



City of Galena, Illinois

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING

THURSDAY, SEPTEMBER 20, 2018

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

ITEM	DESCRIPTION
18HPC-080.	Call to Order by Presiding Officer
18HPC-081.	Roll Call
18HPC-082.	Establishment of Quorum
18HPC-083.	Public Comments <ul style="list-style-type: none">• Not to exceed 15 minutes as an agenda item• Not more than 3 minutes per speaker

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
18HPC-084.	Approval of the Minutes of the Regular Meeting of September 6, 2018	2-6

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
18HPC-085.	201 N. Main St.: Discussion and possible action on a request by Dino Rigopolous, owner and applicant, to paint the NE side of the building at 201 N. Main St., along with the already painted rear of the building and the new dumpster enclosure. Color to be determined by meeting date.	7-11
18HPC-086.	242 N. Main St.: Discussion and possible action on a request by Arrow Energy Solutions, applicant, and Catherine Kouzmanoff, owner, to install solar panels on two different buildings to serve the Grape Escape.	12-22

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
18HPC-087	Discussion on possible Ordinance Amendment to section 151.24 of the City of Galena Code of Ordinances.	23
18HPC-078.	State Historic Conferences and Publications	
18HPC-079.	Adjournment	

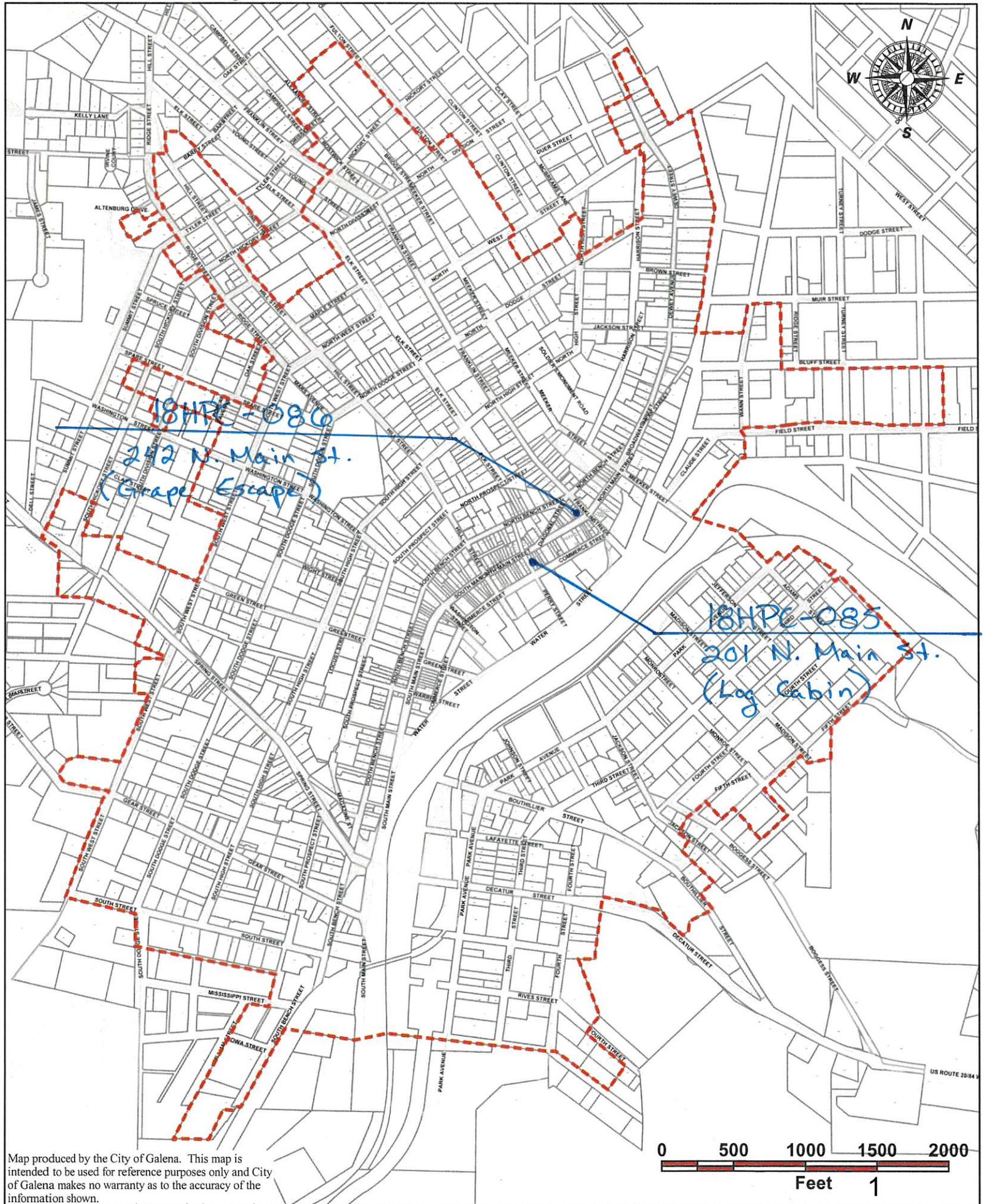
CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs. Oct. 4, 2018	6:30 P.M.	City Hall, 101 Green Street

