

An
Historic Structures Report
For



Turner Hall

115 Bench Street, Galena, Illinois

December 3, 2015

Prepared by

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Introduction

This Historic Structures Report was initiated by the Turner Hall Committee serving under the administration of Mayor Terry Renner through the financial support of the Galena Foundation with a generous grant from the Landmarks Illinois through the Preservation Heritage Fund. It is meant to serve several roles at this time by providing a history of Turner Hall's past use and development, a current conditions snapshot detailing the condition of the building and the work that has been accomplished to date, and as a roadmap for future use and improvements.

After several years of meeting to direct the rehabilitation and maintenance of the Hall, the Turner Hall Committee decided that a Historic Structures Report would provide a solid resume of the current condition of the Hall and help to program the use of the facility. Through evaluation of the current and recent uses, and with the goal of making the Hall more self-sustaining, the committee began to refine the proposed uses for the Hall, focusing on supporting uses which create income and further the enjoyment of the Hall by a wider community. Comparisons with other events halls and theaters in the Galena and Chicago areas helped to define which uses created more viable paths to self-sustaining uses and appropriate fees for use. By undergoing this evaluation, the committee was able to confidently analyze the proposed uses and focus work and improvements to the Hall towards increasing the favorable uses. Having a clear statement of purpose for the Hall will also help solidify community support and provide a basis for fundraising by being able to show progress toward the goals outlined and the increased bookings as related to the improvements.

The committee has been meeting since 2013 and decided that a Historic Structures Report at this time would further the effort to create a comprehensive fundraising package for the proposed addition. The resulting Historic Structures Report may also be used for the purpose of providing supporting documentation in applying for Local Landmark Status. To place the building in context and to provide a basis for the building's significance, a comprehensive history of the building was researched and included. This research includes a compilation of key sources of information within the community including City of Galena records, Galena-Jo Daviess County Historical Society Museum archives with recorded oral histories and the Historic Collections Room at the Galena Public Library.

This Historic Structures Report provides information on several aspects of the building, including history and community support, the existing condition of the building, its current uses, and proposed future uses. And it will serve as a roadmap for future building improvements and continued maintenance. A Historic Structures Report like this is a very good starting place for the management of any historic building or site. This report hopes to provide a local example of the benefits of such a report and the planning that can result from its creation, and so hopes to encourage owners of other historic buildings to consider the production of similar reports.



2015 Turner Hall Committee: Charles Fach, Pat Smith, Craig Albaugh, Carl H. Johnson Jr., Charles Marsden, chair, and Paul Jackson not pictured.

Summary Conclusion

Turner Hall is presently undergoing rehabilitation, with quite a number of improvements projects in process. When most of these projects are completed by the end of 2016, the Hall will be in very good condition. Many of the old maintenance issues that have never been able to be completed will be done. Many efficiencies and upgrades will help to improve the usefulness and functionality of the Hall. The existing structure will have been rehabilitated and in a proper condition so that a regular maintenance schedule will keep the structure in good repair, and the income from the fees generated from the use of the Hall should provide an income that will maintain it. After 140 years of struggle to reach this level of community use in the building's existence, Turner Hall should become a self-sustaining property under the city's ownership and serve the wider community.

All the existing building systems are working well except for the current boiler which is planned to be replaced. The exterior envelope of the main portion of the building has been addressed and heating and cooling efficiencies have been improved. Doors have been replaced and properly sealed. Windows are repaired and have new storm sash. Other parts of the building, the fly loft and old kitchen addition for examples, are being upgraded over the next year. Lighting systems and theater lighting have been updated to allow greater control of the systems by the users.

Turner Hall is a multi-functional community center which serves many needs. The existing building adequately serves those needs now and should serve those needs well into the future, but the limits of the existing structure do not allow for the addition of certain amenities and upgrades that would provide further accommodations, especially for accessibility. With the Hall in generally good condition and working to serve the community, expansion of the building with an addition to update the kitchen and provide accessible restrooms and adequate storage can be planned for and accomplished with community support.

The most serious deficiency in Turner Hall is that currently the Hall meets accessibility codes under which the facility was upgraded at the time but not under the new ADA accessibility guidelines revised in 2010. Many of the guidelines were revised in a way that makes the existing restrooms very difficult to re-configure. The only real option to provide adequate accessible restrooms is to build an addition to the building which would provide adequate space. Other accessibility requirements and improvements would need to be provided at that time due to the overall cost of the building improvement will trigger the upgraded requirements.

Current planning options include a recent design for a proposed addition (see attached Drawings) which would remove the existing concrete addition on the south and replace it with an addition including new restrooms, storage, and a new kitchen, designed to be more functional for catering and other uses. This would allow for the current restrooms spaces to be repurposed for storage or other uses. Preliminary plans for this approach have been used to generate a building budget so that fundraising goals can be set. This fundraising effort will be the next effort for the Turner Hall Committee after the completion of the rehabilitation. All the work being done during the current renovation will be compatible with the new addition proposed.

The City of Galena is improving the management of Turner Hall as this process of rehabilitation continues. Through focused research and community outreach, the City staff has been able to increase the use of the Hall over the last few years and markedly for the 2016 season. The more the Hall is being used, the more input from the community helps to shape the improvements. An increase in wedding receptions and private uses helps to supplement the community uses. Turner Hall will continue to be an important part of the community if these improvements are sustained and thus insuring that the original purpose of the Turner Society will endure.

Project Data

Building Information

Constructed	1874, gutted by fire 1926 & rebuilt		
Floor Area:	Basement	1,000 s.f.	
	First Floor	7,356 s.f. net	9,395 s.f. gross
	Second Floor	3,067 s.f.	
	Attic	325 s.f.	
	Total	11,757 s.f. net	13,796 s.f. gross
Stories	2 plus Basement, Fly Loft, and Attic		
Perimeter	3,725 l.f.		
Type of Construction	Type I, 1 hour		
Seating Capacity	Main Floor, open seating at 7 s.f. per person = 654		
	Second Floor Balcony, fixed seating		<u>321</u>
	Total		975

Zoning Classification Downtown Commercial, Galena Historic District

Galena Zoning Ordinance

Galena Historic Preservation Ordinance

Galena Historic Preservation Guidelines

Building Code Information

Codes Adopted by the City of Galena

International Building Code 2015

International Fire Code 2015

Other Applicable Codes

Americans with Disabilities Act, ADA 2010

Illinois Accessibility Code

Illinois Plumbing Code

Jo Daviess County Health Code

Part 1 Developmental History

Galena's Turner Hall: A Community Landmark

Rarely has one structure come to identify a community so faithfully as does Galena's Turner Hall. Built in 1874 and gutted by fire in 1926, it was immediately rebuilt, thus providing almost continuous service to the community for over 140 years. It was a hall started by a private organization, the Turners, but intended for the entire community. Upon completion it quickly became the primary venue for plays, lectures, balls, banquets, commencements, wedding receptions and everything in-between. It even hosted roller skating for a time. As such it is the story not just of a building, or organization, but of a community. Its history represents a microcosm of the American experience. (Figure 1)



Figure 1 - Earliest known photo of Turner Hall, probably taken early summer of 1875.
Alfred W. Mueller Collection.

Origin of Turner Halls

The idea for the organization responsible for Turner Hall began in Germany many years earlier with Frederick Ludwig Jahn (<http://www.milwaukeeeturners.org/about/history-of-milwaukee-turners>. Retrieved 8/4/15). He organized the youth of his native Prussia to engage in mental and physical activities that would help them resist the occupation of Napoleon. His societies were called *Turnvereine*, meaning "gymnastic unions" or "societies". Members were known as "Turners." For physical fitness Jahn developed a set of gymnastic exercises that emphasized the use of equipment like the parallel bars, the balance beam, the horse, the rings, and the horizontal bar. All were invented by himself and are still used today (www2.ulib.iupui.edu/special/collections/german-american/mss038. Retrieved 8/1/15).

The idea of a sound mind entailed, lectures, recitals, music, and theatrical productions. Not infrequently, politics and liberal reforms were discussed. Soon, the idea of a sound mind in a sound body spread throughout the various German cities.

A strong undercurrent of nationalism and liberalism developed within these vereines, or societies. Nationalism meant a united Germany, something that had evaded the German people for centuries. Liberalism meant some form of democracy with a written constitution, somewhat along the lines of America, or perhaps England, anything but a royal family with absolute control. European monarchies resisted such notions, especially after the excesses of the French Revolution and Napoleon. But the ideas of democratic government were hard to quell and periodically revolutionary activity broke out in various parts of Europe. A series of mini-revolutions broke out in the German states in 1848 with many of the Turners participating. The ruling powers prevailed, however, and over 600,000 Germans were exiled (www.milwaukeeeturners.org). Even more left voluntarily. Most came to America, and a majority of these made their way to what had been the Old Northwest Territory, concentrated primarily in the states of Illinois and Wisconsin along with adjacent states like Iowa.

These new immigrants brought not only their language and food ways, but also skilled trades, a strong work ethic and a desire for their traditional organizations, including their Turner halls. Many had come by boat on the Ohio, Mississippi and Great Lakes. St. Louis, Chicago and Milwaukee became major gateways for these immigrants into the interior, or hinterland. Many stopped at these major cities and put down roots, but many others continued on, ending up in smaller cities like Galena, Davenport, Dubuque and Peoria. Galena, being an old lead mining and steam boating boom town on the northwestern frontier was a natural place to stop.

Most migrants to America wanted to settle where land and opportunity were available and where people of their own kind had already settled. Galena already had a goodly number of Germans, both first and second generation. One of the latter was Frederick Stahl, whose German parents had settled in Baltimore. He came to the lead mining frontier for the business opportunities and ended up one of the most influential men of the community (*History of Jo Daviess County, 1878*, pp. 652-653). He would give the main address at the laying of the Turner Hall cornerstone in 1874.

Noted cultural geographer Douglas K. Meyer has studied early immigration to Illinois by looking at the 1850 federal census records for each county (Meyer, *Illinois History Teacher*, pp. 15-21). Jo Daviess County was decidedly cosmopolitan, with over half the county being foreign born. Forty percent of these foreigners resided in the City of Galena. The Germans were most heavily represented, followed closely by the Irish and then English. Most immigrant groups had a variety of accents and dialects, particularly the Germans. It is not surprising, then, that the *1878 County History* reported one early observer noting that “every language was spoken, every costume was worn” (p. 828).

It is not surprising, either, that the German population sought to re-establish their sense of community and ethnic identity in their new home through various organizations and activities. The German Benevolent Society was organized in 1840 to “relieve its members who are in sickness, to bury the dead, and to assist widows and orphans” (*1878 County History*, p. 525). The Harmony

Benevolent Society was organized along the lines of the Odd Fellows in 1849 (*1878 County History*, p. 526). Both organizations remained active for many years. Germans also became heavily represented in fraternal societies like the Masons and Odd Fellows.

Galena's Early Turners

It was only two years later, in 1851, that a small group of Germans met in Galena's Harmonia Hall and organized the Galena Sociale Turner Gemeinde, one of the first in Illinois. Peoria organized their society in 1850, Davenport, Iowa in 1852 (the first in Iowa), Milwaukee, Wisconsin in 1855, and Dubuque, Iowa in 1863. Most cities of any size with a large German population organized their own Turner society after receiving a charter from the national organization (Turnerbund, or Grand Lodge) in Cincinnati, Ohio (established in 1848). Galena, however, was one of many vereines that was independent of the national organization, but followed the rules and guidelines of the national organization never-the-less (*1878 County History*, p. 526).

Six years later, it was reported that the Galena "Turnverien Society" was in a "flourishing condition" with membership increasing (*Galena Daily Gazette*, 7/9/1857). They were making preparations for a grand celebration in anticipation of their approaching anniversary. An auxiliary to their group was a popular theater group with a set of fine scenery. This was at a time when many native-born Anglo-Americans were expressing concern about the numbers of foreigners entering the country. The two main groups causing concern were Irish Catholics (escaping the potato famine) and the Germans, especially Catholic ones.

The Germans were actually a diverse group and had their own differences. Roughly one-third were Catholic and two-thirds Protestant, mostly Lutheran, but some Presbyterian. In Galena at this time, each group had their own separate churches and neighborhoods. And, as in most of America, there was a socio-economic hierarchy where native-born Anglo-American Protestants were on top, followed by foreign-born Protestants from the British Isles, German Protestants, German Catholics, and then Irish Catholics (Owens, *Galena, Grant and the Fortunes of War*, p. 11). The early Turners were mostly German Protestants, but increasingly the organization opened up, and it appears that they maintained wide support among a very cosmopolitan community.

Activities were numerous. In 1856 it was reported that the Turners had a pleasant evening at Davis Hall, both "Dramatic and Musical," followed by a grand supper at the Gear House (*Daily Gazette*, 8/14/1856). The Gear House was the home of Hezekiah H. Gear, a former New Englander and one of Galena's richest and most enterprising citizens. His support of the new Society showed his acceptance for all parts of Galena society. A year later, the papers could report further Turner activity:

"The Turners met at their Hall on Main Street...accompanied by Schreiner's Band, proceeded to the Depot, and received quite a delegation of Turners from Dubuque....a splendid flag was presented to the Turner Society by the German Ladies of the city. After music, and several discharges of cannon under the superintendence of Constable Roth...and marched...to the Galena Gardens, where gymnastic exercises were had..." (Galena Daily Courier (9/16/1857).

The *Galena Daily Gazette*, a Republican paper and strong supporter of the Turners, reported in 1859 that the group had put on another “fine and sturdy” show for the community. They marched “...to the St. Louis Gardens, where they had their exercises...and adjourned to the City Hotel for supper and Ball” (*Daily Gazette*, 9/21/1859). Some months later, the paper published a notice headlined: “Free Lunch” (*Daily Gazette*, 1/14/60). “The saloon,” it was reported, “formerly occupied by Roth and Kritzner, is re-opened by the Galena Turnverein and they invite the public to a free lunch...”

The clouds of civil war were looming, however, and like so many communities, Galena became mired in the fractious debates of the time. The Turners came out squarely on the side of Abraham Lincoln and the Union. Many of them had supported more democratic governments for the German states, and they abhorred the idea of slavery. They had also seen how these fragmented states had been at the mercy of foreign powers. They had no desire to see America devolve into something similar. As a result, most of their members volunteered for the Union cause as their hometown activities languished. Little was heard about the organization until a year after the Civil War ended when a small notice appeared in the paper of a meeting “over the Market Saloon” (*Daily Gazette*, 6/25/1866).

Reorganization and a New Building

Finally, in 1872, the wheels began to turn and a new beginning emerged: “A new Turner’s Society has been organized in this city, with a large membership...” (*Daily Gazette*, 4/15/1872). Not only that but it was also noted that “H. Marfield Esq. has been adjudged to be the spryest member of the society, and for making the best leaps, was awarded the champion belt.” The new Galena Social Turner Gemminde membership was “composed of the very best portion of our male German population” (*Daily Gazette*, 6/14/1874).

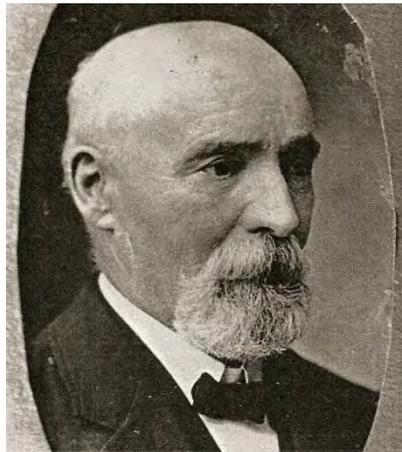


Figure 2 – Charles Scheerer. Alfred W. Mueller Collection.

Indeed, names such as Barner, Scheerer, Lebron, Meller, and Speier, were already prominent in the community and it seems that the new organization was intended to serve the entire community and not just the German part. A newly appointed building committee included two of the most prominent brewers in town, people who knew how to get things done. Charles Scheerer, one of the

ablest of the younger Turners, would serve as treasurer and manager of the Hall for over thirty-five years. (Figure 2) When he died in 1910 it was on the steps of his beloved building.

