed, and its surroundings. What we wish to avoid, as in our selection of colors with regard to their fitness of association in the building, is anything that will render the effect of the painter's work in contrast with the surroundings, either harshly prominent or lifelessly dull, and this is a general rule that will apply to every structure, whether plain or of elaborate form. Ordinarily, as we before remarked, the dark, warm colors, dulled to prevent obtrusiveness in tint and glaring effect, on account alike of their restful subdued appearance, and the readiness with which they may be made to harmonize with their surroundings, are to be preferred, and especially where, on account of the construction or location of a building, it is desired to give it an air of stability of warmth and comfort. A house occupying an elevated site, for instance, particularly if seen from below, with the cold-tinted sky for a background, would always lack solidity in appearance, and even if sheltered by trees, would have a cheerless look when they lost their leaves, if painted in light colors. It should be remembered, too, that such a house would appear to recede from the vision according to the rule that makes dark or warm-colored objects look nearer, such as are light or cold colored more remote or smaller. A change to an agreeable combination of dark colors, relieved with a little warmth and brightness, would give a house so situated a more important air, a more substantial and far more comfortable aspect, and in place of being a distant and obtrusive white point in the landscape, the warmth and taste displayed in the coloring would bring it into increased and agreeable prominence. Even the plainest and most unpretentious dwelling so located, by judicious treatment could be rendered attractive.

A building near water, or on a sandy beach, for instance, where, while brightness is not lacking, color is scarce, admits of different treatment. Here the same modified colors should be employed, but they admit of the introduction of more pronounced effects; lighter shades may be used to advantage, though anything like glaring brightness must be carefully avoided. Especially where the building is intended for summer use, as in the case of a hotel, a lighter appearance should be produced. The deep shade of blue-

green with red, which we quoted as an example of warm, rich decoration, may here, for instance, give place to browns and ochres, with a little Indian red, all dulled to secure softness in tone, and worked from the darker shades in the lower stories to a lighter prevailing tone above. Thus while a warm, substantial effect would also in this case be secured, the heavy contrast of the dark colors with the light sameness of the surroundings would be avoided. There are cases, however, in which the effects produced by an attractive deep green shade are very cool and agreeable.

A building surrounded with or backed by heavy foliage, and placed where the brightest light would only reach it to a limited extent, might have a dull and sombre appearance if painted in dark colors exclusively; and there are cases in which even the conventional white or the indefinite grays, drabs and yellowish brown shades are admissible, but they are not many, and the employment of such tints, in view of their cheerless appearance as soon as foliage disappears, should be as far as possible avoided.

Even the location of a building with regard to the light should be considered in the selection of the colors and decorative effect, the north light being whitish or bluish, the south light yellow and purple morning and evening, with excessive brightness at noon, and the east and west having the yellow and purple of the rising and setting sun and the usual brightness of the day. Colors that the reflection of the bright strong lights changes in appearance, as, for instance, green, which acquires a yellow brighter cast; red, which is rendered more vivid in the bright sunlight and darker by twilight; gray, which by contrast with its surroundings appears deeper and warmer if dark, and inclined to assume a purplish hue and colder appearance if light; and blue, which at twilight appears much lighter than it really is, should be used with a due regard to these effects.

In selecting colors with regard to the appearance of neighboring buildings, as becomes necessary in town or village painting, or even where groups of houses are located in close proximity, too much care cannot be exercised. Here the difference between harmony by contrast and harmony by resemblance, to which we have heretofore referred, assumes special significance. Originally under such circumstances, a departure from the beaten track, is apt to be regarded with disfavor by those of conventional tendencies, but, at the same time, where combined with fitness as to place, circumstances and uses, it is one of the most important factors in artistic progress. It does not necessarily follow because white or the lightest tints for bodily, and green or darker shades of the body color for trimmings have been used exclusively for many years past for house decoration, regardless of the effect that no innovation should be made. Such a sameness reveals not only lack of taste, but a paucity of ideas. At the same time, the old pattern houses especially, by which we mean those in which the characteristics of modern ornamental architecture do not appear, are somewhat diffi-

cult to treat effectively, and the production of some unique and attractive form of decoration is almost certain to find imitators until another phase of the old sameness and tasteless uniformity is the result. A certain method of using a combination of colors may be effective, but its effect is immediately deteriorated by the duplication of the design, particularly where this is undertaken without any regard to whether or not it is appropriate to any other structure than that on which it was originally employed, or whether it would suit other surroundings. By working out a harmonious contrast between the building we are decorating and those in its vicinity, we can really render them valuable auxiliaries to the effects we are seeking to produce. At the same time, our remarks as to the effects of light and distance on the appearance of different colors should not be forgotten, especially where we may desire to make a building appear near to or more remote from the observer.

SELECTION AND APPLICATION OF COLORS AS INFLUENCED BY THE SIZE AND STYLE OF A BUILDING.

Herein we have one of the most important factors in exterior decoration and house painting, and one that has until recently been entirely ignored. The light shades and white used indiscriminately on buildings of all sizes, are really only fit for the smallest houses and are admissible then only under special circumstances. A large structure in white, with only the abrupt green relief, is a distressing object in any landscape, but one that was universal until the revival in artistic ideas took place. We have already dwelt at length on the advantages the present fashionable styles of architecture possess from the decorative point of view, and having also considered the contrasts and combination of colors, we can dismiss this branch of our subject in a few words. Our warnings against violent contrasts will suffice to show the error, unless there is good reason for a sharp distinction, in giving the moldings, beams, etc., in a building undue prominence in the broad color spaces. However much they differ, it should be a harmonious difference under all circumstances. Even the frame of the building, where it shows, should not be treated as far as light and shade is concerned, in such a manner as to make it appear separate from the remainder of the structure, but only so as to suggest its solidity by the employment of darker colors. The unity of the building as a piece of construction should be carefully preserved, no matter how tempting may be the opportunities in the shape of diversified materials, quaint design, etc., for the production of original particular effects.