Posted: September 14, 2018

By: Shirley Johnson

City of Galena - Historic District



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

 **DRAFT**

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
September 6, 2018

CALL TO ORDER

Chairman Craig Brown called the meeting of the Historic Preservation Commission to order at 6:30 PM on Thursday, September 6, 2018

ROLL CALL & DECLARATION OF QUORUM

Upon roll call, the following members were present:

Craig Brown	Present
Carl Johnson	Present
Jack Dennerlein	Present
Katie Wiene	Present
Chris Allendorf	Present
William Gehrts	Present
Craig Albaugh	Absent

A quorum was declared.

Public Comments:

None.

Approval of minutes August 2, 2018:

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

Discussion of the motion: None.

The motion passed by voice vote.

PUBLIC HEARING - NOTICE IN THE AUGUST 22, 2018 GALENA GAZETTE – 233 n. COMMERCE STREET. REQUEST REMOVAL OF THE ADDITION TO THE SW SIDE OF THE BUILDING.

PUBLIC HEARING

MOTION: Allendorf moved, seconded by Wiene to open the Public Hearing.

The motion passed by voice vote.

Craig Brown swore in:
Adam Johnson, 211 Fourth St. Galena, IL

18HPC-073: 233 N COMMERCE STREET – DEMOLITION REQUEST.

Discussion and possible action on a request by Dino Rigopolous owner, Adam Johnson applicant to remove the addition to the SW side of the building.

Adam Johnson stated:

- That the addition on the South side of the building with the concrete blocks needs to come down because of the unsafe structure.

The HPC board stated

MOTION: Allendorf moved, seconded by Wiene to close the public hearing.

The motion passed by voice vote.

Discussion of the motion: None

MOTION: Allendorf moved, seconded by Wiene to approve the demolition as requested.

Discussion of the amended motion: None.

Roll call was:

Dennerlein	Yes
Wiene	Yes
Allendorf	Yes
Gehrts	Yes
Johnson	Yes
Brown	Yes

The motion carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

18HPC-074: 510 WANN STREET: Discussion and possible action on a request by Dennis Wiene owner and applicant to build an addition to the North side of the house in place of the old garage.

Applicant was not present.

Jonathan Miller, Building Official stated that:

- The applicant is requesting to build an addition to the North side of the house.

The HPC board suggested that:

- The owner should set back the garage at least two feet or more.
- The roof line of the new garage addition should be a bit lower.

MOTION: Gehrts moved, seconded by Allendorf to approve with the exception that the setback on the front be set back two feet or more from the original structure.

Discussion of the motion: None

Roll call was:

Wienen	Yes
Allendorf	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Brown	Yes

The motion carried.

18HPC-075: 430 HARRISON STREET: Discussion and possible action on a request by Barron Petraitis owner and applicant, to build two new decks in the front of the house, reside the home in vinyl siding, and install new vinyl windows.

The HPC board discussed:

- The asbestos siding and if there is Cedar siding under the asbestos siding add a vapor barrier and preserve the cedar siding.

Petraitis stated that he would be using treated lumber on his deck,

The HPC board stated that they are requesting that after the lumber has time to season that it be painted.

MOTION: Gehrts moved, seconded Dennerlein to approve this application as presented based on the location of the property, use of vinyl siding approved specifically for this property location, treated lumber on the decks provided that after the seasoning to be painted especially the railings and other appropriate visual areas be painted in an appropriate color as approved by the Building Official, and if there is Cedar siding under the asbestos siding that there should be a vapor barrier to preserve the Cedar siding, and add vinyl windows.

Discussion of the motion: None

Roll call was:

Gehrts	Yes
Johnson	Yes

Dennerlein	Yes
Wienen	Yes
Allendorf	Yes
Brown	Yes

The motion carried.

18HPC-076: 310 SOUTH STREET: Discussion and possible action on a request by Les and Darlene Penoyer owners and Jeremy White applicant, to build a new 24'x24' garage to the SE side of the home.

Jeremy White stated that:

- He is requesting to build a 24'x24'garage to the SE side of the home.

MOTION: Allendorf moved, seconded Wienen to approve this application as presented.

Discussion of the motion: None

Roll call was:

Johnson	Yes
Dennerlein	Yes
Albaugh	Yes
Allendorf	Yes
Gehrts	Yes
Brown	Yes

The motion carried.

18HPC-077: 237 S MAIN STREET: Discussion and possible action on a request THE Eagles Club owner and applicant, to remove the railing portions of the rear pupation that are on South Bench Street and looking for guidance on replacement.

Applicant was not present.