Initial meetings were held in Weirich Hall on Bench Street but plans for a large and commodious hall that would serve both the needs of the Turners and the general population was soon put before the community. And while the Turner's still engaged in gymnastic demonstrations, their focus had shifted. Observed the editor of the paper: "Many of them...early discover that after attending faithfully to the occupation by which they earn bread...have little if any superfluous energy to expend upon the difficult performances of the Turner's..." (*Daily Gazette*, 6/13/1874). Rather, it was suggested, they had become an association for social intercourse, interested in the cultivation of music, declamation, lectures, debates, and the mutual improvement of the members. A strong interest in drama continued, but the original scenery sets from their earlier years had been given up and were then gracing "the platform of Davis Hall" (*Daily Gazette*, 6/13/1874).

The following notice soon appeared in the local papers (*Daily Gazette*, 5/12/1873):

*"A Public Hall
An Appeal from the Turnverein Society
To the Citizens of Galena*

The members of the above society have subscribed one thousand dollars...to erect a building for the purpose of a public hall. Said building will cost from \$8,000 to \$10,000...the subscription to be raised from the citizens, the shares to be \$50 each. Galena Social Turner Society"

The *Galena Gazette* quickly became one of the effort's strongest supporters. "Our energetic German friends, the Turners, are moving in the matter of a new hall," wrote the editor, and he hoped that no one would discourage this "most needed of all enterprises" (*Daily Gazette*, 2/5/1874). The next week he reported that the Turner's Society had accumulated considerable funds for the hall and offered to continue the work providing the citizens, "outside the Society, will take stock to the amount of \$3,000" (*Daily Gazette*, 2/13/1874).

Plans for the proposed building had been drawn and were available for inspection. The Society wanted a public hall for the use of everyone and indicated that objections to the effect that the Hall would benefit primarily the Turners were not true. In fact, the Turners proposed to build a gymnasium adjacent to the hall with their own funds. The *Gazette* repeatedly assured readers that it would be a public hall and stated flatly that if the hall were to slip through the community's hands it would be a "burning disgrace to the City" (*Daily Gazette*, 2/13/1874).

Under the heading: "The New Hall," it was announced that the trustees of the Society had purchased "the Hughlett ground," with a frontage on Bench Street of 72 and 1/2 feet, a depth of 217 feet with a frontage on Prospect of 103 feet (*Daily Gazette*, 3/5/1874). The cost for this prime real estate was \$1050. By the end of March, however, the editor noted that insufficient funds had been raised for the new hall and emphasized once more that it would be a community hall, not just one for the Turners (*Daily Gazette*, 3/31/1874).

An article in May was printed under the heading, “The New Public Hall” (*Daily Gazette*, 5/14/1874).

“Messrs. Wersching & Beck, who have the contract for the stone work...now have ten men quarrying rock....As the ground rises at the back end of the lot, considerable excavation will be required, and a large portion of the rock for the foundation and walls...will be taken out on the ground. A finer quality of rock, however, will be required for the front wall, which will be procured from abroad.”

“The front of the lot is to be raised up considerably by filling, and a bank wall three feet high will be built next to the sidewalk.”

The interior floor was to be 88 by 47 feet with a 25 foot ceiling. The stage was to be 20 feet deep. The work did not all go smoothly. A Mr. William Casserly, a teamster, had his leg broken while loading stone into a wagon (*Daily Gazette*, 5/15/1874).

And fundraising continued to be problematic with the *Gazette* at regular intervals encouraging the community to support the endeavor in any way possible. The paper noted that the “Galena Saengerbund” was to give a grand ball fund raiser at the Schreiner’s Hall on Bench Street (*Daily Gazette*, 5/9/1874).

It was, after all, a huge undertaking for a community that was slowly but surely losing population. With a vibrant business climate and a population approaching 12,000 prior to the war, the town by the 1870s had dropped to a population of 9,000. The steamboat trade was largely gone, the westward march of settlement had marched west, and the railroads ruled the overland transportation network. Galena, quite simply, had become a small regional trade center, but one with a proud heritage and a vibrant German community.

It was no wonder, then, that preparations were made for a huge cornerstone laying ceremony that would involve the entire community, including Dubuque, Iowa—a Mississippi river town that had passed Galena by and sported an even larger German population. Their Turner Hall had been built a few years earlier and they were more than willing to help their Galena neighbors.

The papers noted that invitations had been sent to all the lodges—and put under the direction of some of the most celebrated of Galena’s citizens. William Rowley, close friend and staff member to General—and now president—Grant was a participant. It was also reported that “The Masonic ceremonies will be under the charge of Genl. J. C. Smith...” with the Miner’s Lodge, Jo Daviess Chapter and Ely S. Parker, Council, “to have full rank” (*Daily Gazette*, 6/3/1874). All were Civil War generals and Parker, a Seneca Indian, had superintended the construction of Galena’s post office prior to the Civil War, before joining Grant’s staff. At this time he was in New York City making a small fortune in the stock market but one that came crashing down when a severe nation-wide depression hit in 1873. That Galena could carry off the construction of a major building during this time of economic troubles is a testament to their perseverance and community spirit. But there was always opposition from naysayers.

The editor of the paper summarized the failed efforts of the past with the following:

“Ways and means [in the past] had been devised by the more enterprising ones, by which this great need could be met, yet the spirit of opposition prevailed, and the project sank out of sight, spasmodically coming to the surface, however, through the public print and amusement loving circles, whose indignations at the poor accommodations Galena offered to first class entertainments was expressed in words only, instead of efforts to remedy the evil” (Daily Gazette, 6/16/1874).

The big day came and one of Galena’s largest celebrations since Grant’s return from the war unfolded. (Figure 3) Thousands came, many from area villages—most with large German populations. It was reported that all the hotels were full, Main Street was almost impassable, and still the trains kept bringing more (Daily Gazette, 6/16/1874). John C. Smith, on behalf of the masons, oversaw the customary masonic tradition of testing the cornerstone to make sure that it was true and proper. It was (Daily Gazette, 6/16/1874).



Figure 3 - Laying of the cornerstone in 1874. Alfred W. Mueller Collection.

The chief remarks for the occasion were given by “President of the Day,” Frederick Stahl. He was a banker, insurance company president and perhaps, next to the brewers, the most prominent German-American in town. His remarks are noteworthy because he felt it necessary to emphasize the sense of community and how all were working for a cause to benefit everyone, not just the German neighborhoods.

“I see around me the representatives of various volunteer societies...and doubtless those who differ in their religious convictions, and in their political opinion....Some of us are native-born citizens....Others are citizens by adoption....I honor the feeling of affection which a citizen of foreign birth retains for his native country....can the man who was born on the banks of the Rhine, or Shannon [here referring to the Irish], forget, or cease to feel an ancient affection, for his native soil....we stand here to-day, not only as citizens of Galena, but also as free and equal members of a great Republic” (Daily Gazette, 6/16/1874).

Stahl also noted that the design of the public hall was “simple in style, durable in its dimensions, and in harmony with the means and wants of the community” (Daily Gazette, 6/16/1874). It was a

building that all Galenians could be proud of, and one that would help everyone feel more positive about their community. Too often, Stahl continued, it has been “a practice with many of our citizens, to speak in the most gloomy manner of the condition and future prospects of our city. A stranger, on coming hence to engage in any kind of business...meets with but little encouragement from our people.” Turner Hall, he believed, would help change that.

The cornerstone was carefully guided into place along with a hermetically-sealed zinc box containing the following items (*Daily Gazette*, 6/16/1874):

A list of members of the Turner’s Society.

Copy of the subscription list and private donations for the Public Hall.

Copy of constitution and by-laws.

Copy each of the *Galena Daily* and *Weekly Gazettes*.

Copy of *Volksfreund*.

Envelope containing valuables, donated by A. H. Rieske and John Voss.

Book of Poems, donated by C. Barner, President of the Society.

Envelope containing valuables, donated by F. Thode & Co.

Sealed envelope containing valuables, donated by I. Van Emben.

Collection of coins and “fractional currency”, donated by various friends of the Society.

Proceedings of the Grand Lodge, A. F. and A. M. of Illinois, 1873; Proceedings of the various local Chapters, Councils and Commandery for 1873; Book of the Constitution for 1873; By-Laws for same.

Registers of all the Galena Masonic lodges for 1874.

Having deposited these items in position, and listening to more speeches and music, the crowd marched to the Fair Grounds (now Recreation Park) where the Turner’s Society provided food, drink and gymnastic demonstrations. Intermittent rain showers appear not to have dampened the mood. The time capsule, of course, is still in place, untouched, after more than 140 years.

Following the laying of the cornerstone, the local papers gave steady reports on construction progress. In June they could report that “A carload of fine stone from the Seda quarry, intended for the front of the new Public Hall...was received at the depot this morning” (*Daily Gazette*, 6/9/1874). A notice for plasterers appeared in the *Gazette* for August 3, and three days later they reported that work began on the roof. On the 28th of August, the *Gazette* noted that the floor was to be laid shortly and that the building would then be entirely under cover.

Additional funds to finish the Hall remained a nagging concern, especially when there was a call for additional expenditures beyond what was included in the original plans. One such exhortation was from the editor of the *Galena Gazette* who repeatedly called for the installation of a town clock in the cupola: "The town clock...is to be a fixed fact. It is to be placed in the cupola...and is to have four dial plates, four feet in diameter. Every good citizen will assist in carrying out the project" (*Daily Gazette*, 8/8/1874).

Additional funds, however, were not forthcoming, resulting in a spirited editorial filled with disappointment and sarcasm: "Should the town clock enterprise fail, it is proposed to convert the belfry of the new hall into a turret for four fifteen-inch Columbiads [cannons], with which to demolish the old foggy element in Galena" (*Daily Gazette*, 9/24/1874). Many a public citizen, in towns large and small, across the nation, then and now, could surely sympathize with the frustration expressed.

Work, minus the town clock, continued unabated. "Work on the inside...is being conducted with dispatch...The stage has been erected, the flooring laid, and but little remains...save putting on the finishing touches" (*Daily Gazette*, 9/4/1874). And three weeks later the paper could report "The ceiling...is now being covered by workmen. The paper used has a handsome blue tinted surface, and will add materially to the beauty of the hall," (*Daily Gazette*, 9/22/1874).



Figure 4 - Stage scenery showing one of many themes. Alfred W. Mueller Collection

A month later it was announced that "Prof. Kindt, scenic artist and fresco painter, to whom the contract...was awarded, began his labors this morning..." (*Daily Gazette*, 10/23/1874). "The stock scenes embrace seven regular sets, but may be used in fifteen different ways." Included were "...a Kitchen Scene, the Hall, Fancy Chamber and the Prison. The exteriors were, the Garden, the Landscape, Wood Scene and Street Scene. These scenes are by no means a counterpart of those to be found in every country theater, but are entirely new..." (*Daily Gazette*, 11/9/1874). And just in time given the season: "Frank Kempter, the stove dealer, is furnishing the new hall with heating apparatus" (*Daily Gazette*, 11/9/1874).

In December it was noted that the painting contract for the new "Opera House" was awarded to "Mr. Frank Rosenthal, a young man of energy....the handsome appearance of the wood work of the hall fully indicates [that] the building committee were fortunate in their selection of a painter" (*Daily Gazette*, 12/2/1874). And the *Gazette* could finally report that "A fine bell is to be placed in the tower of the new public hall," although the editor could not resist adding: "Now give us a town clock, gentlemen" (*Daily Gazette*, 11/12/1874).

In addition to the physical construction work, the Turners were not lax in preparing for publicity. To announce the Hall they vowed to "fling to the breeze from the staff on the cupola...one of the finest flags ever brought to Galena" *Daily Gazette*, 11/16/1874). Later, a small article announced "Views of Turner Hall":

"Mr. William Barner, the artist, has just taken a handsome stereoscopic view of the New Turner Hall in this city, also a photograph of the premises, copies of which are to be mailed to the principal showmen throughout the United States, together with a full description of the hall, its size, seating capacity, etc....We learn that...a lithograph is to be made...and published in the New York Clipper....The Turners are determined to make their handsome hall popular..." (*Galena Daily Gazette*, 8/17/1875).

And shortly thereafter, "Messrs. J. E. James and W. Barner...have laid upon our table several very fine views of Turner Hall and its stage scenery....the Society have ordered a large number of these views..." (*Daily Gazette*, 9/20/1875). (Figure 4)

NEW TURNER HALL
GALENA. ILL.

COMPLETED JANUARY, 1875.

SEATING CAPACITY, 1,000.

Solid stone building, with hall on first floor, and necessary dressing rooms and other conveniences.

Seated with chairs.

Usual price of admission, 50 cents. Reserved seats, 75 cents.

First-Class Scenery of seven complete sets.

Size of stage, 46x22. Drop curtain, 24 feet.

Height of ceiling, 25 feet.

Hall lighted with gas, with 60 lights on stage.

Hall licensed and provided with first-class Piano.

Population of Galena, 9,000.

For terms and further particulars, apply to

.....MANAGER.

.....AGENT.

Photographed by J. E. JAMES. W. BARNER.

Figure 5 - Advertising for the new Hall and its qualities were spread far and wide.
Alfred W. Mueller Collection.

Theater performances required a city license and the city seemed more than willing to help out. In 1876, a theater license was granted gratis for six months. Two years later a license was again issued; it cost \$65.00 but the cost was reduced by ten percent. The city receipt book had simply "to

sell beer and wine for 12 months, Turner Hall, gratis” (City of Galena “Theatrical and Circus Licenses,” Housed in the Galena Public Library, Historical Collections Room). A page from the city records dated 1885-1890 shows that manager Charles Scheerer was not only paying \$25.00 for the Hall’s annual license but also various license fees for entertainments that the Turners had booked, from exhibitions to circuses. Presumably the latter, including the Ringling Bros. Circus, were booked for the Fair Grounds and not the Hall proper.

The Hall was completed in January of 1875, only a little behind schedule. The cost, originally estimated at \$8,000 to \$10,000, ended up closer to \$15,000. The town clock failed to materialize, given a budget that grew tighter with each month of construction. But everything else was in place: a seating capacity of 1,000, first class scenery, gas lighting (with 60 lights on stage), a first-class piano, and a 46’x22’x24’ stage with a 24’ drop curtain (“New Turner Hall” flyer, 1875, copy in Historical Collections Room of the Galena Public Library). Admission was only 50 cents with reserved seating only 75 cents. (Figure 5)

Events and Activities for the Whole Community

Ready for business and up and running might well have been the catch phrases of the day. Over the next 30 years it was truly remarkable the number, variety and diversity of events that used Turner Hall for their venue. The Turners at regular intervals offered entertainment for the entire community, many involving gymnastic demonstrations. (Figure 6)



Figure 6 - Some Turners were noted for their gymnastic skills—their demonstrations were almost always followed by a band and dancing. Alfred W. Mueller Collection.

“The program will consist of gymnastic exercises, in which the members of the society here have no superiors and but few equals. Beautiful and novel tableaux will be a prominent feature of the evening, likewise vocal and instrumental music, clog dancing, etc. The performance will conclude with an intensely humorous drama....At the close of the entertainment there will be a social dance, in which the public are invited” (Daily Gazette, 2/2/1878).”

On the evening of the 4th of July that year, the Turners gathered at the Hall “where dancing was indulged in until an early hour” (*Daily Gazette*, 7/5/1878). But the Hall served other purposes as well. A notice in the *Daily Gazette* for August 22 of the same year announced an exhibition for Thomas Edison’s new “Speaking Phonograph:”

“The Phonograph is the most wonderful scientific discovery of the age. It talks, laughs, sings, coughs, whistles, plays cornet solos and does many other wonderful things.”