In this branch of our subject we encounter one of our most serious difficulties in the treatment of the plain style of house, that still predominates to so large an extent throughout the country. It is rational enough to make a consistent contrast between the trim and the prominent parts in

the building and the flat surfaces, but it is an unmistakable error in style and taste to attempt, by the use of two colors on the plain surface, to break it up. In place of the parti-color effects desired, we produce a piece of patch-work that will always proclaim its incongruity, and the greater the contrast the worse it will cause the building to appear. Even the introduction of an artificial cornice or moulding does not suffice to disguise the violence done to the artistic appearance of the structure. In decorating the exterior of a building of the ordinary flat, square form, the more quiet tints and contrasts should prevail, and the brighter colors, introduced to afford relief and heighten the effect, should be used as sparingly as possible. Such suggestions as we have made as to the effects of distance, light and surroundings, should be most carefully considered in painting this class of houses, anything that would tend to draw them forcibly into prominence should be studiously avoided, light colors or bright shades of color should on no account be used, and even the dark tints employed should be carefully dulled, the object being to secure a warm, cheerful, subdued effect.

Large plain buildings may be darker than those of smaller size, while an isolated structure will usually bear greater warmth and depth of coloring than one standing in a group or street. Finally, we would urge on our readers the necessity for avoiding the idea, that what will look well on one structure will look equally well on another. The proportions, the form, the location of a building, may render the decoration found so attractive on another structure positively objectionable, and no style should be accepted on account of its beauty and fitness in one class of building without due consideration as to its adaptability to another. Imitation may be sincere, but it is often a very disastrous form of admiration in decorative art.

The uses to which a building art to be put should also exercise some influence on the choice of colors; a hotel, for instance, sometimes admits of brighter treatment than a private dwelling without any serious offense against good taste, especially if located near a lake or on the beach. In a building devoted to ecclesiastical purposes, the employment of a great variety of colors does not show a due regard for the fitness of things, though warm rich coloring is by no means out of place in such structures. The olives, the sage and dark blue-greens, with red relief, may give place to well-harmonized quiet shades of brown, a little lighter than would perhaps be selected for residence purposes, or gray tints may be preferred, the effect

being wrought out in harmony of resemblance rather than in harmony by contrast. The season during which the structure will be used, where it is not intended for constant occupation, should also be allowed to exercise some influence. A building that is only open during the summer months may with advantage be decorated in lighter colors than one intended for winter occupation, but it is best in case of a residence to err, if any doubt is entertained, on the side of deep warm tints.

A few words on the decoration of extraordinary structures will enable us to conclude this chapter. The decorative treatment of such works as iron bridges, elevated railroads, etc., has already begun to attract the attention of the community. It is not by any means necessary that they should render our streets as hideous as they do. Though it would, perhaps, be impossible to make them altogether attractive in appearance, yet, by softening their outlines and employing colors that would not prove obtrusively harsh and disagreeably prominent, they might certainly be rendered less objectionable, and without detracting from their durability or employing pigments deficient in protective value. Iron bridges might in the same manner, especially in country places, be rendered unobjectionable if not attractive features in a landscape, by decorative treatment in conformance with the ideas and suggestions to which we have given expression. We might sum up these remarks in the following few words of advice to painters and those using paints: Avoid in decoration all such attempts at forced display or prominence in style or coloring as are obtained by the employment of harsh contrasts in color or arrangement of light and shade. Let good taste rather than bright attractiveness render your work conspicuous; above all, recollect that simplicity, in which is included perfect harmony in color and design, is the acme of art in decoration. The more natural we can make our buildings appear in associating their decorative effects with their surroundings, the more successful we are in imparting the idea that in their fitness and attractiveness they are part and parcel of the location, the nearer we come to the truest form of artistic decoration.

With the above remarks we conclude the artistic portion of our subject, and having thus fully referred to the selection of colors with regard to their intrinsic effects, their surroundings, and the nature and uses of the structures on which they are to be employed, we can proceed to discuss briefly and from a more practical standpoint, the paints themselves.



PLATE I represents a private residence in the vicinity of New York, built in the modern "Queen Anne" style of architecture. The building occupying an elevated site, stands near the highway and in a somewhat exposed situation, there being but little foliage or variation of color in the surroundings.

The effect desired was richness and warmth of appearance and the avoidance of all violent contrasts in the building itself and with the landscape.

To accomplish this the following combination of colors was employed:

Body, First Story, - - - - - No. 662
" Second Story, - - - - - " 608
Trimming, - - - - - " 588
Blinds, - - - - - " 652
Sashes, - - - - - " Black.
Peaks and Sides of Dormer, - - - - - " 651

The roof, of shingles, was left in the condition caused by exposure to the elements, but the same color could be produced in new shingle work by the employment of a stain made with copperas solution.



Plate I



Printed by J. W. Alden & Co.