Johnathan Miller, Building Official stated that:

- The applicant is concerned about the concrete between the columns.
- The concrete was built between the years of 1912-1915

MOTION: Gehrts moved, seconded by Allendorf to deny this application.

Discussion of the motion: None

Roll call was:

Dennerlein	Yes
Wienen	Yes
Allendorf	Yes

Gehrts	Yes
Johnson	Yes
Brown	Yes

The motion carried to deny.

OTHER

18HPC-078:

1. State Historic Conferences and Publications.
Jonathan Miller, Building Inspector, stated that there is Landmarks of Illinois 25th Anniversary Presentation awards on Saturday September 15, 2018 at 5:00 P.M. in Chicago, IL.

ADJOURNMENT

MOTION: Brown moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 7:25 P.M.

Respectfully submitted,

Shirley Johnson
GHPC Secretary

"These minutes are a summary of discussion on all matters proposed, deliberated or decided, and a record of any motions made and votes taken. The minutes are intended to convey the nature of discussions that ensued on each matter, but are not a verbatim transcript."

answer any questions the Commission may have. Applications not received by the Building Department prior to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

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

Applicant: Dino Rigopoulos Phone #: _____

Applicant Mailing Address: 201 N. Main St., Galena
City State Zip

Property Owner: Same

Property Building Address: Same

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

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

- Site Plan
- Elevations
- Floor Plans
- Materials
- Photos

Description of work to be performed: Paint the NE side of the building along with the already painted rear & dumpster enclosures

City of Galena Use Only - Color to be determined by 9-20-18

- Approved
- Approved w/ Condition/Restrictions
- Denied

Conditions: _____

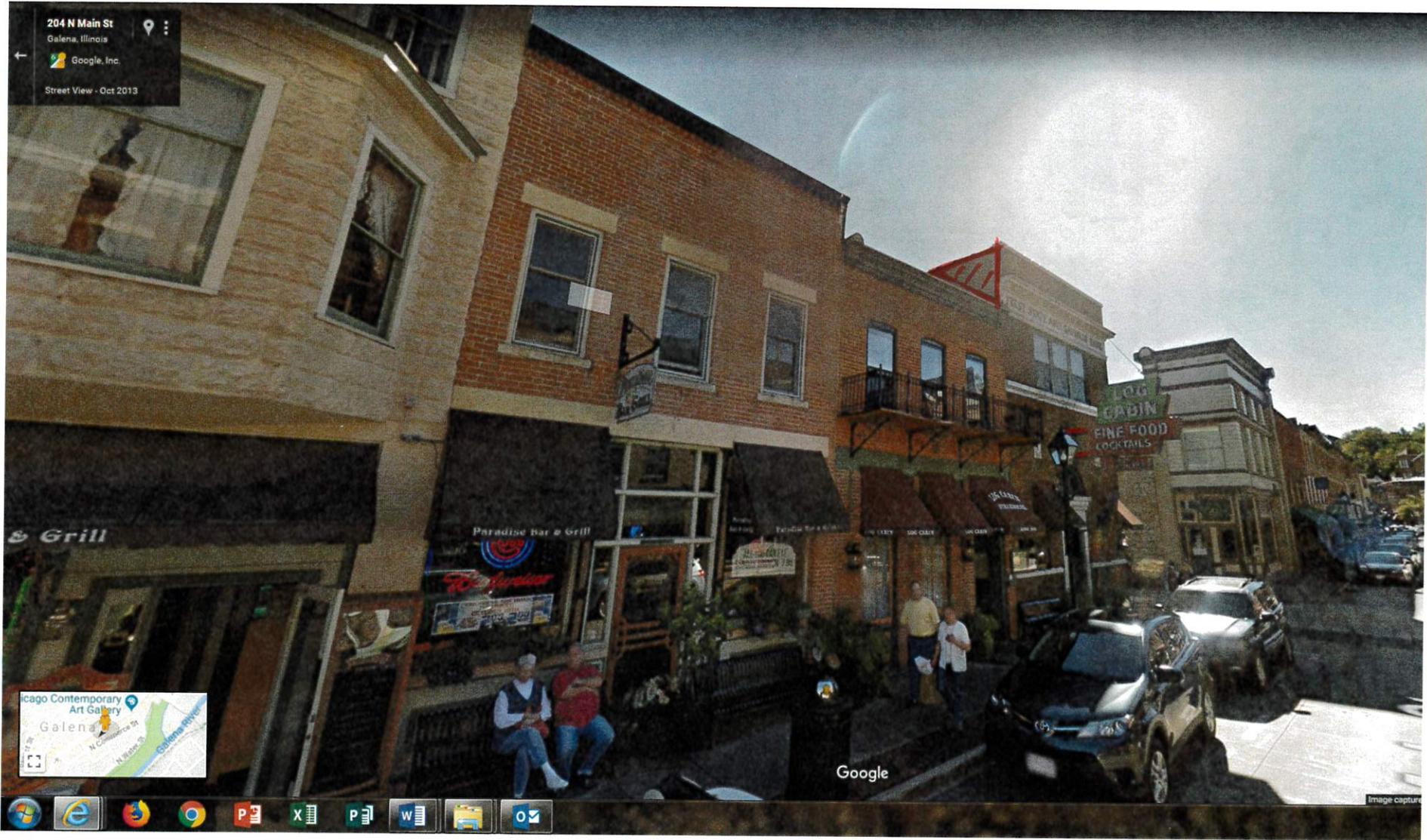
Building Official _____ Date _____

GHCP Secretary _____ Date _____

I understand and agree to the above listed conditions:

[Signature]
Applicant's Signature _____ Date _____

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Center for Historic Preservation
Survey of the City of Galena, Illinois

March 2010

Street Address: 201 North Main St.		City: Galena		County: Jo Daviess		Local Tax ID Number: 22-100-159-00	
Common Property Name: LOG CABIN STEAKHOUSE				Historic Property Name: FIRST STATE AND SAVINGS BANK			
National Register Listed? <input type="checkbox"/> No <input type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input checked="" type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)							
Determination: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing		Architect and/or Builder (if known):			Approx. Date(s) of Construction: c1900		
Current Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site		
Historic Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input type="checkbox"/> Landscape		
Condition: <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins		Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Slightly Altered <input type="checkbox"/> Severely Altered <input type="checkbox"/> Moved			Stories: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:		
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> NeoClassical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 th /20 th Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other:							
Plan: <input type="checkbox"/> Square <input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other			Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:				
Roof Shape: <input type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Other:				Roof Materials: <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Membrane <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:		Other Roof Features: Cornice below parapet wall on west facade and south elevation	
Window Type(s)/Features: <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input checked="" type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other:				Window Lights: <input checked="" type="checkbox"/> 1/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other:		Window Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal
Door Type(s): <input checked="" type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input checked="" type="checkbox"/> Paneled <input type="checkbox"/> Batten <input type="checkbox"/> Flush <input type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:		Door Surround Details: <input type="checkbox"/> Transom <input type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding Around Door <input checked="" type="checkbox"/> Other Surround Details: TERRA COTTA		Door Age: <input type="checkbox"/> Original or Historic <input checked="" type="checkbox"/> Contemporary		Door Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal	
Wall Material(s): <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input checked="" type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:							
Foundation Material(s): <input type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Other: poured concrete							
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:		Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input type="checkbox"/> Full-Height Entry <input type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:		Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:		Porch Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	
						Porch Age: <input type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindlework <input checked="" type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input checked="" type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input checked="" type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:							
Additional Comments (if needed): Terra cotta string courses @ bottom of 1st & 2nd story windows. Terra cotta cornice @ roofline, w/ brick parapet above. Door surround is decorative terra cotta w/ mini cornice & dentils. 2 decorative "1st" pieces are 1/2 way above 1st story windows on west elev.						Name of Surveyor: JW+DK	

11

National Register of Historic Places Status: <input type="checkbox"/> NHL <input type="checkbox"/> Individual Listing <input checked="" type="checkbox"/> District Listing – District Name: <u>Galena Historic District</u>			
Multiple Property Listing? <input type="checkbox"/> No <input type="checkbox"/> Yes – Name of Multiple Property Listing:			
Certification Date: <u>1969</u>		Significant Criteria: <input type="checkbox"/> A (Events) <input type="checkbox"/> B (Persons) <input checked="" type="checkbox"/> C (Architecture) <input type="checkbox"/> D (Potential to Provide Information)	
Date(s) of Significance:	# Contributing Resources:	# Non-Contributing Resources:	Approximate Acreage:
Area(s) of Significance: <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Art <input type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Community Planning <input type="checkbox"/> Conservation <input type="checkbox"/> Economics <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Entertainment/Recreation <input type="checkbox"/> Health/Medicine <input type="checkbox"/> Industry <input type="checkbox"/> Invention <input type="checkbox"/> Landscape Architecture <input type="checkbox"/> Law <input type="checkbox"/> Literature <input type="checkbox"/> Maritime History <input type="checkbox"/> Military <input type="checkbox"/> Performing Arts <input type="checkbox"/> Philosophy <input type="checkbox"/> Politics <input type="checkbox"/> Religion <input type="checkbox"/> Science <input type="checkbox"/> Social History <input type="checkbox"/> Transportation <input type="checkbox"/> Other:			

Additional Information: A single row of projecting brick headers + flush brick stringers form an arch around terra cotta surround. Cornice on west reads "First State and Savings Bank"
Top of parapet is capped w/ terra cotta. All terra cotta has a "granite" grey & white speckled glaze.

CHP feels this building would contribute to a National Historic Landmark District with a period of significance from 1820 to 1900.