In November of 1878 a notice appeared in the *Gazette* announcing the coming of the internationally recognized Swedish Lady Vocal Quartet (*Daily Gazette*, 11/16/1878). While touring this group was also accompanied by the “eminent” Russian harp soloist, Mr. Alexander Freygang, whose harp readers were told, cost 1,800 rubles, or \$1200. It was declared one of the finest instruments ever made. Tickets were available from the store of L. M. LeBron & Sons. Apparently the group was well received. Following the concert it was reported that “a large and delighted audience greeted the Swedish Quartet” (*Daily Gazette*, 11/21/1878). The famous Swedish singer, Jenny Lind, had been invited to perform in the Hall, but contrary to local folklore, never made it to Galena.

Compare the Swedish Quartet with the next booking, appearing only a few days later: “Henry Hart’s troupe of colored minstrels will give one of their pleasing entertainments, at Turner Hall” (*Daily Gazette*, 11/23/1878). The group apparently received rave reviews wherever they went, including Galena. Interestingly, U. S. Grant and his wife Julia were staying in town at the time, but it was not noted if they attended either performance.



Figure 7 - Masonic Band on Turner Hall stage, circa 1885. Alfred W. Mueller Collection.

A sampling of other events from the time includes “A cordial Invitation...tendered to yourself and Ladies to grace A Social Grand Ball Masque in Galena” (Invitation, dated 2/9/1877, in the files of the Galena-Jo Daviess County Historical Society and Museum). Balls were exceedingly popular during the nineteenth century, with many variations. The Turners offered one of theirs with the following:

“Two magnificent prizes will be awarded—one to the lady wearing the handsomest suit, the other to be awarded the most grotesquely attired gentleman. A grand orchestra, composed of Profs. Schreiner’s and Schutz’ bands, will furnish the music. Admission, \$1.00 per couple. Ladies not en masque, unaccompanied by gentlemen, will be charged each, 25 cents extra” (Daily Gazette, 1/16/1879).

Other entertainment scheduled included the “Grand Banquet and Ball” sponsored by Saxon Lodge No. 62, Knights of Pythias (dated 11/16/1882, manuscript collection of the Galena History Museum), and an invitation to the “Annual Hop of A.O.U.W.” to be held 12/26/1884 (History Museum). The A.O.U.W. appears to be the Ancient Order of United Workmen, a fraternal society formed after the Civil War to provide social and financial support to those in need. No description of the “Hop” was given. There were also lodge banquets (Figures 7 & 9), Lecture Associations (Figure 10), and even an Owl Club Ball and Banquet (History Museum). (Figure 8)



Figure 8- The Owl Club for January 28, 1892. Galena-Jo Daviess-County Historical Society and Museum.



Figure 9 - Unknown gathering circa 1900. Galena-Jo Daviess County Historical Society and Museum.

Managing the Hall was not without its trials and tribulations. Charles Hill, who “acted as janitor” for a short time, was found living in the cupola of the Hall, “having by some means succeeded in

conveying to that part of the building, without the knowledge of the Society, a small stove and other household implements. He was found...ensconced in his somewhat elevated quarters...and was compelled to vacate at once" (*Daily Gazette*, 4/14/1879).

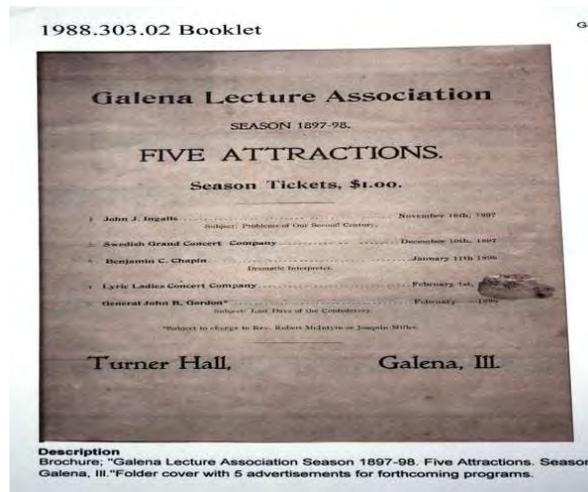


Figure 10 - The Galena Lecture Association made full use of Turner Hall in 1897-98. Galena-Jo Daviess County Historical Society and Museum.

In 1889, action had to be taken by the city "To Stop a Nuisance." According to the paper: "The gathering of loafers, large and small, about the door of Turner Hall on the occasion of every entertainment...has repeatedly been spoken of...They are decidedly unornamented, obstructing as they do the passage-way for ladies entering the hall" (*Daily Gazette*, 5/29/1889.) But those outside were only part of the problem. "The shouting, whistling, and stamping indulged in by boys in the hall has also been spoken of....there seems to be a crowd endeavoring to give strangers the idea that Galena theatre-goers are composed largely of Comanches with stogy hoofs and three-decker voices." It was announced that "special police" would henceforth be on hand to watch the "disturbers." Those caught were to be arrested and prosecuted.



Figure 11 - U. S. Grant Memorial Service, August 8, 1885. Alfred W. Mueller Collection.

The Hall was also the scene of some very solemn occasions, as with the death of Ulysses S. Grant on August 10, 1885 (*Galena Daily Gazette*, 8/9/1885). Various individuals, including some who had served with him in the Civil War, were on hand to express their remembrances of the man and of his place in the history of the Union. (Figure 11)

Famous Visitors to the Hall

A number of nationally known individuals spoke at the Hall. Galena's location along one of the most active East-West rail lines in the Middle West certainly helped. The Illinois Central Railroad was completed to the Mississippi River in 1855 and crossed the river by bridge to Dubuque, Iowa in 1868. It was a major thoroughfare from Chicago westward. Traveling troupes, circuses, politicians, salesmen and speakers of various persuasions could easily hit every town of importance (and some not so important) along the way. Galena had the added advantage of being known as the "home town" of U. S. Grant.

Illustrious visitors to the Hall included former Vice President Schuyler Colfax in January of 1877 (Steve Repp, *To the City Among the Hills: Famous Visitors to Galena, IL*). Few today would remember that Colfax had been Speaker of the House during the Civil War and U. S. Grant's Vice President for the latter's first term. He became a popular lecturer after leaving Washington. In March came Charles Stratton, better known by then as "General" Tom Thumb, a huge attraction of diminutive proportions. He was joined by three other little people, his wife Lavinia Warren, Lavinia's little sister Miss Minnie Warren and Major Newell. Turner Hall had a full house "with people of all ages ranging from the two year old to the three score and ten." The audience was thoroughly delighted as "the little folks performed comic and sentimental songs, tableaux, etc. and made a grand display in the costly silk, glittering diamonds and other ornaments" (Steve Repp, *To the City Among the Hills* and the City of Galena website).

Wendell Phillips, an American abolitionist, advocate for Native Americans, orator and lawyer, also lectured that year, and called for the fair treatment of the "Indians". The paper reported that he "wields a magnetic influence...which he cast over his listeners (Steve Repp, *To the City Among the Hills*). In a similar vein, Franz Sigel—German Turner, revolutionary, immigrant to the United States, and Civil War officer—came to lecture on the Second Battle of Bull Run. He exhorted his audience to help heal the wounds of war by "restoring that fraternal feeling by which people of all parts of the Union should be actuated, one toward another" (City of Galena website). Another Civil War lecturer was Benjamin Prentiss, who was considered a hero by many for his bravery during the near disastrous Battle of Shiloh (Repp, *To the City Among the Hills*). Needless to say, there is no record of any former Confederate officer ever speaking in Turner Hall—or Galena—which would become known as the town that gave nine generals to the Union cause.

Ulysses S. Grant, as a former president, spoke briefly in the Hall on August 27, 1880. The *Gazette*, in reporting the event, proclaimed: "General Grant Makes the First Political Speech of his Life." The occasion was a meeting of the local Republican Party, hoping to solidify support for the presidential candidacy of James A. Garfield. Grant noted that he had never given any kind of political speech in his life; in fact, had never voted for any president but once, and then for a Democrat. But on this occasion he would, and concluded his remarks with: "I shall return to Galena to cast a Republican

vote for President of the United States; and I hope that the city of Galena will cast a Republican vote—such as it never cast before” (*Daily Gazette*, 8/28/1880).

Galena had increasingly come to identify itself, if not its future, with the legacy of Ulysses S. Grant, who died of throat cancer in 1885. As part of this identification, they began the Grant Birthday Celebrations, held each year on the day of his birth, April 27. Every year prominent speakers and politicians were invited to partake of the various ceremonies and festivities. One was William McKinley, Civil War veteran, governor of Ohio and president of the United States. It was as governor that he visited Galena in 1893 as part of that year’s Grant Birthday Celebration. He was greeted at the Illinois Central depot and then escorted to Turner Hall, where, it was said, his orations were frequently interrupted by applause (Repp, *To the City Among the Hills*). As President in 1899, he stopped at the train depot with his cabinet but after a few remarks continued on his way.

The large and remarkable painting, “Peace in Union” was first unveiled to the public at Turner Hall in 1895. Now housed in the Galena-Jo Daviess County Historical Society and Museum, it depicts the surrender of Robert E. Lee to Ulysses S. Grant at Appomattox Courthouse in April of 1865. It was painted by Thomas Nast, a political cartoonist and strong ally of Ulysses S. Grant. It was Nast who popularized the idea of associating the donkey with the Democrats and an elephant with the Republicans. He also gave us the modern-day image of Santa Claus (Thomas Nast, Vertical Files, Galena-Jo Daviess County Historical Society and Museum).

The year 1900 saw none other than Teddy Roosevelt come to town, again at the invitation of the Grant Birthday Celebration organizers. He was then governor of New York but would soon be McKinley’s vice presidential running mate. As one of America’s most famous politicians, he would proceed to overshadow his boss in every way. Roosevelt gave a rousing speech at Turner Hall and made a point of thanking those who fought in the Civil War and in the Spanish-American War (Repp).

Galena considered itself a very patriotic city, so it may not have been surprising that only three weeks later the *Gazette* announced that Hall manager Scheerer had procured the services of an artist from Chicago to create for the stage curtain a “large and beautiful picture of the lost battleship “Maine” (*Daily Gazette*, 5/19/1899). The Maine had been sunk by a mysterious explosion in Havana’s harbor and led to the battle cry “Remember the Maine” as America went to war against Spain because of friction over Cuba.

Hall Maintenance and Operating Expenses—Always a Challenge

Turner Hall had sustained heavy and constant use over the years, and by the 1890s was in need of some renovation. In 1891 manager Scheerer “...fitted up the entire reserved seat portion of the hall with high backed chairs. The change has long been needed” (*Daily Gazette*, 1/12/1891).

In an effort to raise more funds for renovation, a new approach was taken a few years later with the first commercial advertising inside the Hall. Manager Scheerer secured the services of an artist to add local business advertising to the drop curtain. The resulting curtain was declared a “mass of

rich drapery of different rich colors, held back by silken cords....Critics...say that the advertising...adds to the beauty of the curtain..." (*Daily Gazette*, 5/20/1899). Not everyone agreed. In fact, it was only a few years later that a new drop curtain would "...take the place of the advertising fright that has offended the eyes and sensibilities of theatergoers during the past three years" (as quoted in "Historic Turner Hall: Surviving the test of time," by Steve Repp, *The Galenian*, Fall/Winter, 2015, pp. 74-75).

It was shortly after the turn of the century that the Hall was increasingly referred to as the Turner Opera House. It was probably about this time that the Turners made the Hall a separate corporation with a small group of stockholders and board of directors. Their numbers had been in decline. The *Gazette* reported in 1906 that only three of the original members were still living and the total membership had slipped to eighteen (*Galena Gazette*, 8/11/1906). At one time "one of the strongest societies in the city" the group now voted to refund all outstanding certificates that had been issued to raise funds for the erection of the Hall.



Figure 12 - Theater Troupe at the hunting lodge, circa 1920. Galena-Jo Daviess County Historical Society Museum.

As the Hall aged, so too, was Galena. The population had continued to decline, to about 7,000 in 1900. Most of the original Turners were gone and the younger generation did not seem as interested in their community center and its traditional events. In an effort to assist some of the organizations that had been valuable in the use and upkeep of the Hall, the Turners provided space for their headquarters. Some extensive improvements to accommodate a new tenant were noted in 1900:

*"The change is made to accommodate Saxon Lodge, K. of P. [Knights of Pythias], which is to remove its Castle Hall to the Turner Building and...take a five year lease. Their hall will be made in the right wing of the building [now] occupied as an armory by Company I...an elegant room will be fitted up in the second story...for the use of Saxon Lodge. The proposed change will also make a decided improvement in Company I's quarters on the first floor" (*Daily Gazette*, 1/10/90).*

Further improvements came in 1909 when the Hall got wired:

“For the first time in its history Turner Hall stage is supplied with electricity. True, once or twice before, connections were made with the city’s large dynamo for special occasions but [it] was found this would not work, much to the displeasure of the theatrical companies and audiences. Now, however...all productions requiring electricity can have it in the best possible manner from the new commercial lighting dynamo recently installed by the Tri-State Light and Power Co.” (Daily Gazette, 2/1/1909).

And in 1915 it was reported that the property was being improved further “by a cement walk and flight of cement steps” (*Daily Gazette*, 7/2/1915).

While not as active as in earlier years, a wide variety of events continued to be booked in the Hall, from vaudeville to high school graduations. (Figures 12 & 13) The future, however, must surely have brightened when an old friend took up residence in City Hall. Charles Scheerer was the longtime treasurer for the Turners and manager of the Hall since the beginning. His furniture business—Scheerer, Armbruster & Company, Manufacturers of and Dealers in all kinds of Furniture, Upholsterers and Undertakers—was but a short walk from the Hall (*History of Jo Daviess County 1878*, p. 650).



Figure 13 - Possibly Galena High School play; real horse and carriage behind picket fence, circa 1915.
Galena-Jo Daviess County Historical Society and Museum.

Scheerer was appointed Galena’s postmaster by President Grover Cleveland in 1894. But in 1905 Scheerer was elected mayor. He would be elected several times more, but tragically would die in office. It was 1910 and he and several others were walking up the steps to the Hall entrance for a meeting when he stumbled and collapsed. He was quickly assisted into the Hall and a doctor was summoned. It was to no avail; a massive heart attack ended his life in the Hall that had been his life for thirty-four years (*Galena Weekly Gazette*, 3/17/1910). Today, the Hall is widely believed to be haunted, and many believe that it is the spirit of Charles Scheerer (*Galena Gazette*, 6/30/2009).

The events in Galena, as they played out in Turner Hall, were strongly reflective of events and activities playing out in small towns all across America. No place was isolated, for example, from the war clouds looming in Europe. America joined the Allies in 1917 and once more the young men of Galena were called on to fight. Parades of young enlistees invariably came along Bench Street, stopping at the Court House and Turner Hall for speeches and well-wishing. When the Great War ended on the 11th hour of the 11th day of the 11th month in 1918, Galena welcomed home their veterans. Turner Hall was still the center of the community and the place for various events thanking the soldiers.

“The next big social event in Galena will be a Liberty Ball under the auspices of Liberty Hook and Ladder Fire Co. No. 1...Plans are being made by this old reliable fire company to make this occasion most enjoyable to the public and in honor of the American soldiers and sailors who are continually returning to their homes...” (Daily Gazette, 1/2/1919).

A dance to the tunes of Weber’s orchestra was a fun “Homecoming Reception” for those returning veterans. The Liberty Hook and Ladder Fire Co. No. 1 was one of six that Galena had at this time, it being housed in the Old Firehouse No. 1 (the oldest of its type in Illinois) adjacent to the Methodist Church. Such festivities were being reenacted in towns and cities all across America.