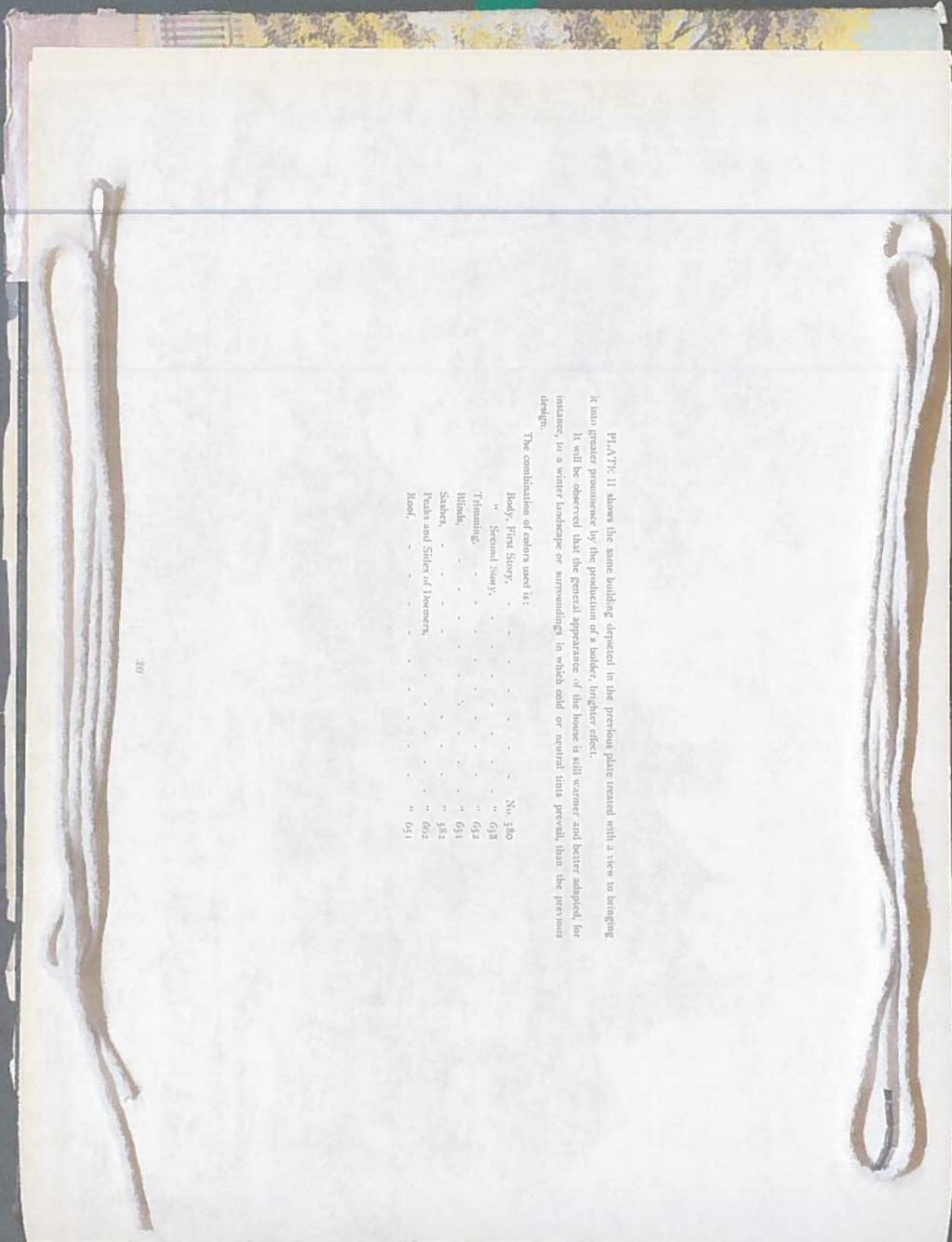


PLATE II shows the same building depicted in the previous plate treated with a view to bringing it into greater prominence by the production of a ladder, brighter effect. It will be observed that the general appearance of the house is still warmer and better adapted, for instance, to a winter landscape or surroundings in which cold or neutral tints prevail than the previous design.

The combination of colors used is:

Body, First Story,	No. 380
" Second Story,	" 618
Trimming,	" 612
Roofs,	" 651
Sashes,	" 582
Peaks and Sills of Windows,	" 602
Boards,	" 651

30





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RETIRED:
PHILIP H. WARD, JR
DAVID E. MURRAY
OLE BLY PACE III
ROBERT E. BRANSON

REPLY TO DIXON OFFICE

MEMORANDUM

**TO: CITY OF GALENA CITY COUNCIL
MARK MORAN, CITY ADMINISTRATOR
JOE NACK, ESQ., CITY ATTORNEY**

FROM: ROBERT LESAGE, ESQ.

RE: COATSWORTH APARTMENTS

DATE: SEPTEMBER 20, 2016

The purpose of this Memorandum is to summarize the background of Coatsworth Apartments and the request of its owner, Coatsworth Associates, for the City of Galena to sell its interest in the underlying real estate to Rock Island Economic Growth Corporation. I provided this information in person at the September 12, 2016, City of Galena City Council meeting. In summary, Coatsworth Associates is not in the position to make necessary improvements to Coatsworth Apartments that will allow this project to continue to serve the affordable housing needs of the elderly within the City of Galena. The sale of Coatsworth Apartments to Rock Island Economic Growth Corporation, including by the City of Galena of its underlying interest in the real estate, will facilitate the future viability of this project well into the future.

Coatsworth Apartments is an eighteen (18) unit elderly, affordable housing project. Rental units are available for lease at \$922 per month. To be eligible, a tenant's income may not exceed 50% of the area median income in Jo Daviess County. The Illinois Housing Development Authority ("IHDA") is the first lien lender in respect of a loan in the original principal amount of \$1,000,000. HUD also provides financial assistance to tenants in the form of housing assistance payments under a contract between Coatsworth Associates and HUD that expires in 2020. To meet the needs of its tenants, Coatsworth Apartments is in need of significant improvements, including new HVAC, façade improvements and unit updating.

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Coatsworth Associates is the owner of Coatsworth Apartments. Formed in 1980, Coatsworth Associates now consists of a general partner and twenty-nine (29) limited partners. The general partner and many of the limited partners are well-advanced in age. Most are now in their 80's and 90's and with no desire to pursue significant improvement of Coatsworth Apartments. Further, there is little financial benefit for the partners by their continued ownership of Coatsworth Associates. As an example, in 2015, net income in respect of Coatsworth Apartments was only \$14,486. Because net income did not satisfy IHDA's requirements for debt service coverage, IHDA did not permit a distribution of cash to the partners. As a result, the partners had an income tax obligation with no distribution to pay it. The operations of Coatsworth Apartments in 2014, and in most other recent years, yielded similarly disappointing results. Additionally, there is no legal incentive for the partners' continued ownership of Coatsworth Apartments. The IHDA loan is non-recourse to Coatsworth Associates, meaning that, in the event of default, IHDA will look solely to the foreclosure of Coatsworth Apartments for repayment. The partners of Coatsworth Associates are not personally responsible for repayment of the IHDA loan.