HAARBIS 120624

answer any questions the Commission may have. Applications not received by the Building Department prior to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

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

Applicant: Arrow Energy Solutions Phone #: 815-580-3142

Applicant Mailing Address: 11470 Industrial Dr GALENA IL 61036
City State Zip

Property Owner: CATHERINE KOZMANOFF

Property Building Address: 242 N. MAIN ST, 231 DIAGONAL

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

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

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: Install solar panels on two different buildings serving the grape escape

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

Conditions: _____

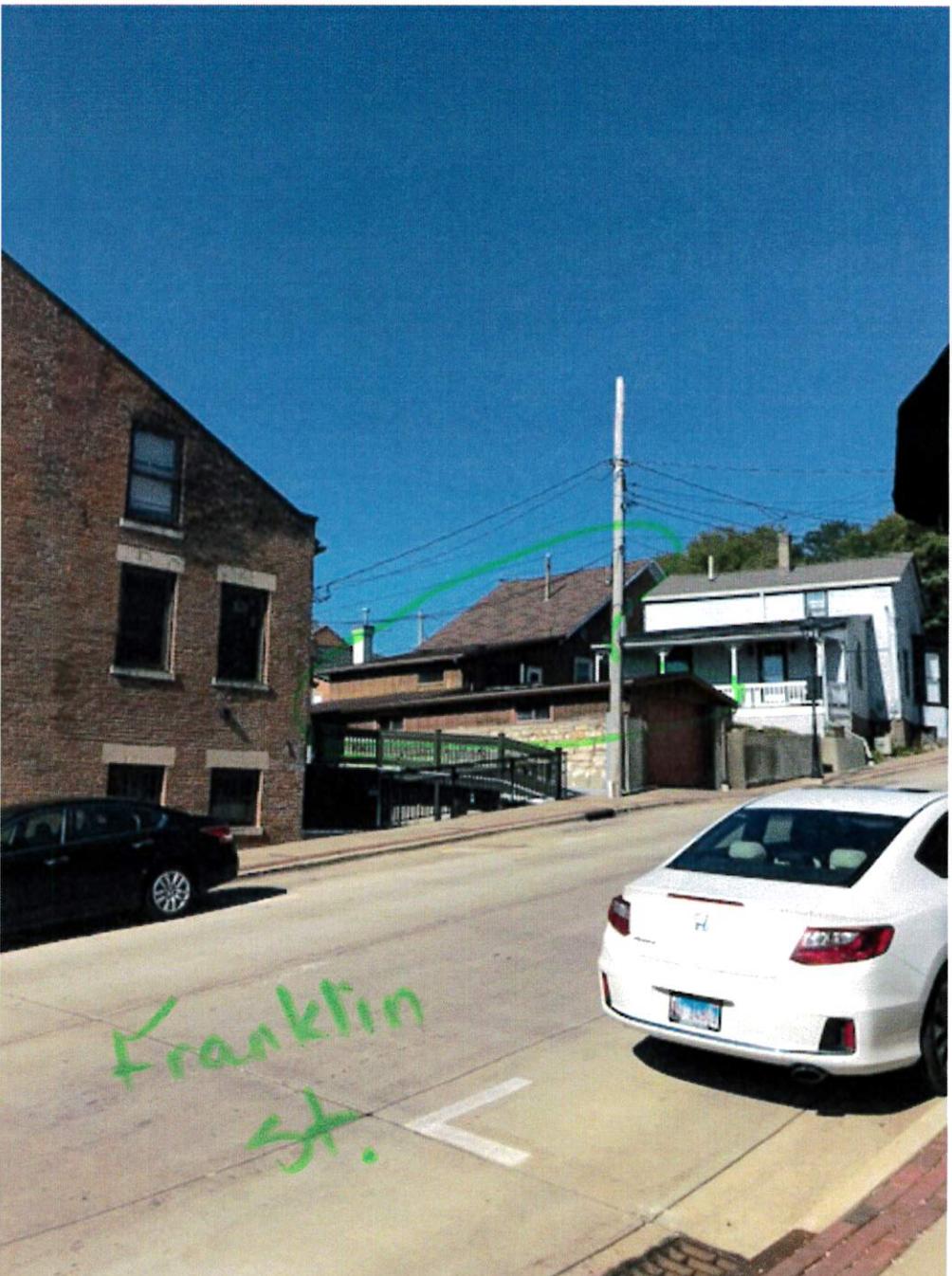
Building Official _____ Date _____ GHCP Secretary _____ Date _____