During the war, Turner Hall had been used regularly, but maintenance issues continued to plague the aging building. With Mayor Scheerer and most of the Turner’s gone, a corporation of stockholders, mostly surviving Turner members, looked after the Hall. The president and principal stock holder at this time was John G. Schmohl. He was the son of Lena Schmohl who had owned and managed the St. Louis Dry Goods building after the death of her husband. She was an adept and savvy business woman who was an important part of Galena’s commercial interests long before most women held such positions. John, her youngest son, was a former Turner engaged in a variety of enterprises, from an agricultural implement business to hotel proprietor. In 1922, when he was the principal stockholder of the Turner Opera House, the capital stock of the corporation was listed at \$7,000 (IL Sec. of State *Certified List of Domestic and Foreign Corporations For the Year 1922*).

When he visited Galena and the “Turner Opera House” in 1922 he found matters that required his immediate attention. He arranged for a number of improvements to be made “at once.” The *Gazette* reported that “A new furnace chimney will be built outside the building and the heating arrangements changed. A roof will be installed over the stage thus shutting off the high loft that made it hard to heat the building” (*Daily Gazette*, 1/19/1922). In addition, the Hall was to be “completely redecorated” with smaller improvements made “from time to time” as the “acting manager” deemed necessary.

The Coming of the Eagles...Fire...and Rebuilding

But Turner Hall during this time was struggling, despite a booming economy. The agricultural sector was an exception; farmers were facing some of the lowest commodity prices in years. The farm economy was an important part of Galena’s economy, but other forces were affecting the fortunes of Turner Hall even more. Competition from new sources of entertainment was now in full play. Silent films had become the new form of mass entertainment. Galena quickly got its own

theater, and then another. Each advertised frequently in the local papers and stores. Many farmers coming into town every Saturday had in earlier years gotten their entertainment at Turner Hall, or at the Fair Grounds. Now they were more likely to take in a matinee. The same was true of their city cousins, who could flock to a theater any time of the week.

A second major force at play in the popular culture of the time was the automobile. It changed everything. One could now drive to a nearby town for something new, or to the country for a picnic. The big city, like Dubuque, Iowa, used to be by train only—or a grueling all-day buggy or wagon ride. The automobile and paved roads changed all that. Turner Hall’s main competitor for many years was the Royal Palais, or simply the “Palace.” Located just west of town, it had good management, lots of parking and lots of traffic. With cars and the completion of what is now U. S. Route 20 through the county in 1926, it was easy for them to grab traffic off the highway and bring in big talent.

With the stockholders of the Turners Opera Association aging and falling by the wayside, a quiet search was made for a new owner. The most interested party turned out to be the Eagles. Their interest was not without precedent. Only a few years earlier, in 1922, the Odd Fellows had purchased the Ross mansion, now the Galena-Jo Daviess County Historical Society and Museum. With plenty of labor from a healthy membership, and some equally healthy bank loans, they added a large two story brick hall onto the back of the mansion. Their new hall served both their needs and those of many others in the community. The Eagles felt they could do the same.



Figure 14 - Turner Hall Fire, July 1, 1926. Alfred W. Mueller Collection.

Their members worked faithfully to raise the necessary funds, with many “subscribing for a large amount of stock” to reach their goal (*Galena Weekly Gazette*, 7/1/1926). The purchase price was \$12,000. They succeeded, and immediately increased the insurance coverage from \$3,000 on the building to \$6,000. Contents coverage was increased from \$1,000 to \$2,000 (*Weekly Gazette*, 7/1/1926). It was a wise decision. Just three months after Recorder Leo Allen—later U. S. Congressman Leo Allen—recorded the deed (March 29), fire broke out. (Figure 14)

It was on July 1, 1926, at 10:50 AM, that smoke was seen issuing from the cupola (*Weekly Gazette*, 7/1/1926). A neighbor turned in the alarm and the city's six fire companies all rushed to the scene. In less than five minutes the cupola and the scenery loft at the rear were in a mass of flames. Small hoses and limited water pressure were no match for a fire already well established. The best the departments could do was to save the adjacent residences. The fire quickly gutted the Hall's interior, although some furniture from a number of fraternal orders occupying the "seething building" was saved. These orders included the Woodman, Moose, Royal Neighbors and others. The fire started up again in the night but was quickly put out. (Figures 15 &16)



Figures 15 &16 - Turner Hall Fire, July 1, 1926. Turner Hall after the smoke had cleared. The massive stone walls were hardly touched. Alfred W. Mueller Collection.

Some thought the cause electrical, others blamed lightning, or the "smoking" of some bats or bees in the cupola. Still others thought perhaps a bird carrying a lit cigarette into the cupola was the culprit. But whatever the cause, the Eagles—and the entire community—were devastated. (Figures 17 & 18) But with help from the insurance money, the Eagles vowed to rebuild. The community agreed. In fact, they objected to the modest plans initially put forth and called for a modern, up-to-date structure of which the entire city could be proud (City of Galena website). The Eagles agreed, but only if the community helped fund the new project. They did. A large list of contributors appeared in the September 16, 1926 issue of the *Weekly Gazette*.



Figures 17 & 18 - Turner Hall Fire July 1, 1926. Alfred W Mueller Collection.

The “new” structure retained the original four stone walls with minor alterations, but the roof line changed and the cupola was gone. Added was a stage tower with small balconies on either side of the stage. A full balcony was added at the opposite end of the hall. The result was somewhat of an architectural hybrid from the 1870s and 1920s (“Turner Hall Interim Report” by Mike Jackson, City of Galena Turner Hall file).

Work began almost immediately and continued virtually non-stop until the eve of the grand “re-opening,” scheduled for January 7, 1927. Because the rugged walls of Galena dolomite, quarried from the site back in 1874, were virtually unscathed by the fire, work proceeded rapidly. In November, the *Gazette* reported that the Hall would have “separate restrooms for men and women,” adding that it was “indeed some task to blast and hew out the huge boulders for a furnace room and to make room for a stage and chair room underneath” (City of Galena website, Turner Hall History). The basement area would also have room [read: very little room] for showers and a dressing area. They could also report that “two boxes are arranged at either side of the stage, each box accommodating parties of eight” (*Weekly Gazette*, 12/16/1926).

In November, the *Gazette* boasted that:

“Galena will no doubt be overly proud of its spacious hall with a stage as large as any theatre in the big cities, up to date balcony, steam heating plant, restrooms, check rooms, etc.”
(*Weekly Gazette*, 11/4/1926).

The Hall also got a hard maple floor laid in such a way as to give a “spring” to it (*Weekly Gazette*, 12/23/1926). A fashionable and durable marble floor was also laid in the lobby (very similar to the one in the Odd Fellows Hall).

As the building neared completion it became the talk of the town but the steady stream of curiosity seekers became too much for some. “It was necessary to bar visitors from the scene,” the paper reported in December, “as the vast number had interfered with the work of the contractors” (*Weekly Gazette*, 12/16/1926). Meanwhile, plastering was proceeding at a furious pace, aided by the new steam heating system. The decorators were busy with a two-tone decorative scheme. “The woodwork, including the doors beams, and casings, are about finished in the dark oak stain...” (*Weekly Gazette*, 12/16/1926). The exterior was also to be repointed and painted—and last but not least—adorned with a “massive marble eagle” (*Weekly Gazette*, 11/25/1926).

There can be no doubt the new Hall was the most exciting thing that Galena residents had seen in years. It had a “massive steam boiler with an abundance of radiation” (*Weekly Gazette*, 12/16/1926). Sharing the basement with the boiler was a shower bath and dressing room. But the glowing report didn’t stop there:

“At the entrance to the main floor will be a spacious foyer which will be fitted with lounge furniture. To the right of the foyer is the women’s lounge and to the left is the men’s lounge and smoking room. At the right of the stage will be located the well-equipped men’s dressing and make-up room; to the left the women’s. The ventilating plant will change the entire air in the building every twenty minutes. In addition the windows and exits all over the building are so arranged for ventilating without drafts.”

All wiring is in conduits and will be of indirect nature with a colored flood-light system for dances or any other particular effect desired. The sidewall brackets are of candelabra style in keeping with the plan of architecture throughout."

The total cost? A mere \$75,000, roughly twice what the Odd Fellows a block down the street had spent. Little did anyone know that the Great Depression would descend across the land in less than three years, creating severe financial distress for both organizations.

The grand opening for the new Eagles' home was scheduled for January 7 of 1927. Featured would be the "world famous" production of "No No Nanette." (Figure 19) Advertising for the new "Eagle Auditorium" called it a "Musical Comedy in Three Acts" (*Weekly Gazette*, 1/6/1927). The local paper went further and described it as "the round the world music comedy sensation" featuring a notable cast of stars and—what else—"a gorgeous garden of girls" (*Weekly Gazette*, 12/30/1926 and 1/6/1927).

It was actually the entire cast of a theater company that opened the show in New York and the next year in Chicago. They arrived in Galena by special train. The grand opening, as might be expected, was proclaimed a huge success (*Weekly Gazette*, 1/13/1927). The paper was pleased to point out the production's "evident good taste" by noting that there was "no attempt to undrape costumes or other appeal to the senses" (*Weekly Gazette*, 12/30/1927).

Only four days later the Hall hosted, with its especially fine dance floor, Don Bestor and his Victor Record Orchestra, which was billed as "One of the 'Big Three' in the orchestra World," the other two being listed as Paul Whitman and Vincent Lopex (*Weekly Gazette*, 1/6/1927.) Prices were \$1.50 for couples, 50 cents for an "extra lady" and 50 cents for the balcony.

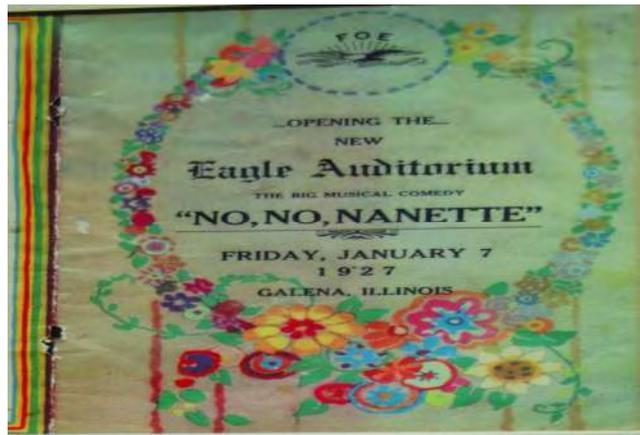


Figure 19 - Flyer for grand opening musical, January 7, 1927. City of Galena Turner Hall History files.

Many more acts were brought to town over the next few years, but attendance proved unpredictable. The *Gazette* noted in March of the same year that "The Cat and the Canary" played to a "mighty slim house." They admonished their readers that "the theater going public will have to perk up a bit if it expects the manager of the Eagle Auditorium to provide high class, big time shows, for no manager can be expected to bring good troupes to Galena unless the audiences are more encouraging" (*Weekly Gazette*, 3/19/1927).

High school commencements, plays, firemen's dances, local bands and the ubiquitous traveling minstrel shows continued, generally with good attendance. But stiff competition from the Royal Palais, local movie theaters, sports events, the automobile, and a new thing called the radio, were taking their toll. And then came the Great Depression descending like a dark cloud, draping itself over everything and everyone. Ironically, as historians have noted, when times get really rough certain areas of the economy continue to do well. Entertainment has always remained one. In the 1930s it provided an escape. A movie matinee for five or ten cents at the Dreamland Theater was mighty hard to beat.

Many reminiscences from old Galenians recall this period—and Turner Hall. They can be found in the oral history tapes made by the Galena-Jo Daviess County Historical Society in 1980-81. Former Mayor Frank Einsweiler is a good example. Interviewed on December 5, 1980 (while still mayor) he said simply: "Turner Hall was the civic center [of Galena]...everything took place there." He remembered that Ernie Kempter directed a lot of the minstrel shows, including black-faced comedy, "which I suppose you don't do anymore," he added (Tape 0011A). (Figure 20) Einsweiler also remembered playing basketball there, sometimes in cold weather with no heat. During those early years the Eagles sponsored their own teams. Games had been scheduled to commence as soon as the building was completed. "The new floor will...afford a wonderful opportunity for practice and for games" they announced (*Weekly Gazette*, 11/25/1926).

George Eggleston, or "Eggs" as he was known, remembered high school graduations, dances and bands. "Weber and Woods was a popular band" and "Wayne King from Savanna came up and played a lot." Eggleston particularly liked just sitting in the balcony and watching the dancers below (Tape 0002). Loretta Murphy remembered the "good roller skating." This was first tried in 1930 but became very popular after World War II, ending about 1960. Unfortunately, it also wreaked havoc on the floor—the one with a "spring" to it (Tape 0030).



Figure 20 - Cast of play "The World's Alright" put on by the Galena Woman's Club, 1933.
Galena-Jo Daviess County Historical Society and Museum.

Art Meyers, a plumber by trade, remembers the advertising on the drop curtain. One for Thode's on the Hill showed a toad sitting on a mound. He thought it was the best of many. The Hall even tried showing silent films for a while, "but it didn't work" (Tape 0203). Evelyn Bahr Hentges played her guitar and sang in school plays in the Hall (Tape 0216). Jim Slaats, from East Dubuque,

remembered his father doing plays and minstrel shows in Turner Hall (Tape 0081). Stanley Sanderson said the Firemen's Dance was the "dance of the year." He met his wife in Turner Hall (Tape 0058). Bernard Peschang recalled the roller skating, on Saturday and Sunday afternoons. They were managed by B. Hirst and L. Gaber (Tape 0053).

Ross Marsden got one of his first jobs in Turner Hall as a young man. It was his job to help out cast and audience members who might need something. But it didn't last long. Some women wanted him to run down to the DeSoto House Hotel one evening and fetch something. It was raining cats and dogs, and he refused. "So they threw me out," he laughed (Tape 0084). Pauline Meusel Ortscheid remembered the Hall fondly. "Oh, we had some good times there," she said. One poignant memory was of a high school play with the title Ben Hur. "They had," she chuckled, "a chariot pulled across the stage with a live horse!" (Tape 0089).

Popular bands of the period also played in the Hall. Many of those quoted above remembered Paul Whitman, Sammy Kaye and Wayne King. Ironically, during the same period the Palais Dance Hall on the edge of town seems to have hosted more bands at more frequent intervals, a good example being Lawrence Welk. But everyone agreed that Turner Hall had more character.

Eagles Flounder—City Takes Over

The Great Depression began in 1929 but did not reach its lowest point until 1932. By that time banks were closing in almost every town and everyone was feeling the pinch. Fraternal organizations were no exception. Both the Odd Fellows and the Eagles found themselves with large halls that still had to be heated and mortgages still requiring payments. Turner Hall events continued, however, some with huge turn-outs. A large parade followed by a dance and Halloween celebration at Turner Hall turned out to be one of the largest events in years. The parade was estimated to have drawn between 10,000 and 12,000 people (*Daily Gazette*, 10/26/1938). It was probably a good thing that the floor got repaired right before the big event.

A costume ball a short time later packed the "Eagle Auditorium" to capacity (*Daily Gazette*, 11/1/1938). The high school "Class of 1939" presented a class play, "The Price Tag." The auditorium was described as being "well-filled" (*Daily Gazette*, 11/19/1938). Next came the always popular firemen's New Year's dance, but not before "the furnace pipe" had to be repaired (*Daily Gazette*, 12/28/1938).

Maintenance at the Hall was becoming an increasing concern. It seems that it was not being done on a regular basis and was either being delayed or dismissed until it was an emergency. FDR's WPA (Works Progress Administration) and PWA (Public Works Administration) were at the time assisting with a number of public projects, but Turner Hall was not one of them.

At some point in the late 1930s, the Eagles gave up on Turner Hall and it ended up in the hands of the Midwest Lumber Company, headquartered in nearby Dubuque, Iowa. How this arrangement came about is unclear, but the impact was clearly felt by the community. The lumber company tried to keep the Hall up and running but found it economically unrealistic. In 1939 they closed the

doors and moved all the chairs and lighting equipment to storage in Dubuque. The taxes on the property went unpaid (*Daily Gazette*, 7/22/1939).