The City of Galena's participation in Coatsworth Apartments is complicated and the reason for such participation obscured by time. According to the historical record, after a number of transactions apparently designed to transfer the real estate to Coatsworth Associates were completed and then rescinded, the City of Galena ultimately leased the underlying real estate to Coatsworth Associates. Pursuant to the lease, the City of Galena permitted Coatsworth Associates to construct Coatsworth Apartments on the real estate provided that Coatsworth Associates returned the real estate, along with the building constructed on it, to the City of Galena upon conclusion of the lease term in 2026. Interestingly, the City of Galena subordinated its fee interest in the real estate to IHDA's loan, meaning that, in the event Coatsworth Associates defaulted on the IHDA loan, IHDA could foreclose on both the building and the City of Galena's underlying interest in real estate. Over time, the City of Galena subordinated its fee interest to IHDA's loan on multiple occasions in connection with refinancings of the IHDA loan. The last refinancing and subordination took place in 2005. At that time, the City of Galena extended the lease term until 2046.

Coatsworth Associates has offered Coatsworth Apartments for sale for approximately two (2) years. SVN / Chicago Commercial is the broker. This national company has significant experience in connecting sellers of affordable housing projects with experienced buyers who are familiar with the complicated rules of IHDA and HUD. Rock Island Economic Growth Corporation is the only potential buyer to make an offer to purchase Coatsworth Apartment. The purchase price offered has taken over a year to negotiate (the price, I might add, has come down over time) and will not result in a financial windfall to the partners of Coatsworth Associates. After payoff of the IHDA loan, payment of broker fees and closing expenses, and the \$50,000 payment to the City of Galena described below, very little sales proceeds will be

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available for distribution. From the perspective of Rock Island Economic Growth Corporation, and to the benefit of the existing tenants and the community, the reduced purchase price will allow the purchaser the flexibility to make necessary investments in the condition of Coatsworth Apartments.

Even though the partners will not receive a windfall, Coatsworth Associates believe that the provision of good, affordable housing to the elderly in the City of Galena is an important and worthy objective and that time is right for a sale to Rock Island Economic Growth Corporation. As described above, there is little financial benefit to the partners resulting from continued ownership of Coatsworth Apartments. Further, even if the partners had the desire to continue ownership, there is insufficient income to underwrite an additional loan to pay for the significant improvements that are necessary. Given the financial realities of ownership, the age of the partners, and, frankly, the lack of legal recourse to them for a failed project under the IHDA loan, it is worth considering whether it makes more sense for Coatsworth Associates simply to turn the keys over to IHDA than to continue to own Coatsworth Apartments. The proposed sale, however, offers the only and best opportunity for Coatsworth Apartments to have new life. Rock Island Economic Growth Corporation is a tax-exempt, non-profit corporation with significant experience in the development, ownership and management of affordable housing. It is nationally known as an innovator of housing solutions and as an expert in community development. Quite simply, as I mentioned during the meeting this past week, Rock Island Economic Growth Corporation is the right buyer, at the right time and for the right price.

With this background, the request of Coatsworth Associates is fairly simple, though you and I will have to work through the legal mechanics. Will the City of Galena convey its fee interest in the real estate underlying Coatsworth Apartments to Rock Island Economic Growth Corporation? Coatsworth Associates will pay \$50,000 to the City of Galena in consideration for such conveyance. It is my understanding that, as part of any such transaction, Rock Island Economic Growth Corporation will agree to a “regulatory agreement” or similar encumbrance requiring that the Coatsworth Apartments continue to be used as an affordable elderly housing project.

We very much appreciate your consideration and concern for the future of Coatsworth Apartments.

ORDINANCE NO. 16-_____

AN ORDINANCE AUTHORIZING AND DIRECTING THE SALE OF CERTAIN MUNICIPALLY OWNED REAL ESTATE FOR THE CITY OF GALENA, COUNTY OF JO DAVIESS, STATE OF ILLINOIS

WHEREAS, the City of Galena, Illinois, County of Jo Daviess, State of Illinois (the "City") is a duly organized and existing City created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the City; and

WHEREAS, the Mayor and six City Council members elected by the public and presently seated as the Galena City Council constitute the duly elected, qualified and acting officials of the City ("the Corporate Authorities"); and

WHEREAS, the City owns certain real estate commonly known as the Coatsworth Building, 126 South Main Street, Galena, Illinois 61036, which is legally described on Exhibit A attached hereto and incorporated herein (the "Subject Property"); and the Corporate Authorities have determined that continued ownership of the Subject Property is no longer necessary, appropriate, or for the best interests of the City; and

WHEREAS, Sections 11-76-1 and 11-76-2 of the Illinois Municipal Code, (65 ILCS 5/11-76-1, 65 ILCS 5/11-76-2) (the "Act") provide that whenever a municipality owns any real property which is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the municipality, its corporate authorities may, by ordinance, authorize the sale of the real property; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City to sell the Subject Property in accordance with the procedures set forth in the Act; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Galena, County of Jo Daviess, State of Illinois, as follows:

ARTICLE I.

IN GENERAL

Section 1. Incorporation Clause.

All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct, and the City Council does hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section 2. Purpose.

The purpose of this Ordinance is to authorize and direct the sale and disposition of the Subject Property and to authorize and direct the President or his designee to draft and execute all necessary documents and perform all necessary tasks to effectuate the intent of this Ordinance.