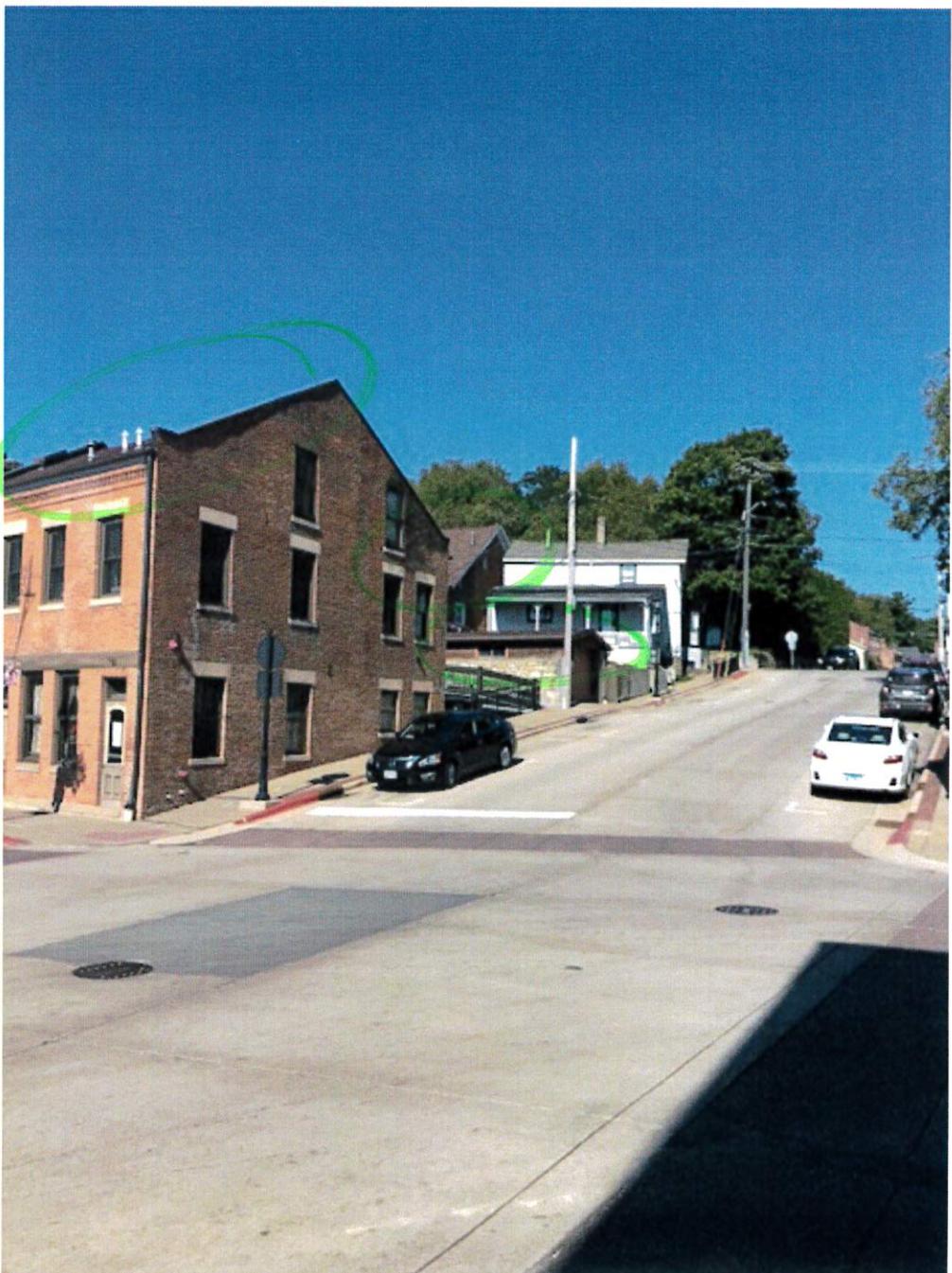
I understand and agree to the above listed conditions:

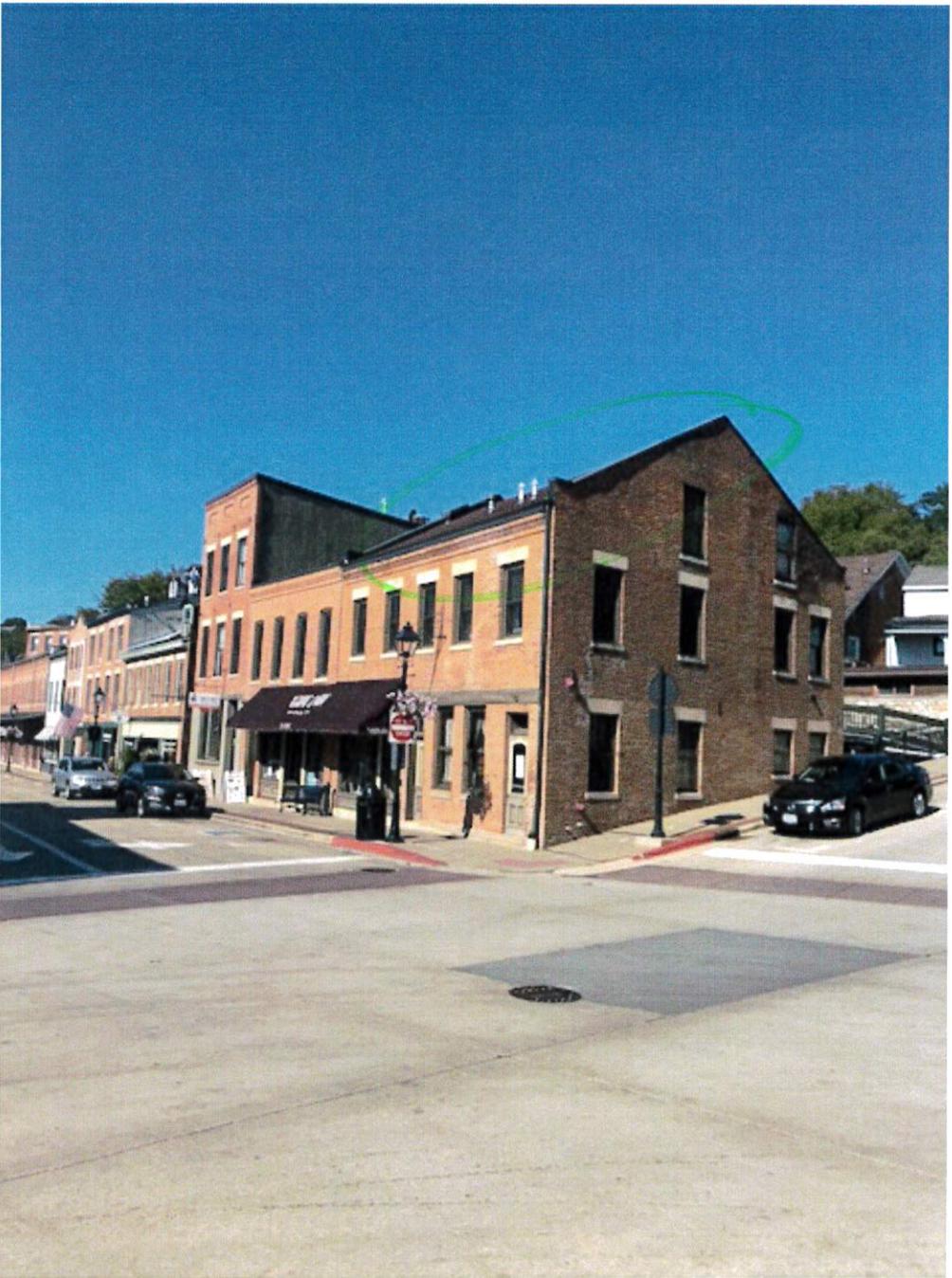
[Signature] 6-12-18
Applicant's Signature Date















MSE PERC 60

High Power PERC Rooftop Module



Class Leading Output:
300W power



Advanced Technology:
PERC and 4 busbars drive
>18% module efficiency



Superior Aesthetics:
All-black design coupled with
outstanding power output



Certified Reliability:
3X IEC, salt mist, ammonia



5600 Pa snow load **New!**
175 mph wind rating



Buy American Act



Proudly assembled in the USA

Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. Our hardworking team calls Texas home and is devoted to producing high quality solar products and services. Our supply chain includes local and domestic vendors increasing our impact to the U.S. economy.



CERTIFICATIONS

IEC 61215/ IEC 61730/ IEC 61701 UL 1703



*As there are different certification requirements in different markets, please contact your local Mission Solar Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

Superior Aesthetics

MSE PERC 60's slick all-black design coupled with outstanding power output makes it ideal for DG installations including commercial and rooftop systems.

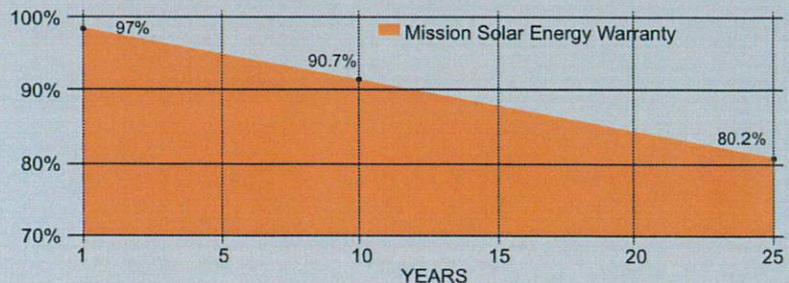
Outstanding performance with PERC

Passivated Emitter Rear Contact (PERC) technology provides excellent power output through advanced cell structure.

Best in class quality

Mission Solar Energy production lines are fully automated and include multiple quality checks throughout the production process.