Meanwhile, the Odd Fellows were defaulting on their mortgages. They, however, were “rescued” by the City of Galena. City Hall had been housed in the second floor of the Old Market House ever since it opened in 1845-46. They had, unfortunately, let the property deteriorate badly. One of the Galena fire companies had also taken over one of the wings and made deleterious modifications. City Council members saw an opportunity in the misfortune of the Odd Fellows. When the dust had cleared, City Hall had moved into the downstairs of the old mansion and the upstairs and back halls became the home of the new Galena Museum Association and Community Center. A central figure in the formation of the new historical society and museum was Richard Gear Hobbs, grandson of Hezekiah H. Gear, one of Galena’s earliest and most prominent citizens. Starting in 1938 the historical society and City Hall would share these quarters, until the latter moved out in 1968 to their North Main street location.

At the same time, efforts began to consolidate all of Galena’s fire companies into one central location. That location turned out to be two lots on the north side of Turner Hall. They were purchased for a small sum from the Sherod estate and the City began efforts to fund construction. But they had other issues to address, too.

A review of the City Council minutes at the time reveals elected officials agonizing over a variety of issues. After complaints they reduced the speed limit on Bench Street—then a two-way street—to 15 miles per hour. They also instituted a “Bicycle Safety Club” to combat reckless bicycling behavior. And then there was the issue of periodic radio interference all over town, blamed by some on the power company.

But the issue of a new fire station had been discussed for some time and with the purchase of land next to Turner Hall, the issue was now front and center. On October 1, the results of a resolution to hold a referendum authorizing the city to issue bonds in the amount of \$10,000 to build the new station were discussed. The referendum passed by a large majority: 960 in favor with 158 opposed (City of Galena Council Minutes for 9/30/1938 and 10/1/1938). Galena wanted better fire protection. They also began efforts to get the federal government to build the new station. They would ultimately be successful, the government having already built a new public swimming pool for the community. The WPA (Works Progress Administration) began construction on the fire station in 1940. (Figure 21)

In July of 1939, the *Gazette* carried an article with the headline: “City May Take Possession of the Eagle Auditorium” (*Daily Gazette*, 7/22/1939). They reported: “...another building that has been idle for some time....is the Eagle Auditorium, now owned by the Midwest Lumber Co.” The article continued:

“There are many people in Galena who were ready to criticize the Midwest Lumber Company for their action in removing the chairs and other equipment [from the Hall] but only those closely connected with the business of managing the hall knew that the building was

being kept usable at a tremendous loss. The rental...did not begin to pay for the upkeep and maintenance and it was impossible for the company to maintain it any longer."

Realizing the value of the Hall to the cultural fabric of Galena, Richard Gear Hobbs, who had the previous year helped with the formation of the historical society and museum, contacted Mayor Gamber and suggested a meeting with the president of the Midwest Lumber Company in Dubuque. The meeting, held quietly in the president's Dubuque office, went well. Midwest, with encouragement from Dr. Hobbs, offered to turn over the entire property to the City if they would purchase the chairs (between 800 and 850) for \$1.25 each, and the lighting equipment for \$50.00 (City Council Minutes, 9/1/1939).

When the idea hit the streets there was much discussion. The Fire Department was in full support of the idea. They realized the City did not need another financial burden, but they had held their very successful Firemen's Dances in the Hall for more years than most could remember. There was also the very real possibility that the fire station could share with the Hall a heating plant and perhaps even a wall, thus reducing the costs for that project. A letter to the Mayor and Council stated their position: "...Our Department endorses your Plan to Acquire The Eagle Auditorium By A Unanimous Vote of Our Members" (City Council Minutes, 9/1/1939). The outcome of City Council action probably hinged on their support—and the fact that no one spoke against the idea at the next City Council meeting.

The Council's action came swiftly and convincingly. The headline in the *Gazette* for August 2, 1939 said it all: "City Council By Unanimous Vote Decides to Take Over Eagle Auditorium for City" (*Daily Gazette*, 8/2/1939). "To Dr. Richard Gear Hobbs, who was the instigator of the Galena Historical Museum" the *Gazette* noted, "goes the thanks for approaching the Midwest on the gift idea" (*Daily Gazette*, 7/22/1939).

There was one minor catch. The City had to agree to pay the back taxes on the building which came to \$1933.58. And then there were the penalties for late payment, which came to \$878.64. The latter, however, were waived and all was well.

The change in ownership came just in time for the Halloween Masked Ball. The *Gazette* reported:

"...the members of the club have complimented Mayor Gamber highly for the result of his efforts in getting the hall in tip-top shape for the Ball. Every nook and corner has been scrubbed and the entire building is better today than it has been for years" (Daily Gazette, 10/31/1939).

Turner Hall, however, needed more than just a cleaning. The minutes for the City Council Meeting of November 13, 1939 saw the mayor being given the power to "immediately purchase" a new boiler from J. F. Myers.

Despite the depression and war clouds in Europe, Hall use continued. The Fireman's dance had always been at Turner Hall, and continued there. In fact, the *Gazette* reported that for the 1942 dance, ticket sales had "never been as successful" as it had that year (*Daily Gazette*, 12/30/1942). High School graduation ceremonies also continued at the Hall (*Daily Gazette*, 6/6/1941).

But competition from other sources of entertainment remained. The pages of the *Gazette* are filled with advertisements for the latest motion pictures to be shown at the Stanley Theater. Even the Royal Palais dance hall continued strong. “No doubt,” the *Gazette* reported, “a real crowd will be at the Royal Palais Wednesday night...” (*Daily Gazette*, 1/9/1940). Moreover, some events that formerly were held at Turner Hall were now held at the new Community Hall in the “new” City Hall, formerly home to the Odd Fellows.

Although no major alterations were made to the Hall during this uncertain time, the exterior appearance was altered by the new fire station. In a move far ahead of its time, the City and its fire department determined to use a facing stone on the front of the fire station that would match that of Turner Hall. In fact, it would butt up against the Turner Hall façade and create a unified and historical appearance. (Figure 21) The *Gazette* reported on the search for the proper stone:

“At the time the plans were drawn for the building, local sponsors made a thorough search for rock which will match the facing on the front of the Turner Hall. Finally it was learned that the rock...was taken from a quarry in Horseshoe Mound....Walter H. Cullen, architectural engineer on the project, and a stone mason examined the quarry...” (*Daily Gazette*, 3/2/1940).



Figure 21 - New Galena Fire Station adjacent to Turner Hall. Alfred W. Mueller Collection.

The report, however, was erroneous. Further investigation revealed that the stone had come from the Seda quarry near Winslow, Illinois (*Glena Daily Gazette*, 5/11/1940). The stone was duly acquired, and to this day casual visitors to Galena think Turner Hall and the Fire Station are one building.

The arrival of World War II definitely affected the entertainment venues in Galena. Gas and tires—among many items—were strictly rationed and places dependent on auto traffic, like drive-in theaters, felt the pinch. Patriotism became a strong theme for everyone. Turner Hall received

“St. Michael’s Parish Presents: The Annual St. Patrick’s Party—Turner Hall.” So read a program in the collection of the Galena-Jo Daviess County History Museum. It is dated March 16, 1947. In addition to lots of good Irish music, they also had a special presentation entitled: “Summary of the Mighty Notre Dame National Champion Football Team.” It was given by Notre Dame’s assistant coach. The war was over and America was back on the road again.

While America was back on track, Turner Hall was not. All the forces that had conspired to restrict its use prior to World War II were still present, and a new administration in City Hall seemed unwilling to put a lot of money into it. One of Darlene Farrey’s first memories as a young girl is that of attending a public meeting in the Hall, this in the late 1940s. It was to discuss the building of a dike to protect the town from flooding. She said of the Hall: “...it was cold in there like a building that is kept closed up a lot” (email to City Hall, 9/6/2015).

The building was apparently closed for a time in 1955 (City of Galena website). The *Gazette* reported in 1957 that a thorough inspection of the premises by an insurance inspector led to the recommendation that “the steps be replaced as the old ones were badly in need of repair” (*Galena Gazette*, 7/30/1957). The new sidewalk and flight of steps were completed through the volunteer labor of the Galena Boosters. In addition, “Auman’s, Inc. has donated 30 gallons of paint which will be used for...all outside trim, back stage and dressing rooms.” The windows were also to be “puttied and replacements made where necessary” (*Gazette*, 7/30/1957). The article concluded by noting that the Boosters hoped to speed up the project in order to have work completed in time for the American Legion’s “Country Music Jamboree.”

Roller skating continued as a popular pastime during this period. The skating was managed by Galen Smith and his partner for about three years. They played “skating music” and almost always had a good turn-out, mostly of young people (phone conversation, 10/8/2015). But the floor was showing the wear and skaters had to remember where the bad sections were. Parts of the floor were periodically repaired; skating would continue for only a few more years.

The Eagles sought to entertain the younger crowd by sponsoring a second “Teen-Age Hop” in 1958. It was reported that “Galena area teen-agers flocked to Turner Hall for the first Eagles teenage hop” and it was believed the second would be no different (*Gazette*, 5/23/1958). Kirk Foecking vividly remembers the Hall from this time even though he was very young. Wes Holly, who had a popular country and western band along with a TV kids program—called “Cartoon Corral”—put on a show in the Hall. “I was sitting in the balcony.” Kirk recalled, “The place was packed!! They had door prizes and I won first prize” (email to City Hall, 8/28/2015).

A Shot in the Arm—New Support for the Hall

By 1960 the Hall was in a sad state. Only a few events were being held and deterioration was evident throughout the building, including the roof. The City either did not have the funds to maintain the building, or chose not to. A small group of volunteers who loved the theater and saw the old hall as a perfect venue for their activities formed the Galena Art Theatre in 1960. (Figure 24)



Figure 24 - Turner Hall circa 1960 when the Galena Art Theatre was formed. Alfred W. Mueller Collection.

The Art Theatre had its beginnings only a couple of years earlier with the South (now Westminster) Presbyterian Church. They needed a fundraiser, and member Frank Einsweiler suggested something in Turner Hall (personal communication with Nancy Buening, 9/17/2015). It was determined to put on an old-fashioned melodrama during the Fall Tour weekend. The Hall was a mess with no heat. Einsweiler, a local building contractor, arranged for a temporary heater to be installed and everyone pitched in to clean things up, even members of the Galena Women's Club. Helen Boevers Brown, a member of the church and Women's club—and who lived next door, subsequently donated funds to have a new furnace installed. (Figure 25)

The effort was successful and led to the Art Theatre group, who sought to provide quality entertainment for the community, and to raise funds for the repair and ultimate restoration of the building. Their first production had to be held at the Galena Middle School due to the condition of the Hall. But in the spring of 1961 came their first production in the Hall. "An Evening with the Art Theatre" came off despite a few small annoyances. The audience had to "endure rain through the aging roof, no heat, rolling and sagging floors, falling plaster and pigeon droppings" (*Gazette*, 6/3/1981). Early board member Carole Koester recalled the lighting director straddling a puddle of water on the floor while throwing switches for the primitive lighting setup (Personal conversation, 8/5/2015).

The Art Theatre raised \$600 their first year. The money was given to the City to help with roof repairs. Shortly after, an effort to revive roller skating at the Hall caused division in the community. The Art Theatre and Historical Society opposed the move and ultimately the City agreed. In a 3-2 vote, the council determined to preserve the Hall in "the interest of history and culture" (*Gazette*, 6/3/1981).

The plays put on by the Art Theatre were very popular, and while these permitted smaller repairs and improvements to the Hall, larger projects remained out of reach. In 1970, they established the Save Turner Hall Fund, whose board shared many of the same members. The Fund was charged with the specific task of raising funds for Hall restoration. They got an added incentive when the city council voted to apply for a HUD (Housing and Urban Development) matching grant for \$12,875, this for a new heating system.



Figure 25 - Westminster Church holds a fundraiser Fall Tour Weekend. Out of this comes The Galena Art Theater. Alfred W. Mueller Collection.

A match was needed for the HUD grant, and the Save Turner Hall group vowed to help raise it (*Gazette*, 5/10/72). They succeeded through plays, dances, flea markets and various types of sales—raising \$2,850 after the grant was approved. The Galena Art Theatre helped whenever they were able, with both funds and volunteer labor. A tremendous amount of donated materials, services and labor came from the community during this time, including the fire department.

A very successful event, started in 1974, was Oktoberfest. By the second year, more people wanted to attend than the Hall could hold (*Gazette*, 10/9/1975). Key players were Jerry Kohlbauer, Carlene Stephenson, Carole Koester, and Sue Corbett. Other successful activities followed. During the 1970s, over \$30,000 was made available for Hall maintenance and restoration. There were certainly bumps along the road and it was sometimes difficult to see light at the end of the tunnel. In 1977, Richard Clark, then president of the Save Turner Hall Fund, wrote a letter to the mayor and council expressing some of his board's frustrations:

“At this point we are simply out of funds, and have no recourse but to turn bills for running expenses over to the city for payment as they come in....I think it proper to remind the Council that the prime purpose of Save Turner Hall, Inc. is, and has always been, financing the restoration of the Turner Hall, not paying running expenses and operating the hall....Dealing with the brush fires of daily operation takes up so much of board members' time that we have no time for planning and executing permanent improvements, and any funds we raise go immediately to pay the gas bill...” (Richard Clark, letter dated January 19, 1977, City of Galena Turner Hall History file).

Still, the group had accomplished a lot. The *Gazette* reported that in only a few years they had, with help from the City, various donors and a \$12,875 federal grant, supplied the Hall with “a new furnace, roof, doors and hardware, along with tuck-pointing of the stone exterior, some rewiring and restoration of the windows on the south side” (*Galena Gazette*, 4/20/1978). The total cost of these improvements was over \$45,000 over a seven year period.

Things improved further in 1979 when the City received a \$10,000 matching grant through the Illinois Historic Preservation Agency for new wiring—a major upgrade long overdue. The City handled the administrative details and inspections while the Save Turner Hall Fund raised the entire \$10,000 match (“Galena’s Turner Hall,” City of Galena Turner Hall History file). This work led to more improvements, notably new insulation and ceiling repair. (Figures 26 & 27).



Figures 26 & 27 - Turner Hall wall sconce and balcony chairs from 1926 still in use. City of Galena.

1979 was also the year that the City actively discussed going to the voters for approval of a referendum to levy a tax in support of a Cultural Center (City Council Minutes, 1/22/1979). The effort failed to get the support needed and the Save Turner Hall Fund then asked the City to lease the building to their organization (City Council Minutes, 6/11/1979). An agreement was signed in August but neither the City nor the Save Turner Hall group were entirely pleased with the arrangement and the agreement was subsequently modified in 1983 (City Council Minutes, 3/14/1983 and 3/28/1983).

The improvements to the Hall continued under the active leadership of Mayor Frank Einsweiler, long term mayor and one thoroughly committed to historic preservation and Turner Hall—a place he called the community’s civic center. (Figure 28)

Two years later, in 1981, the City committed to new—and badly needed—restrooms for a cost of \$24,625 (“Galena’s Turner Hall” City of Galena Turner Hall History file). Save Turner Hall Fund vowed to raise the entire amount while the City dealt with other issues like a new stone wall in front of the Hall and a short time later new stone steps to match (City Council Minutes for 2/25/1980 and 3/10/1980). The sidewalk was also replaced, giving the front of the Hall a freshness that it probably had not seen since first constructed.

In addition to restrooms the Save Turner Hall Fund and Galena Art Theatre were always looking for smaller—but very necessary—things for the Hall. “Items still needed by the group include a frost-

free refrigerator, a hot-water heater, a commercial-grade vacuum, a piano with a full-sounding keyboard and suitable art objects” (*Galena Gazette*, 11/26/1980).



Figures 28- 4 term Mayor Frank Einsweiler was a tireless advocate for preservation and for Turner Hall.