Section 3. Invocation of Authority

This Ordinance is adopted pursuant to the authority granted to the City by Constitution of the State of Illinois and the Illinois Compiled Statutes.

Section 4. State Law Adopted

All applicable provisions of the Illinois Compiled Statutes, including Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

ARTICLE II.

AUTHORIZATION FOR THE SALE OF CITY-OWNED REAL ESTATE

Section 5. Authorization

That the Corporate Authorities have determined that the Subject Property is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City, that the City would be best served by the sale of the Subject Property, and therefore direct the sale of the Subject Property to occur. That the Mayor or his designee is hereby authorized

to publish notice of the City's proposal to sell and to advertise for bids for the purchase of the Subject Property, in accordance with the requirements set forth in the Act. The Mayor or his designee, and the City Attorney as may be required, are hereby authorized and directed to draft, execute and complete any and all documents deemed necessary, to effectuate the intent of this Ordinance, whether or not such other documents are attached hereto. The City Clerk is hereby authorized and directed to attest to, countersign and affix seal of City to all.

Section 6. Other Actions Authorized

The officers and employees of the City shall take all actions reasonably required or necessary to carry out and give effect to the intent of this Ordinance and otherwise to consummate the sale of the Subject Property, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein and approving the expenditure of all necessary funds to consummate the sale of the Subject Property.

Section 7. Acts of City Officials

That all past, present, and future acts and doings of the officials of the City that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

ARTICLE III.

HEADINGS, SAVINGS CLAUSES, PUBLICATION, EFFECTIVE DATE

Section 8. Headings.

The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provisions of this Ordinance.

Section 9. Severability.

The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision, clause, sentence, paragraph, sub-paragraph, section, or part shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the City Council that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof been included.

Section 10. Superseder

All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 11. Publication

A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

Section 12. Effective Date

This Ordinance shall be in full force and effect upon its passage, approval and publication, as provided by law.

Section 13. Adopted

Passed on this _____ day of _____, A.D., 2016, in open Council.

AYES:

NAYS:

TERRY RENNER, MAYOR

ATTEST: MARY BETH HYDE, CITY CLERK

EXHIBIT A

COATSWORTH LEGAL DESCRIPTION

Lots 17, 18 and the South 13 feet of Lot 19, between Main and Commerce Streets, fronting 79 feet on Main Street and extending back to and fronting 79 feet on Commerce Street; situated in the City of Galena, County of Jo Daviess, State of Illinois.

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
ADDOCO INC (971)							
00059010	1	Invoice	IMPROVEMENTS	09/13/2016	240.00		17.52.820.06
Total ADDOCO INC (971):					240.00		
AGUILAR, JONATHAN (120295)							
091916	1	Invoice	DAMAGE DEPOSIT REFU	09/19/2016	200.00		58.54.929.00
Total AGUILAR, JONATHAN (120295):					200.00		
AMERICAN LEGAL PUBLISHING (556)							
0112280	1	Invoice	ONLINE CODE OF ORDIN	09/07/2016	495.00		01.14.549.01
Total AMERICAN LEGAL PUBLISHING (556):					495.00		
AMERICAN WATER ENTERPRISES (1005)							
EMCI-00003	1	Invoice	WATER CONTRACT	09/13/2016	26,578.01		51.42.515.00
EMCI-00003	2	Invoice	SEWER CONTRACT	09/13/2016	26,578.01		51.42.515.00
Total AMERICAN WATER ENTERPRISES (1005):					53,156.02		
AT & T (LOCAL) (103)							
091516	1	Invoice	POOL/PHONE	09/15/2016	28.15		59.55.552.00
091516	2	Invoice	PUBLIC WORKS/PHONE	09/15/2016	43.47		01.41.552.00
091516	3	Invoice	FIRE DEPARTMENT/PHO	09/15/2016	103.43		22.22.552.00
091516	4	Invoice	EMS/PHONE	09/15/2016	28.10		12.10.552.00
091516	5	Invoice	POLICE/PHONE	09/15/2016	563.36		01.21.552.00
091516	6	Invoice	FIRE DEPARTMENT/PHO	09/15/2016	32.46		22.22.552.00
091516	7	Invoice	FINANCE/PHONE	09/15/2016	223.75		01.13.552.00
091516	8	Invoice	FLOOD CONTROL/PHON	09/15/2016	28.10		20.25.515.00
091516	9	Invoice	FINANCE/PHONE	09/15/2016	119.41		01.13.552.00
Total AT & T (LOCAL) (103):					1,170.23		
AT & T LONG DISTANCE (119065)							
091516	1	Invoice	POOL/LONG DISTANCE	09/15/2016	.17		59.55.552.00
091516	2	Invoice	FIRE DEPARTMENT/LON	09/15/2016	.18		22.22.552.00
091516	3	Invoice	EMS/LONG DISTANCE	09/15/2016	.06		12.10.552.00
091516	4	Invoice	POLICE/LONG DISTANCE	09/15/2016	13.55		01.21.552.00
091516	5	Invoice	ADMINISTRATION/LONG	09/15/2016	67.58		01.13.552.00
Total AT & T LONG DISTANCE (119065):					81.54		
BARD MATERIALS CENTRAL REGION (119788)							
239238	1	Invoice	STORM SEWER	09/10/2016	179.00		01.41.514.06
Total BARD MATERIALS CENTRAL REGION (119788):					179.00		
BLACKTOP DRIVEWAY SERVICE (71)							
5038	1	Invoice	BLACKTOP SEALANT/PA	09/09/2016	350.00		58.54.532.00
5063	1	Invoice	MISC. MAINT. PROJECTS	09/16/2016	425.00		01.41.614.05
Total BLACKTOP DRIVEWAY SERVICE (71):					775.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
CARD SERVICE CENTER (119840)							
091516	1	Invoice	SUBSCRIPTION/KEEPER	09/15/2016	39.99		01.13.512.04
091516	2	Invoice	OFFICE SUPPLIES	09/15/2016	9.29		01.13.651.02
091516	3	Invoice	PUBLICATION	09/15/2016	48.00		01.16.554.00
091516	4	Invoice	CREATIVE CLOUD	09/15/2016	21.24		01.16.563.00
091516	5	Invoice	POSTAGE	09/15/2016	38.20		01.41.553.00
091516	6	Invoice	SIGNS	09/15/2016	292.41		01.41.614.04
091516	7	Invoice	TRAINING	09/15/2016	280.00		01.45.563.00
091516	8	Invoice	RECYCLE BAGS	09/15/2016	88.02		13.44.929.00
091516	9	Invoice	DOG WASTE BAG DISPE	09/15/2016	156.00		17.52.517.01
091516	10	Invoice	WEED SPRAY	09/15/2016	345.06		17.52.652.00
091516	11	Invoice	EXCHANGE ON LINE	09/15/2016	119.00		51.42.929.00
091516	12	Invoice	CHAIR/COAT RACK	09/15/2016	460.25		58.54.532.00
Total CARD SERVICE CENTER (119840):					1,897.46		
CHIEF LAW ENFORCEMENT SUPPLY (119909)							
226672	1	Invoice	UNIFORMS/LORI	09/08/2016	80.88		01.21.471.15
Total CHIEF LAW ENFORCEMENT SUPPLY (119909):					80.88		
DIXON, R. K. CO. (1)							
1578828	1	Invoice	COPIES MADE	09/12/2016	214.72		01.13.579.00
Total DIXON, R. K. CO. (1):					214.72		
DOIG, KATHLEEN (119339)							
092616	1	Invoice	MARKET HOUSE RESTR	09/26/2016	225.00		01.13.511.06
Total DOIG, KATHLEEN (119339):					225.00		
DRAGUSICA, JENNIFER (120298)							
060716	1	Invoice	OVERPAYMENT/SEASON	06/07/2016	15.00		59.55.929.00
Total DRAGUSICA, JENNIFER (120298):					15.00		
DRIVE LINE, INC. (285)							
219634	1	Invoice	PLOW PARTS NEW TRU	09/20/2016	2,456.38		01.41.840.01
Total DRIVE LINE, INC. (285):					2,456.38		
EASTERN ILLINOIS UNIVERSITY (120294)							
091516	1	Invoice	TREASURERS INSTITUT	09/15/2016	410.00		01.13.562.00
092016	1	Invoice	DUES	09/20/2016	60.00		01.13.561.00
Total EASTERN ILLINOIS UNIVERSITY (120294):					470.00		
EJ EQUIPMENT, INC. (119950)							
P02990	1	Invoice	SWEEPER	09/02/2016	400.00		01.41.613.11
Total EJ EQUIPMENT, INC. (119950):					400.00		
ELITE PLUMBING (120136)							
091516	1	Invoice	CONTRACTOR REG. REF	09/15/2016	100.00		01.11.912.00