25-YEAR LINEAR WARRANTY





Center for Historic Preservation
Survey of the City of Galena, Illinois

March 2010

Street Address: 242 N. Main St		City: Galena		County: Jo Daviess		Local Tax ID Number: 22-100-116-00	
Common Property Name: C				Historic Property Name:			
National Register Listed? <input type="checkbox"/> No <input type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input checked="" type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)							
Determination: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing		Architect and/or Builder (if known):			Approx. Date(s) of Construction: 1880s		
Current Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> Landscape		
Historic Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:							
Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins			Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Slightly Altered <input type="checkbox"/> Severely Altered <input type="checkbox"/> Moved		Stories: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:		
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> NeoClassical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input checked="" type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 th /20 th Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other:							
Plan: <input type="checkbox"/> Square <input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other			Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:				
Roof Shape: <input type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Other:				Roof Materials: <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Other:		Other Roof Features:	
Window Type(s)/Features: <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input checked="" type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other:				Window Lights: <input checked="" type="checkbox"/> 1/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other:		Window Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal
Door Type(s): <input checked="" type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input checked="" type="checkbox"/> Paneled <input type="checkbox"/> Batten <input type="checkbox"/> Flush <input checked="" type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:		Door Surround Details: <input checked="" type="checkbox"/> Transom <input type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding Around Door <input type="checkbox"/> Other Surround Details:		Door Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary		Door Material: <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal	
Wall Material(s): <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:							
Foundation Material(s): <input checked="" type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:							
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:		Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input type="checkbox"/> Full-Height Entry <input type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:		Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:		Porch Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	
						Porch Age: <input type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindlework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input checked="" type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input checked="" type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:							
Additional Comments (if needed): Cast iron stone front, limestone caps on pilasters ea. side of front.						Name of Surveyor: JW	

National Register of Historic Places Status: <input type="checkbox"/> NHL <input type="checkbox"/> Individual Listing <input checked="" type="checkbox"/> District Listing – District Name: <u>Galena Historic District</u>			
Multiple Property Listing? <input type="checkbox"/> No <input type="checkbox"/> Yes – Name of Multiple Property Listing:			
Certification Date: <u>1969</u>		Significant Criteria: <input type="checkbox"/> A (Events) <input type="checkbox"/> B (Persons) <input checked="" type="checkbox"/> C (Architecture) <input type="checkbox"/> D (Potential to Provide Information)	
Date(s) of Significance:	# Contributing Resources:	# Non-Contributing Resources:	Approximate Acreage:
Area(s) of Significance: <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Art <input checked="" type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Community Planning <input type="checkbox"/> Conservation <input type="checkbox"/> Economics <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Entertainment/Recreation <input type="checkbox"/> Health/Medicine <input type="checkbox"/> Industry <input type="checkbox"/> Invention <input type="checkbox"/> Landscape Architecture <input type="checkbox"/> Law <input type="checkbox"/> Literature <input type="checkbox"/> Maritime History <input type="checkbox"/> Military <input type="checkbox"/> Performing Arts <input type="checkbox"/> Philosophy <input type="checkbox"/> Politics <input type="checkbox"/> Religion <input type="checkbox"/> Science <input type="checkbox"/> Social History <input type="checkbox"/> Transportation <input type="checkbox"/> Other:			

Additional Information: CHP feels this building would contribute to a National Historic Landmark District with a period of significance from 1820 to 1900.

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



Memorandum

TO: The Historic Preservation Commission

FROM: Jonathan Miller, Building Official 

DATE: September 12, 2018

RE: City of Galena Historic Ordinance Amendment.

In light of some recent demolition requests of non-historic structures in the historic district, I am proposing an amendment to section 151.24 of the historic preservation ordinance. Below, in red, you will see the changes that I am proposing. I would like the feedback of the HPC before I take the ordinance change to the council for approval. Please review for discussion at the September 20, 2018 HPC meeting. Please let me know if there are any questions.

Revisions to City of Galena Code of Ordinances Section 151.24

(1) *Application.* Each person intending to demolish a **historic** structure larger than 100 square feet in floor area and within the Historic District shall file a certificate of appropriateness application with the Building Official or Board Secretary. The application shall be on a form provided by the city.

(2) *Notice of demolition request.* An application for a certificate of appropriateness to demolish a **historic** structure larger than 200 square feet in ground area and within the Historic District shall require a public notice of the meeting to be published in a newspaper of general circulation in the city with the notice to state the time and place of the meeting, the purpose of the meeting and a brief description of property or properties under consideration at such meeting. The notice shall be published at least 15 but not more than 30 days prior to the hearing. Notice shall also be mailed at least 15 but not more than 30 days before the date of the hearing to all owners of property within 250 feet excluding public streets, roads or alleys, of the property affected by the demolition request.

(3) *Filing fee required.* An application for the demolition of a structure in the Historic District shall be accompanied by a filing fee as established by the City Council.

(4) *Public meetings.* All meetings shall be open to the public at which time a public hearing will be held regarding the properties under consideration. Consistent with city ordinances and state statutes the Galena Historic Preservation Commission may adopt rules and regulations to govern the procedures of such meetings and the proper administration and enforcement of its duties pursuant to this section.

(5) *Demolition of a Non-Historic Structure.* **Approval of an application for a certificate of appropriateness to demolish a non-historic structure within Historic District shall be at the discretion of the planning department and approved by the mayor. The structure in question shall be, without a reasonable doubt, built after 1930 as determined by the planning department. All supporting evidence shall be reviewed by the planning department and mayor before approval. If the date of construction cannot be determined, the certificate of appropriateness shall be reviewed by the Historic Preservation Commission as stated in 151.24 (D)(1) through (4).**