One of the most difficult issues facing Turner Hall had always been parking. Because Bench Street is a mix of residential and business, conflicts were bound to occur. Looking for a long term solution, the City purchased the adjacent Clyde Perry property, a small wood frame home immediately to the south of the Hall, this in 1982 (City Council Minutes, 9/13/1982). The thought was to tear down the house, which was not of historical merit, and turn the space into off-street parking. Looking even farther down the road, the City and the Save Turner Hall group were looking at additional space for a fully functional kitchen, dressing rooms and storage. (Figure 29)



Figures 29- Clyde Perry House

The same year they also hired a custodian for the Hall, who was a retired carpenter and someone who could make day-to-day repairs. He would also open the building for events and provide overall monitoring (City Council Minutes, 1/10/1983). The next year steel gates were added to the stairway leading up to the balcony and costume room, this for added security (City Council Minutes, (2/13/1984).

Meanwhile, fund raising efforts continued as the Hall saw increased use by various groups. The rent, however, was never high and some groups received a break on that rent, as in the case of the local school district, who liked using the Hall for their plays. The school groups and Art Theatre paid only \$25 per day for rental of the Hall on days of the event; only \$10 per day for set-up and rehearsal. Others paid \$100 per day for the day(s) of the event, and \$200 if alcohol were to be served (City of Galena Turner Hall History files).

Not surprisingly, maintenance, lighting and heating expenses continued to be issues (City Council Minutes, 10/26/1987). The dimmer panel for the stage lighting, for example, was more complicated than most renters realized, and only a very few understood how to properly use it. The stage also needed work, both in the fly loft and flooring.

Still, the allure of the historic building was not to be dimmed. A variety of public and private organizations chose Turner Hall for their venue. The City of Galena continued to use it for public meetings. The Galena Art Theater performed a variety of plays there, like the "Little Shop of Horrors," "The Miracle Worker," and an "Old fashioned Mellow Drammer." The melodramas, where the audience got to boo the villain and cheer the hero, were especially popular. The Save Turner Hall Fund performed their share of plays there, too, from "Fiddler on the Roof" to "The Diary of Anne Frank." They also did auctions, dinner theater, Oktoberfest and bingo (City of Galena, Turner Hall History files). (Figure 30)



Figure 30-Graffiti in stage area. City of Galena.

Like many, long time Galena school teacher Sue-Ann Corbett found the Turner Hall experience irresistible. She was asked to fill in when the fledgling Art Theatre needed an extra body. "I got killed off in the first act," she told a newspaper reporter. "I didn't even get to do the melodramatic death I wanted. I wanted to die all over the stage but they wouldn't let me" ("More than a Stage," *Dubuque Telegraph Herald*, n.d., clipping in City of Galena Turner Hall History files).

For over twenty years, the Galena-Jo Daviess County Historical Society held their very popular Mistletoe Ball in the Hall. Parking was limited, the "kitchen" was totally inadequate and uniform

heating (in December) was rare. But the people loved it. Ball-goers found the Hall—fully decorated for the Christmas season—enchanting. (Figure 31) The Galena Foundation, a very successful community foundation, has held recognition dinners, planning and fundraising events in the Hall. In addition, the Galena schools have used the Hall for concerts, proms, commencements, and plays. The City is now successfully marketing the Hall for weddings, particularly for visitors to Galena who want a unique setting with plenty of ambiance for their special day.

Looking down the road, the Save Turner Hall Fund, Inc., with approval from the City, advertised in 1986 for a professional firm to evaluate the building and make recommendations for restoration and maintenance. The Fund hired architect Gary Anderson of Rockford to do the work. Plans and specifications were completed the following year for mechanical and electrical work for the fly loft, stairs and site utilities (City of Galena Turner Hall History file: “Request for Proposal for Architectural and Engineering Services for the Renovation of Turner Hall.”)

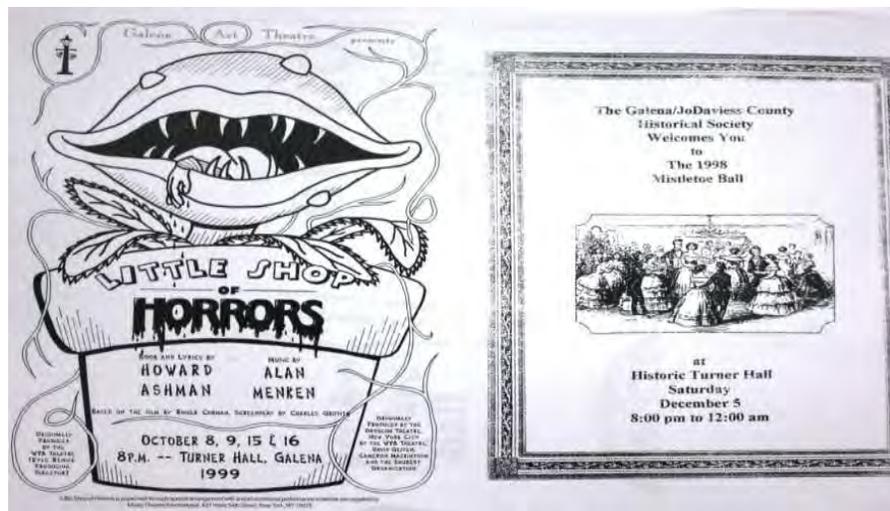


Figure 31 - Galena Art Theatre and Historical Society flyers for two popular events in 1998-1999. City of Galena Turner Hall History file.

The ball was rolling and with lots of help from house representative Dick Mulcahey, the State of Illinois in 1989 appropriated \$900,000 for the renovation of the Hall. Unfortunately, due to budgetary constraints and delays, that amount was reduced to \$600,000 (City of Galena Turner Hall History file).

There was strong interest in the project and strong disagreement on how to prioritize the various phases of renovation. The shopping list included some or all of the following: demolition of the Perry House and stabilization of the bluff behind, repairs to the fly loft and stage tower, a sprinkler system, new floor, tuck pointing, repair to windows, doors and balcony, addition of a fire curtain, handicapped accessibility, and the purchase of a cherry picker—the latter for decorating and the lighting. (City of Galena Turner Hall History files).

The Save Turner Hall Fund wanted an auxiliary structure, or annex, built next to the Hall (in the back of the parking lot) that would provide a catering kitchen and storage space. Others put the emphasis on the existing structure and how to make it safer and more user friendly. Everyone

agreed, however, that whatever was done should make Turner Hall more self-sustaining. Pat Smith, president of the Save Turner Hall Fund, wrote to the mayor and council expressing the “great need” in the community for a facility like Turner Hall. She expressed the belief that with improvements there would be increased revenues that would bring the Hall to a “near-self-supporting level” (Letter to mayor and city council dated July 22, 1991, Turner Hall History file).

A tremendous amount of volunteer labor to address the smaller issues poured forth from the community during this time, provided by individuals and organizations. A report to the city council titled “Turner Hall Volunteer Project 1988-1989” reads like a “Who’s Who” of Galena individuals and organizations (City of Galena Turner Hall History files). Things were moving, but prioritizing the larger needs continued to be a difficult task.

When all was said and done, most of the funds went toward reinforcement of the fly loft and stage area, electrical work, a sprinkler system, and a new floor. The Perry house also came down and the bluff behind was excavated and stabilized. From June of 1990 to the end of August, 1992 grant revenues totaled \$684,800 (City of Galena History files). These were substantial and very necessary improvements but much more remained to be done.



Figure 32 - A very popular vintage band sponsored by the Galena Foundation. City of Galena Turner Hall History file.

A number of years passed before the next major improvement to the Hall was completed. This was the installation of two giant air conditioning units on the roof of the building in July of 2002. More than a few had commented on how uncomfortable the Hall could get in warm weather. The stone walls were good insulators, but once they warmed up the interior became an oven. Additional work planned by the City involved the refinishing of the floor, improvements to the sprinkler system, and repair of interior water damage caused by ice damage to eave gutters (*Galena Gazette*, 7/17/2002).

The estimated cost of the A/C units and other work was roughly \$165,000. The Save Turner Hall organization had pledged \$10,000 toward the total cost, with another \$9,000 coming from The Galena Foundation. The City of Galena put up the remainder, roughly \$146,000 (*Galena Gazette*, 7/17/2002).

No major improvements were made in the ten years following, other than the paving of the parking lot. The Hall remained in demand and continued to be rented on a regular basis. Craig Albaugh, the City's facilities manager, reported that the Hall was used for Galena High School productions, weddings, a dance group, dinner theaters, and concerts (Minutes of the Turner Hall Committee of May 10, 2013). But it was still not self-sustaining.

Looking Toward the Future

In an effort to explore more revenue-generating options and reduce the operating costs the City formed the Turner Hall Committee in 2013. Its mission was stated in the minutes of their first meeting: "Committee will look at current and future uses of the building. A strategy to successfully market and manage the building will be developed. Building improvements will then be identified that will help support the future uses..." (Minutes of May 10, 2013). The process received a tremendous boost when The Galena Foundation stepped in to pledge substantial and consistent financial support to the process and to the rehabilitation of the building.



Figure 33 - décor & photo by Inside Décor



Figure 34 - photo by Luminous Life.



Figures 35 - Weddings in Turner Hall. City of Galena.

Clearly, the costs of maintaining and upgrading Turner Hall over the many years of its use have not been inconsequential. It is a very large and very historical stone structure originally built in 1874 and largely rebuilt in 1926. It was originally designed to be a community, or civic, center. Most everyone agreed at the time of its construction that such a building was one of the most important needs for Galena, a town facing an uncertain future after the loss of lead mining, steamboats and a

large regional trade. Given the time, when public halls were the primary venues for entertainment, education and socializing, Turner Hall served the community admirably.

Over the years, however, things changed. Early on came the telephone, and then motion pictures, automobiles, radio, and television. And today we have computers, smart phones, music, and movies, all with the swipe of a finger. Each has conspired to change the lives and lifestyles of everyone, from those living in the smallest villages to those in the largest cities. These changes have also affected the traditional uses to which public buildings like Turner Hall have been put. (Figures 33, 34, 35)

Ironically, it may be the very nature of these historical structures that provides the means by which they can continue to serve the community. One of the strongest demands for the Hall today is for weddings and receptions. People want authenticity in a unique setting. Turner Hall, especially when decorated for a special event, has a character all its own. It is not only the face of historic Galena but an embodiment of its heart and soul. (Figure 36)



Figure 36 - Turner Hall in 2015. City of Galena.

Turner Hall will continue to be the place in Galena where large community gatherings and functions can take place, in a space conceived 140 years ago, rebuilt and maintained generations of Galenians and transplants alike. It is now also an important symbol of the preservation values that many hope will continue to lift Galena and make her a bridge to the past and her caretakers that have gone before. These values are also evident in the renewed commitment of the City to preservation, which continues to gain strength. Galena is not just a historic City to visit as if a museum, but a vibrant community which respects and values its historic buildings and illustrious past as assets to its future growth and prosperity.

Chronology of Development and Use

1851	First Meeting in Galena of the Turner Society, Galena Sociale Turner Gemeinde.
1872	Turner Society Reorganized.
June 15, 1874	Cornerstone laid by Turners Society. Hall completed January, 1875
1875- 1926	Turner Hall provides venue for gymnastic demonstrations, lectures, debates, sporting contests, theater, singing groups, bands, balls, marching groups, graduation ceremonies, military receptions, political speeches, etc.
August 27, 1880	Former President U.S. Grant speaks at a reception at Turner Hall.
1895	“Peace in Union” unveiled at Turner Hall.
1900	Teddy Roosevelt speaks, thanking Veterans of the Civil War and the Spanish-American War.
	Turners rent space to Saxon’s Lodge.
1909	Commercial Lighting Dynamo installed by Tri-State Light & Power Company.
1910	Charles Scheerer suffers heart attack on steps of Turner Hall and dies in the Hall.
1919	Turner Hall hosts Homecoming Reception for returning World War I veterans.
1926	Galena Turner Opera House Association sells building to the Eagles.
July 1, 1926	Fire guts the interior of the Hall and destroys roof. Re-building begins with insurance money and donations.
January 7, 1927	Grand re-opening with new stage, balconies, restrooms, check room, dressing rooms and showers in basement, new furnace.
1939	After the Eagles lose ownership through foreclosure to Midwest Lumber Company of Dubuque sometime in the 1930s, during hard times during the Depression, City agrees to buy the building back for back taxes, the cost of the chairs, and some other considerations.
1940	City builds new Fire Department next to Turner Hall and matches façade stone.
World War II	Hall used for Patriotic programs.
Post World War II	Use of Hall dwindles as new forms of entertainment draw users away.
1955	Building closed for a time due to the condition of the Hall and lack of use.
1957	Insurance inspection leads to Hall improvements and renewed but limited use including roller skating.
1960	Galena Art Theatre formed to perform and create interest in Hall & raise funds for the building maintenance and improvements. First \$600 fixes roof.
1970	Save Turner Hall Fund formed and joins Art Theatre in fundraising, receives HUD grant to replace the heating system. Era of Old-Fashioned Melodramas begins.

- 1979 City receives Historic Preservation Grant-in-Aid from State of Illinois for wiring.
City leases building to Save Turner Hall Fund.
- 1981 City provides new restrooms.
- 1982 House & property immediately to the south of the Hall is purchased and demolished. The property was intended to be used for a new addition and a parking lot.
- 1983 New lighting dimmer panel installed and request for more security at events discussed.
- 1984 Steel gates purchased to close off stairways to balcony.
- 1986 First Historic Structures Report commissioned. City repairs boiler and roof.
- 1989 City awarded a State of Illinois grant of \$600,000 for a new sprinkler system, steel reinforcing of fly loft, wiring, bluff stabilization, and related items.
- 2002 Air conditioning units placed on roof, improvements to sprinkler system, and repair of water damage begun.
- 2013 City appoints new commission to oversee improvements and partner with Galena Foundation. Galena Foundation decides to put forth funds from the Joe Miller Trust for Turner Hall Rehabilitation.
- 2014 Plans for New Addition and other renovations produced. Construction costs estimated at \$750,000.
- 2015 City signs agreement with Galena Foundation to allow major projects to be planned and carried out to rehabilitate Turner Hall. All work on the Hall to be carried out in anticipation of a new Addition in the future and to preserve the historic fabric of the original structure.



Turner Hall in 2015. City of Galena.

Physical Description

Turner Hall is a two story stone opera house built by the Turner Society in 1874. It was partially destroyed by fire in 1926 and subsequently re-built with a new roof structure and a remodeled interior. The main footprint of the building is 109 feet by 70 feet with an entry and stair hall of 32 feet by 14 feet on the east, fronting onto Bench Street, and a small, one-story, concrete addition approximately 11 feet by 33 feet on the south. At the west end is a raised stage with a fly loft which rises above the Hall roof another story.

The building sits on a site on Bench Street, just south of Hill Street. The building sits raised above Bench Street with a limestone block retaining wall running across the front with wide concrete stairs leading to the entry in the middle. The raised area in front of the Hall is grass lawn to the south and concrete slab above the coal storage to the north. The fire department is built directly to the north, designed to match the exterior details and materials to the greatest degree possible. Between the Fire Department and Turner Hall is an eight foot wide access way that includes the fire escape stair from the interior balcony and a raised egress path. A partially paved parking lot lies to the south of the Hall, open to Bench Street on the east and turning into gravel and sloping up to a level area at the base of an excavated stone wall about 35 foot high. The grade rises significantly to the west up to Prospect Street. Behind the Hall and to the south, the grade rises steeply and is covered by natural trees and brush. Behind the Fire Department, the site is terraced with grass lawn with parking on one level.