CITY OF GALENA

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Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total ELITE PLUMBING (120136):					100.00		
FASTENAL CO. (365)							
IADUB24917	1	Invoice	SKATE PARK	08/19/2016	50.52		17.52.517.02
Total FASTENAL CO. (365):					50.52		
GALENA CHRYSLER (82)							
64415	1	Invoice	SQUAD 4 MAINTENANCE	07/29/2016	34.11		01.21.513.06
64455	1	Invoice	SQUAD 2 REPAIRS	08/02/2016	26.95		01.21.513.06
64460	1	Invoice	SQUAD 4 REPAIRS	08/03/2016	348.05		01.21.513.06
64645	1	Invoice	SQUAD 3 MAINTENANCE	08/22/2016	29.86		01.21.513.06
Total GALENA CHRYSLER (82):					438.97		
GALENA GAZETTE (34)							
00051256	1	Invoice	ELECTION NOTICE	09/12/2016	19.00		01.14.553.00
Total GALENA GAZETTE (34):					19.00		
GALENA LUMBER CO. (85)							
091516	1	Invoice	MATERIAL FOR SHED	09/15/2016	66.56		22.22.840.05
Total GALENA LUMBER CO. (85):					66.56		
GALENA PUBLIC LIBRARY (93)							
091516	1	Invoice	PERS.PROP.REPLACE.T	09/15/2016	1,380.60		16.14.913.00
Total GALENA PUBLIC LIBRARY (93):					1,380.60		
GARCIA, PORFIRIO (120300)							
092016	1	Invoice	DAMAGE DEPOSIT REFU	09/20/2016	200.00		58.54.929.00
Total GARCIA, PORFIRIO (120300):					200.00		
HALSTEAD, MARY L. (119966)							
092616	1	Invoice	CITY HALL JANITOR	09/26/2016	240.00		01.13.511.07
092616	2	Invoice	PUBLIC RESTROOMS AT	09/26/2016	225.00		01.13.511.08
092616	3	Invoice	PARKS RESTROOMS	09/26/2016	675.00		17.52.422.00
Total HALSTEAD, MARY L. (119966):					1,140.00		
HARMS LANDSCAPE CONSULTING, DAN (120297)							
521	1	Invoice	THIRD/RIVES SEWER PR	09/16/2016	245.00		52.43.929.00
Total HARMS LANDSCAPE CONSULTING, DAN (120297):					245.00		
HEALTHCARE SERVICE CORPORATION (118931)							
091516	1	Invoice	HSA/FAMILY/EMPLOYEE	09/15/2016	4,361.00		01.218.0
091516	2	Invoice	PPO/BLUE CROSS BLUE	09/15/2016	396.00		01.218.0
091516	3	Invoice	HEALTH INSURANCE	09/15/2016	29,833.18		01.13.451.00
091516	4	Invoice	WESTEMEIER/INSURAN	09/15/2016	1,014.15		78.32.464.02

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total HEALTHCARE SERVICE CORPORATION (118931):					35,604.33		
HOERR CONSTRUCTION, INC. (120301)							
116-706	1	Invoice	PRESSURE STORM SEW	09/16/2016	20,884.56		52.43.549.01
Total HOERR CONSTRUCTION, INC. (120301):					20,884.56		
ILLINOIS DEPARTMENT OF CMS (CRF) (118967)							
T1703456	1	Invoice	IN-SQUAD COMPUTER C	09/01/2016	232.60		01.21.542.00
Total ILLINOIS DEPARTMENT OF CMS (CRF) (118967):					232.60		
ILLINOIS STATE POLICE (1152)							
083116	1	Invoice	BACKGROUND CHECK	08/31/2016	29.75		01.21.549.00
Total ILLINOIS STATE POLICE (1152):					29.75		
JACKSON CONCRETE/EXCAVATION CO (489)							
091416	1	Invoice	SIDEWALK REPLACEME	09/14/2016	6,922.50		15.41.614.06
Total JACKSON CONCRETE/EXCAVATION CO (489):					6,922.50		
JDWI (235)							
41198	1	Invoice	SR CIT TRANSPORT	08/31/2016	833.00		01.13.542.00
Total JDWI (235):					833.00		
JO CARROLL ENERGY, INC. (397)							
091516	1	Invoice	ELECTRIC	09/15/2016	554.97		15.41.572.00
091516	2	Invoice	PUBLIC WORKS/ELECTRI	09/15/2016	383.48		01.41.571.01
091516	3	Invoice	PARKS/ELECTRIC	09/15/2016	219.78		17.52.571.01
091516	4	Invoice	FIRE/ELECTRIC	09/15/2016	62.74		22.22.576.01
091516	5	Invoice	POOL	09/15/2016	2,260.13		59.55.571.01
Total JO CARROLL ENERGY, INC. (397):					3,481.10		
JOHN DEERE FINANCIAL (119690)							
092216	1	Invoice	clothing	09/22/2016	426.93		01.41.471.09
092216	2	Invoice	VEHICLE	09/22/2016	148.90		01.41.511.00
092216	3	Invoice	TOOLS	09/22/2016	219.99		01.41.653.00
092216	4	Invoice	EQUIP MAINTENANCE	09/22/2016	17.97		17.52.517.02
092216	5	Invoice	EQUIP MAINTENANCE	09/22/2016	391.96		20.25.513.00
Total JOHN DEERE FINANCIAL (119690):					1,205.75		
LAWSON PRODUCTS, INC. (627)							
9304342607	1	Invoice	MISC. SUPPLIES	09/01/2016	477.32		20.25.652.02
9304365855	1	Invoice	MISC. SUPPLIES	09/13/2016	406.02		01.41.652.00
Total LAWSON PRODUCTS, INC. (627):					883.34		
LEXISNEXIS RISK SOLUTIONS (376)							
1343164-201	1	Invoice	INVESTIGATIONS PROG	08/31/2016	30.50		01.21.652.03

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total LEXISNEXIS RISK SOLUTIONS (376):					30.50		
MACKAY METERS, INC. (120302)							
090516	1	Invoice	PAY & DISPLAY ANNUAL	09/05/2016	480.00		53.48.651.00
Total MACKAY METERS, INC. (120302):					480.00		
MAILFINANCE (119741)							
N6118045	1	Invoice	POSTAGE METER LEASE	09/06/2016	338.85		01.13.579.02
Total MAILFINANCE (119741):					338.85		
MARTIN EQUIPMENT-DUBUQUE (281)							
227113	1	Invoice	BACKHOE	09/15/2016	477.02		01.41.613.07
Total MARTIN EQUIPMENT-DUBUQUE (281):					477.02		
MGIA - IOWA CHAPTER (119814)							
091216	1	Invoice	TRAINING/TONY	09/12/2016	75.00		01.21.563.00
Total MGIA - IOWA CHAPTER (119814):					75.00		
MIDWEST POOLS & SPAS, INC. (119982)							
3001322	1	Invoice	FACILITY REPAIRS	09/08/2016	843.07		59.55.511.01
Total MIDWEST POOLS & SPAS, INC. (119982):					843.07		
MOON, AUBREIGH (120299)							
092016	1	Invoice	DAMAGE DEPOSIT REFU	09/20/2016	200.00		58.54.929.00
Total MOON, AUBREIGH (120299):					200.00		
MOTOROLA SOLUTIONS - STARCOM (119812)							
2521173020	1	Invoice	MONTHLY RATE FOR ST	09/01/2016	10.00		01.21.549.00
Total MOTOROLA SOLUTIONS - STARCOM (119812):					10.00		
NAPA AUTO PARTS (79)							
263411	1	Invoice	TRIMMER/BLOWER	06/20/2016	412.05		22.22.840.00
Total NAPA AUTO PARTS (79):					412.05		
NORTHERN ILLINOIS UNIVERSITY (120293)							
TEL004872	1	Invoice	INTERNET SUPPORT	09/13/2016	300.00		22.22.652.00
Total NORTHERN ILLINOIS UNIVERSITY (120293):					300.00		
PETTY CASH/POLICE DEPT. (163)							
092116	1	Invoice	MEAL/TRAINING	09/21/2016	26.89		01.21.562.00
092116	2	Invoice	POSTAGE	09/21/2016	17.85		01.21.551.00
Total PETTY CASH/POLICE DEPT. (163):					44.74		