The main part of the building is constructed of 24" to 30" thick rubble stone walls with lath and plaster interior finish with a large bow truss roof structure. The east façade is faced in a special limestone from the Seda quarry and cut into well-proportioned blocks with cut stone arches and sills. The façade is topped with a cut stone parapet with an ogee molded crown. The fly loft was built on top of the existing stone walls of double with hollow structural ceramic tile with a wood frame asphalt shingle roof. The foundations are cut limestone except on the west end of the building which is built on and up against bedrock. On the south side, where the property next door was demolished, the grade has been taken down to the main floor level to create a parking lot and allow for the exits on that side to open onto grade. The portion of the exterior wall that was previously below grade has some irregularities in its exterior face.

The windows and doors in the Hall are the painted wood. The windows are double-hung style for the most part, single glazed with divided lites, and many with arched tops. The windows on the north and south sides are monumental with large double-hung sash overhung with arched sash. The doors on the east facade are large double doors with large half-round transoms. The exterior doors are in the process of all being replaced due to wear. In 2014, new wood storm windows were built and installed. During the installation of the storm windows, the frames and masonry openings were repaired.

The plan of the interior of the Hall begins on entry from the east with a Vestibule and Stair hall with a small ticket office to the north. From the vestibule, one enters through a short hall with storage closets into the Main Hall facing the stage at the west end. To the south is the vestibule that leads to the men's restroom and the janitor closet and also the small kitchen addition. The small kitchen

addition is built entirely of poured concrete wall and roof. To the north is the vestibule that leads to the women's restroom. The Hall is a large open space with a maple wood floor and a two-story, coffered beam ceiling. The stage is half a flight up with double balconies on both sides of the stage, flanked with two-story wooden Doric columns. The proscenium is 33 feet wide. Stairways lead up on both sides of the stage to the upper balconies and dressing rooms. The stairway on the south of the stage continues to a floor area on top of the south dressing room with roof access and ladder access to the fly loft. The fly loft is a steel structure with a grated steel floor. From the entry vestibule on the east, stairs lead up to the balcony with tiered fixed seating for about 320. A lighting booth is situated over the ticket booth on the main floor. A stair leads up to an attic storage roof and roof access to the air conditioning units. Below the vestibule is the old shower room which leads to the boiler room and old coal bin.



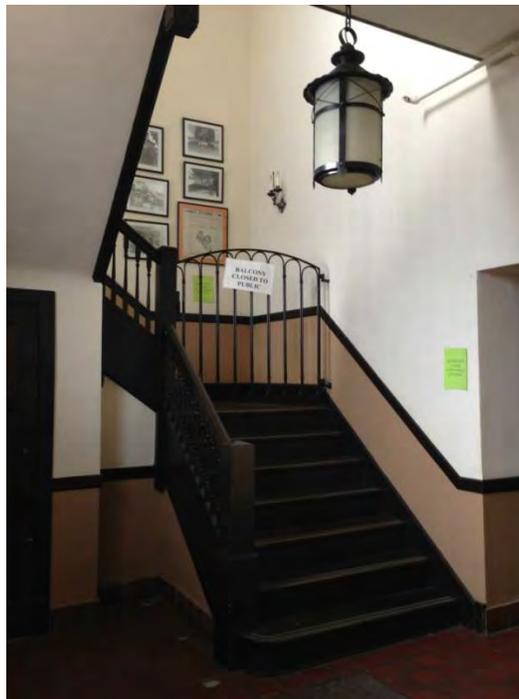
View from northeast with Fire Department to left, HVAC equipment on Hall roof. Note structural clay tile block of fly loft built on top of original gable end of Hall.

The interior is well proportioned and finished. The two-tone side walls have plaster returns at the windows and a dark wood trim band running around the Hall at the window sill height, easing the proportions of the tall height. The balconies by the stage have curved wooden balustrades and trim, while the stage between slightly curves out. The complex curve of the large balcony opposite the stage was deemed unstable, and steel columns were added to two points to support it. The tiered seating remains the folding wooden fixed seats with decorative steel armrests and end panels. The doors are dark wood-paneled doors with dark bronze hardware. Years of water infiltration has continued to damage the interior plaster, and regular maintenance is performed just to keep the walls looking acceptable.

The building has had all of its mechanical systems updated over time as much as has been possible. The plumbing system for the building involves the two restrooms, the janitor closet, and the

kitchen. The restroom fixtures are somewhat dated and due to be replaced. The kitchen contains a three hole sink and a double sink. Separate hot water heaters are employed for each space as a result of the inaccessibility of the spaces to run piping. The electrical system has been updated over the years and provides adequate service for the various uses. The control systems have been a problem in the past when trying to instruct the different users on how to operate all the lighting options, and so that has recently been replaced with a new, more user-friendly system. The stage lighting is adequate for the task. Emergency lighting and alarms are up to date. The original lighting fixtures around the hall are in need of refurbishment. Ceiling fixtures and wall sconces should be inspected and repaired as needed. The heating system runs on hot water radiators and baseboards which run around the exterior walls of the Hall. The current boiler is at the end of its life and will be replaced as soon as possible. The air-conditioning system is about 15 years old and in good working condition. It sits atop the entry hall roof and provides ducted conditioned air from above. The automatic sprinkler system was installed in 1989 and has been kept up to date.

The building is in good condition but still needs some basic maintenance to the exterior to mitigate the infiltration of moisture. It has been a long time since all of the exterior stone work has been inspected. In addition to needing tuck-pointing over much of the exterior stone work, there is some movement of the stone arches around the building, some of the concrete lintels have deteriorated, and some open holes have developed along the west wall against the slope. This work was secondary to the life safety and energy efficiency work that has gone before it, but 2016 will see the exterior completely addressed. Final work on the interior that has been sensitive to water damage will also be addressed, once it is safe to do so after the exterior work is completed. See the Recommendations for Work for more information on the current projects being considered and undertaken.

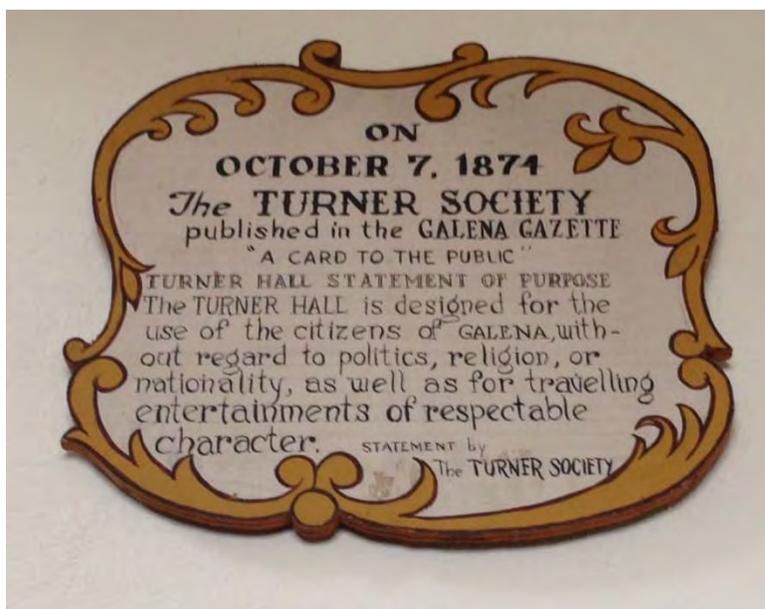


Stair to Balcony from entry vestibule.

Evaluation of Significance

Turner Hall is significant on many levels because of its past history, affiliations, and its ongoing use. From its construction by the Turner Society, a group with national and international associations, to its use as an opera hall and lecture hall hosting national figures such as U.S. Grant and Teddy Roosevelt, from politics and entertainment, to its continued and ongoing use as a community hall for local events, Turner Hall has played an important role in bringing people together. Please refer to Historic Background and Context Section of this report for a more complete history.

Turner Hall would be eligible for Individual Listing on the National Register, if it were not already part of the Galena Historic District, because of the quality of its significance both through Criteria A by its association to the Turner Movement and the general Entertainment and Recreation development of the nation. The Hall would also be eligible also through Criteria C as a distinctive Romanesque example of a limestone opera house originally constructed and significantly rebuilt after a fire in 1926.



Plaque over door into hall in vestibule.

Turner Hall qualifies through Criteria A, symbolized by the fact that it still bears its original builder's society's name and remains as a physical built reminder of the Turner Society movement that made a significant contribution to the proliferation and expansion of Turner Societies which were organized across the country. The idea for Turner Societies had been imported to the United States from Germany, where they were initially formed as a means for conditioning young men for military service. The purpose of the societies evolved in America, where they became centers for bringing people together for physical and mental improvement as a means to improve the community as a whole. In Galena, the society's outreach crossed ethnic lines, and the new Hall, built with wide community financial support in 1874, exemplified that secular movement's mission to lift the community's aspirations. "Turner Hall is designed for the use of the Citizens of Galena without regard to politics, religion, or nationality, as well as for travelling entertainments of respectable character."

All types of entertainment and educational programs were presented at Turner Hall. Great personages of the late 19th and early 20th centuries spoke at Turner Hall, including former President U.S. Grant. As Turner Hall was one of the endless chain of whistle stop Opera houses of the era on the railroad line going west from Chicago, Galena benefitted from a wide variety of travelling entertainment and lecturers. Turner Hall hosted all sorts of travelling shows, Vaudeville, and musical acts. Often the Turner Society would provide physical exhibits to encourage good physical health in the community, often before other events. And Galena also used the hall for local events and ceremonies.

The use of Galena's Turner Hall from 1874 into the 20th century and on to the present chronicles the changing fate of the network of Opera Houses across the country, and the myriad of travelling entertainments that crisscrossed the nation, bringing entertainment and enlightenment to America's rural communities before mass media and the slow decline that took place after the introduction of first radio and then television. The Depression further squeezed the entertainment dollar. Turner Hall exemplifies that story through its iconic uses ranging from the small town opera house, centers for military activity programs center during the World Wars, roller skating rink, and community and school theater over the last 140 years.

Additionally, Turner Hall qualifies through Criteria C because its distinctive architectural style and plan make it a significant national example of a Romanesque Opera House from the 1870s. Because the Hall was built by the Turner Society, it has features that made it distinctive from other opera houses of the period and thus an important example of the variety of opera houses that were built. The plan is large and flexible, with a large open floor area that can be used for many purposes. This is different from the typical theater designed with only the focus on providing seating that is oriented to a stage. The original upper balconies ran the length of the north and south walls rather than being gathered at one end facing the stage, as it was rebuilt after the fire in 1926, which would have also allowed the main floor to be viewed from a different perspective, making it a venue that could support a variety of activities. These plan features help to illuminate the Turner Society's mission to provide community space for entertainment as well as for interaction and physical activity and events.

The building's limestone Romanesque façade is striking and monumental for the City of Galena. In a town mainly of brick commercial buildings, mansions, and houses, Turner Hall was built out of stone. The thick rubble side walls were to support the large roof trusses that space the open plan. The fact that the cut stone façade stone was imported stone from out of the local area and has a slightly warmer, ochre tone than the local limestone, indicates that the Society had a certain aspiration for the building to set itself apart as an important structure in the community. The Romanesque style provides a classic, stately, and conservative aesthetic that would help to promote the Turner Society's mission to help create a well-founded community with stable values and healthy members.

Half-round arched transoms over double doors and windows with the cut stone arches are set in a heavily proportioned, symmetrical, Romanesque design. Otherwise, little ornament adorns the façade except for the crown molding and finials along the roofline and the wood cantilevered balcony above the main doors. The façade stone is faced in a rustic manner, again unlike most of

the local limestone building which tend to be sawn limestone block from the local quarries, indicating a conscious aesthetic effort.

The interior of the Hall has a very nicely proportioned sense to the space, being a fairly large rectangular box with a nicely curved balcony bisecting the height of the space to the east and the large stage proscenium to the west flanked by the decorative balconies with the impressive wooden Doric columns. The large, but sparsely spaced arch-topped side windows provide a nice ambient light during the daytime and help to accent the solid proportions of the space. The ornate beamed and coffered ceiling of the Hall, with its wood trim and banding, provide a fitting cap to surmount the space. All in all, Turner Hall stands as an impressive structure for Galena to build and maintain and a testament to the builders.

The local significance of Turner Hall stretches through all the many hands that have touched it on a community level. It has served so many different needs and constituencies over the years. Whether through community theater or fundraising, school theater or band and chorus, Earth day or as an election polling site, many Galenians find themselves attending events at Turner Hall at some point. The succession of owners bounces back and forth from local societies and fraternities to the City and private hands. One source of funding or revenue after the other has helped to rehabilitate the building and keep the systems operating, from generous donations to working with the City Council to Bingo to State of Illinois Grants. The building has continued to evolve its uses because of the flexibility of the large open plan to many uses, while the sense of space and history continue to inspire the community to discover new uses for it.



Turner Hall circa 1950. City of Galena.

Part 2 Treatment and Work Recommendations

Historic Preservation Objectives

The historic preservation objectives for the rehabilitation of Turner Hall have been developed by the Turner Hall Committee over the last three years and look to established preservation guidelines and standards to direct the work. These preservation objectives were embodied in the agreement between the City of Galena and the Galena Foundation stating “Preservation and rehabilitation is the most appropriate treatment options for Turner Hall. Preservation of the original structure and rehabilitation of the systems and amenities to improve the usefulness of the Hall.” The period of significance for the work would be the rebuilt 1927 Turner Hall, recognizing the changes to the façade and the remodeled interior are changes that have earned their own significance over the last century. The work of the project is intended to improve the appeal of Turner Hall as a venue to be enjoyed by people living in and visiting Galena, reduce maintenance costs, and reduce energy consumption. The Galena Foundation, working with the Trustees of the Joe Miller Trust at Illinois Bank and Trust, intends to commit several years of available funds to complete the rehabilitation projects with the intent to follow through with the fundraising to complete the New Addition phase of the project.

Preservation of the existing historic fabric of the Hall is the highest priority. The original fabric includes the exterior walls and structure, the fly loft, trim and casing, interior doors, the Hall ceiling, and the balcony seating.



View from southwest looking down from rock wall. Note poor condition of built-up roof on kitchen.

The small kitchen addition on the south of the building is intended to be removed and replaced when the funding is achieved for the proposed new addition. It is the committee’s opinion that the existing addition does not merit historic significance to be retained because of the poor manner of the construction, and space does not reflect the significance of the Hall proper. The context of the addition has change so radically, also, since the demolition of the house and garage that used to stand adjacent, that its placement does not relate to the site in the present.

Rehabilitation of the remodeled and altered spaces is necessary and will be guided by the Secretary of the Interior's Standards for Rehabilitation. Much of the interior has been remodeled or altered, including the restrooms and the men's dressing room, which has become an electrical room.

Another objective of the Turner Hall work is to develop a consistent model for providing funding through the Joe Miller Trust managed by the Galena Foundation. The Joe Miller Trust was endowed in 2010 and was created to grant funds to brick and mortar projects for non-profit owners in Galena. Previously, projects were funded for small amounts which could be covered by the Trust's yearly dividend. The Turner Hall Project is much larger than anything accomplished prior and so that some of the funds must be supplied short term through a bridge loan. In this case, the City is providing its own bridge loan and the Galena Foundation will pay down the debt over a number of years, covering all costs and interest. The Galena Foundation was so anxious for the work go forward on Turner Hall that it generously waived the usual 50% match required by the non-profit owner and will cover all the costs of the work covered by the grant. Not all the work being done is



Turner Hall Stage. City of Galena.

presently is covered by the grant funding, although. Some of the ongoing maintenance costs and a few projects that the City was already funding when the agreement was written are still part of the City's budget. The masonry work that was done at the Depot was the first project to use this funding mechanism.

This funding mechanism that the Galena Foundation is using successfully in achieving the objective of preserving an important Galena structure will serve to guide the funding of future large projects, so that the range of projects can be widened. There are many important non-profit structures in Galena that will benefit in the future should the proper planning be put in place to achieve their funding using the same mechanism used here. The Joe Miller Trust is a resource that will continue to provide funding for local projects indefinitely. It can be foreseen a time in the future when all of the pressing rehabilitation projects have been accomplished and the funding can be used for used for larger, visionary projects of which one can only wonder in the present. But, at the present, many projects in Galena need the large scale funding accomplished here to rehabilitate and preserve important structures. Hopefully, this project will help to raise the awareness of the Joe Miller Trust and the ability of the Galena Foundation to fund larger projects for non-profit buildings and start the planning by local non-profit groups to move forward with other projects.