CITY OF GALENA

Invoice Register
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Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
QUILL CORP. (686)							
8695435	1	Invoice	OFFICE SUPPLIES/POLIC	08/30/2016	17.69		01.21.651.00
8742020	1	Invoice	OFFICE SUPPLIES/POLIC	08/31/2016	29.59		01.21.651.00
Total QUILL CORP. (686):					47.28		
RIVER CITY PAVING (56)							
4300013130	1	Invoice	STORM SEWER	09/09/2016	594.59		01.41.514.06
Total RIVER CITY PAVING (56):					594.59		
RYAN, ANGELA (119753)							
091416	1	Invoice	DEPOSIT REFUND	09/14/2016	200.00		58.54.929.00
Total RYAN, ANGELA (119753):					200.00		
SAND, CRYSTAL (120296)							
092016	1	Invoice	REFUND	09/20/2016	100.00		01.11.912.00
Total SAND, CRYSTAL (120296):					100.00		
SENSUS METERING USA (287)							
ZA17008082	1	Invoice	SOFTWARE SUPPORT	09/17/2016	1,893.15		51.42.532.00
Total SENSUS METERING USA (287):					1,893.15		
SIGNCRAFT SCREENPRINT, INC. (555)							
461026	1	Invoice	NEW VEHICLE STRIPING	09/07/2016	1,335.00		01.21.918.01
Total SIGNCRAFT SCREENPRINT, INC. (555):					1,335.00		
STEPHENSON SERVICE CO. (119230)							
091516	1	Invoice	FUEL	09/15/2016	796.36		01.41.655.00
Total STEPHENSON SERVICE CO. (119230):					796.36		
TANDEM TIRE & AUTO SERVIC (725)							
AJ1259	1	Invoice	TIRES 2011 INT. DUMP	09/16/2016	666.88		01.41.652.01
Total TANDEM TIRE & AUTO SERVIC (725):					666.88		
TEAM REIL (118952)							
20410	1	Invoice	EQUIPMENT MAINTENAN	09/06/2016	868.00		17.52.517.02
Total TEAM REIL (118952):					868.00		
TOP NOTCH PLUMBING, HEATING (625)							
106355	1	Invoice	RESTROOM REPAIRS	07/20/2016	297.67		01.13.511.01
Total TOP NOTCH PLUMBING, HEATING (625):					297.67		
TOTALFUNDS BY HASLER (119730)							
091516	1	Invoice	POSTAGE	09/15/2016	500.00		01.13.551.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
TOTALFUNDS BY HASLER (119730):					500.00		
TRAFFIC SIGN STORE, THE (120290)							
R37113	2	Adjustmen	SIGNS	08/25/2016	248.42-		01.41.652.04
Total TRAFFIC SIGN STORE, THE (120290):					248.42-		
TRI-STATE APPAREL (120154)							
114832	1	Invoice	SIGNS	09/01/2016	108.25		01.41.652.04
Total TRI-STATE APPAREL (120154):					108.25		
VERIZON WIRELESS (316)							
091516	1	Invoice	FIRE DEPARTMENT/VERI	09/15/2016	76.02		22.22.655.00
091516	2	Invoice	VERIZON JET PACK FOR	09/15/2016	38.03		01.21.652.03
Total VERIZON WIRELESS (316):					114.05		
WAL-MART COMMUNITY (CC) (1258)							
091516	1	Invoice	VOLUNTEER SUPPLIES	09/15/2016	7.96		01.11.929.01
091516	2	Invoice	MARKET HOUSE RESTR	09/15/2016	9.94		01.13.511.06
091516	3	Invoice	OFFICE SUPPLIES	09/15/2016	1.70		01.13.651.02
091516	4	Invoice	OFFICE SUPPLIES	09/15/2016	39.70		01.21.651.00
091516	5	Invoice	OFFICE SUPPLIES	09/15/2016	32.91		01.21.652.03
091516	6	Invoice	CLOTHING	09/15/2016	123.55		01.41.471.09
091516	7	Invoice	SUPPLIES	09/15/2016	88.89		01.41.652.00
091516	8	Invoice	TOOLS	09/15/2016	55.00		01.41.653.00
091516	9	Invoice	SEAT COVERS	09/15/2016	46.90		20.25.513.00
091516	10	Invoice	TABLES	09/15/2016	863.26		58.54.511.00
091516	11	Invoice	SUPPLIES	09/15/2016	49.60		58.54.553.00
091516	12	Invoice	INSTITUTIONAL SUPPLIE	09/15/2016	75.26		58.54.654.01
091516	13	Invoice	CONCESSION SUPPLIES	09/15/2016	56.67		59.55.652.05
Total WAL-MART COMMUNITY (CC) (1258):					1,451.34		
WHITE CONSTRUCTION CO., INC. (119359)							
092016	1	Invoice	TURNER HALL/RENTAL C	09/20/2016	900.00		58.54.536.00
092016	2	Invoice	TURNER HALL JANITORI	09/20/2016	350.00		58.54.536.00
Total WHITE CONSTRUCTION CO., INC. (119359):					1,250.00		
WHKS & CO. (119367)							
35424	1	Invoice	GEAR ST. DESIGN	09/19/2016	1,530.69		41.61.860.05
Total WHKS & CO. (119367):					1,530.69		
WILLS FEED & FARM SUPPLY (209)							
08889	1	Invoice	GRASS SEED	09/19/2016	92.00		17.52.652.00
Total WILLS FEED & FARM SUPPLY (209):					92.00		
WIZARD COMPUTERS INC (666)							
13631	1	Invoice	COMPUTER MAINTENAN	09/20/2016	175.00		01.21.512.00

Invoice	Seq	Type	Description	Invoice Date	Total Cost	PO Number	GL Account
Total WIZARD COMPUTERS INC (666):					175.00		
Grand Totals:					150,756.88		

Report GL Period Summary

Vendor number hash: 4089497
Vendor number hash - split: 7097833
Total number of invoices: 71
Total number of transactions: 123

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	150,756.88	150,756.88
Grand Totals:	150,756.88	150,756.88