Requirements for Work

Work to Follow the Secretary of the Interiors Standards for Rehabilitation and Guidelines

The Secretary of the Interior's Standards for Rehabilitation and Guidelines are the overarching framework for making decisions regarding the treatment of historic materials and fabric in Turner Hall, as well as the appropriateness of any new work, repairs, additions, or remodeling. These standards are discussed as they apply to the building as a whole in the previous section "Historic Preservation Objectives," and they are discussed individually for the separate parts of the building project in "Recommendation for Work and Alternatives."

Work to Comply with Building Codes

As Turner Hall has been rehabilitated, it has also been brought up to compliance with modern building code requirements. Life Safety issues have primarily been related to Turner Hall being such a large assembly space with balcony seating and the evolution of those requirements for those types of occupancies. For a while, the balcony was closed due to structural as well as egress issues. With the installation of the sprinkler system and the structural repair in 1989, many of those issues were mitigated. Turner Hall is in compliance with most of the Building and Fire Codes.

Work to Comply with Americans with Disabilities Act and Illinois Accessibility Code

Accessibility in Galena has been an issue for almost every historic building. Turner Hall is no exception, but attempts have been made to improve its accessibility. The 1981 restrooms did make provision for accessibility by providing stalls with grab bars but few other accommodations have been made. The added benefit of excavating the parking lot to the south was to create an accessible entrance to the main floor at grade. Because most of the work being done is really building maintenance, the accessibility codes do not require further accessibility improvements at this time. But when a new addition is added to the Hall, those thresholds will be crossed and new accessibility features and amenities will be required, especially new restrooms built to comply with the 2010 ADA revisions. All aspects of accessibility will be revisited at that time to assure that the most up to date requirements are met.

Work to Comply with Galena Historic Preservation Ordinance and Zoning Ordinance

City of Galena staff provided review of the various projects and they were found to be in compliance. Typically, City of Galena work does not go through the formal historic preservation review because formal review is only required for projects that are issued a permit, and City of Galena projects are not permitted. The occupancy and use of Turner Hall is not changing and so compliance with zoning is not changed. The parking requirements remain unchanged.

Work to Comply with Prevailing Wage and Anti-discrimination Requirements for Public Work

All Work performed for the City of Galena, and therefore Turner Hall, is subject to compliance with the Illinois Prevailing Wage Act, including the latest revisions and the Illinois Preference Act. Contractors are required to submit certified copies of their payroll to the City for verification. The prevailing wage compliance forces up the cost of the work by increasing the labor costs.

Recommendation for Work and Alternatives

The development of these recommendations has been the work of the Turner Hall Committee, and has been refined over the several years. The committee created the Turner Hall Maintenance and Improvement Plan and has formalized much of that work into an agreement between the City of Galena, that owns Turner Hall, and the Galena Foundation, which can direct the funds for the work from the Joe Miller Trust. The work was organized by level of priority and by construction schedule.

The following is how the project has been developing over the last year:

- City of Galena committed to the project in May 2015 through City Council approval. The Galena Foundation obtained final commitment from Trustees to expend several years of available funds to the project.
- City of Galena is funding the project through its General Fund or municipal borrowing with any debt repayment to come from The Galena Foundation and the Joe Miller Trust.
- City of Galena hired a licensed architect to prepare plans and specifications for the work with the intent that high quality work and competitive bidding will result. Cost of architectural services is part of the project cost and will be paid by The Galena Foundation. City of Galena has developed “front end” specifications and bid many of the projects. City of Galena is performing the construction administration services. City of Galena will perform this work with city staff at no cost to The Galena Foundation or the Joe Miller Trust. The licensed architect will perform substantial completion and final completion inspections and develop punchlists all in accordance with AIA guidelines. The Galena Foundation will work with architect, City of Galena, and The Turner Hall Committee to assure that work is done to its satisfaction and in compliance with the plans and specifications.
- City of Galena will maintain the facility in accordance with the Five-Year Maintenance and Improvement Plan itemized below.

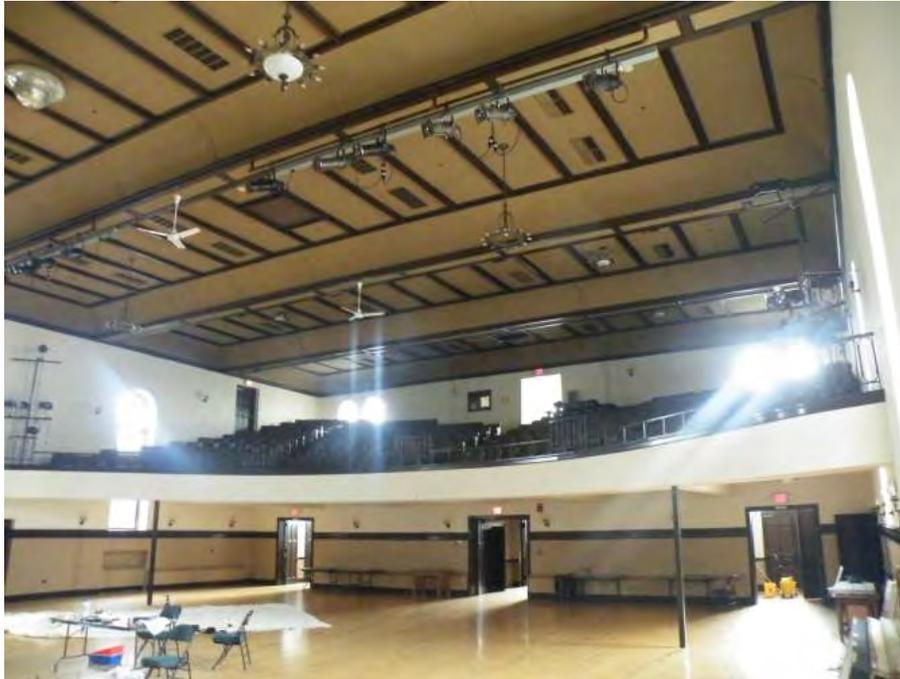
Elements of the Turner Hall Maintenance and Improvement Plan include the following items.

A Historic Paint Study

The historic colors of the interior that were used in Turner Hall when it was re-opened in 1927 were determined to be of interest to the committee and so an investigation was begun. Samples of paint and trim were gathered by the architect according to the analyst’s directions. Samples of paint were lifted off of plaster walls in four locations, trying to gather them from the various areas of wall above and below elements of trim. What could be presumed to be original plaster was a difficult task with many areas of obvious repair. The samples from the wood trim were much easier to gather because most of the interior trim is original. Trim locations that were out of the public view were easy to find. The samples were analyzed by David Arbogast, a preservation consultant from Davenport, Iowa. Many involved in the project are looking forward to the results as a matter of interest, but wonder with trepidation at the color fashion of the time. Whether the original colors are repainted on the interior will be a matter of discussion and the final decision may just be driven by the rehabilitation objective of providing a marketable community space over the objective to restore the original colors. Trim colors will continue to be matched as closely as possible while using a modern finish product.

After the exterior of the walls have been tuck-pointed and sealed, the interior walls will all be inspected and repaired in preparation for all new interior paint. All failing plaster will be repaired or replaced. All the interior walls, trim, and woodwork will be painted with paint with lifetime guarantee, applied per manufacturer's specifications to receive the manufacturer's lifetime guarantee. The painting contractor is to provide all documentation required to file for paint guarantee.

The floor will need to be protected from scaffolding being used in the interior painting or other work. A protection blanket should be placed on the floor underneath a layer of ¾" plywood. No scaffolding should rest on the floor directly.



Turner Hall balcony and ceiling. City of Galena.

Paint and finishes on the interior should be inspected at least once a year to check for possible moisture damage and for incidental damage due to use. Touch ups should be performed as needed. Paint and finish materials should be stored on site in an appropriately conditioned storage space.

This section will be updated after the work is completed.

Repair and Waterproofing Rear Stage Wall

Water infiltration and moisture along the west wall of the stage have been a continuing problem that became worse in the last decade. Over the years, this part of the site has become overgrown, even to the extent that a large portion of the exterior west wall was covered in vines. Small rock slides and earth movement in the rear placed soil up against the wall and muddled the drainage so that water had begun to pool and seep into the interior. The rear wall of the stage would become damp and water collected under the stage at the wettest points.

Excavation of the site and the grade up against the west wall was undertaken as a first step. The excavation revealed 3 to 4 feet of stone wall that was previously below grade. Several masonry

openings had been partially covered and the excavation revealed that much of the masonry fill in those openings had deteriorated. These openings were excavated to the sills so that the entire opening could be repaired. A lot of the mortar from the stone wall below grade had been washed away over the years of poor drainage. There was even an open flue that had caved in below the grade.

The work being undertaken to remediate the moisture and drainage problems includes many steps to create a condition where water will be directed away from the wall below grade. It will begin with repairing the stone wall by replacing any deteriorate masonry and tuck-pointing the wall. Next, waterproofing the masonry wall that will be below grade and adding insulation along the wall at grade will help to protect the wall should surface water reach that far. Water will be given a path away from the wall by providing drain tile and new fill to promote positive drainage. Finally, a new concrete channel along the west wall will catch all the surface drainage and direct it to an inlet to drain to the south of the building into the parking lot area.

Presently, the wall has been excavated for inspection. The mason has been hired and will proceed with the work as soon as the schedule and the weather coordinate.

This area of the building which is rarely visited and so will be placed on the maintenance schedule to be observed and cleared as needed. In the spring following the snow melt and in the fall following the leaf drop will be important times to inspect the drainage and slope behind the building, clear any debris, and make sure that the inlet is clear.



Excavation along west wall. City of Galena.

This work has been bid and is in process to be accomplished.

This section will be updated after the work is completed.

Repair and Tuckpointing of the Exterior Walls

Turner Hall has three masonry materials, the quarried stone on the east, the rubble stone wall of the rest of the hall, and the structural clay tile block of the fly loft addition.

The quarried stone is in good condition and is fairly clean. Some areas of mortar failure have occurred, mainly due to failed flashing details which had allowed some drainage issues. A couple of stones have shifted in the cut arches over a couple of windows. The rubble stone walls are in fairly good but some mortar issues are also evident. There are some areas which have open holes and gaps. The base of the rubble wall on the south was exposed when the parking lot was excavated and some of the stone are projects, forming ledges which may slant back into the building. Also there is a line of what seems to be the ends of exposed 2x6 pockets that run along the top on the north wall.

All the window and door masonry opening on both types of stone walls had failed over time at the joints with the wood frames. These masonry openings were all repaired and caulked when the windows and doors were worked on earlier in 2014 and 2015. In some places the gaps had opened up more than one inch.

The main concern with the exterior walls has been that the interior finishes have been hard to protect from reoccurring moisture damage. In the time since a lot of the window and door masonry openings have been repaired, this has been markedly decreased, if not resolved.

The stone walls will not need much cleaning, but the committee felt that all the exterior walls will need a thorough inspection, tuckpointing as needed, and to be sealed as appropriate as determined by the inspections and further research.



Another related issue to the exterior wall work will be the repair of the concrete lintels over some of the exterior doors. No movement in the wall has been observed because of the spalling of some of the lintels, but further deterioration may lead to failure. The lintels will all also be inspected and repaired with a concrete consolidant patching materials after the damage has been prepared.

This work is being prepared for bid over the winter for work in the spring.

This section will be updated after the work is completed.

Exterior Painting

Exterior painting has been ongoing over the last few years. All the exterior trim and woodwork is one color painted with Sherman Williams Duration Exterior semi-gloss "Turner Hall Red" with lifetime guarantee, applied per manufacturer's specifications to receive the manufacturer's lifetime guarantee. The painting contractor is to provide all documentation required to file for paint guarantee.

The windows were painted first because they needed to be refurbished and re-painted in preparation for the installation of the new storm windows. All the door frames were painted after the new doors were installed. The balcony on the east façade is one of the last painted parts of the exterior to be addressed. It also required some structural repair.

Paint on the exterior should be inspected at least once a year to check for possible moisture damage and for incidental damage due to use. Touch ups should be performed as needed. Paint and finish materials should be stored on site in an appropriately conditioned storage space.

This section will be updated after the work is completed.



Balcony on East Elevation. City of Galena.

Small Roof Over South Side Door

The east door on the south elevation is the de facto side door through which a lot of activity flows from the parking lot. There is no cover from the elements at this door that would provide some protection while people come and go. In addition, one of the hazards of the existing Hall roof is that often in the winter large sheets of snow or ice can dislodge, slide off the roof, and fall. If someone is standing at this door, they can be struck. The sconce light fixture over the door has been damaged many times.

To alleviate these problems temporarily, until the proposed addition is funded, a small roof will be placed over this entrance. The form will be a simple gable roof held by wall brackets with a metal roof to provide a durable roofing surface.

The structure profile will be laid out on the existing stone wall to determine best location for anchors and adjust as needed. Six anchor bolts as detailed will be set in epoxy grout. The wood frame roof structure will have cedar wrap at most framing with T111 plywood panel for the face and soffit. Aluminum or steel standing seam roof will be installed as per manufacturer's specifications as required to attain a lifetime guaranty.

This work has been bid and is in process to be accomplished.

This section will be updated after the work is completed.

Restroom Updates

The existing restrooms were built in 1981. The fixtures and finishes are standard for the day with ceramic tile floors and metal stall partitions. The ceilings were dropped to create space for small water heaters above. There was not a lot of accessibility accommodation provided except for grab bars in slightly larger stalls. Door swing clearance and maneuvering space are still lacking for accessibility.

Since then, the restrooms have seen some wear. A variety of accessories have come and gone leaving various anchors and dis-used accessories on the walls. The key for the recessed trash cans has been lost but not replaced because the bin is too small for the amount of refuse generated by typical events.

The refurbishment of the restrooms is one of the projects where the need to improve the Hall and provide accommodations for the present use has to balance with the goal of providing a new addition which would provide the best accommodation and accessibility. No amount of jockeying around plumbing fixtures will create the space required within the Hall to provide ADA compliant restrooms. And so the trade-off is being made to provide some minimum remodeling to the restrooms, using fixtures that can be relocated into the new facilities in the future, and advocate for the addition as the needed solution to these inadequacies.

To advance accommodation as much as possible, a proposed change to the vestibule entrance from the main hall to the women's restroom on the north, would be to convert the double doors into a single ADA compliant door that would enter into what would now be an anteroom for the women's restroom. The existing door into the restroom would be relocated for this purpose and the existing double doors would be stored on site. This would allow entry into the restroom that would comply with ADA clearances and allow for the sink counter and trash cans to impede accessibility a little as possible. The double doors would be returned to their original opening when the addition is built in the future.



Existing Women's and Men's Restrooms

The women's restroom will have a new sink and counter with some additional shelves strategically placed with new, larger mirrors to cover the flaws and anchors in the tile. The men's restroom will have a new mirror, sink, and counter also.

This section will be updated after the work is completed.

Upgrade Kitchen Wiring for Caterers

Although the current kitchen area is less than adequate it has served for many years. Recent comments received from caterers that have used the Hall have included that electrical outlets are not available for portable food warmers that draw more power than the typical wall outlet provides. A new circuit will be run with new outlets to power these appliances.



View of existing kitchen addition, note the low formed concrete ceiling is uninsulated.

Locking Gate to Fly Loft Access

The Spiral stair that goes up to the fly loft by the south dressing room has a short gate which has proved inadequate to keep visitors from climbing over and reaching the areas above, which can be dangerous. A new gate will be installed to resolve this situation.

New Work on Roof and Walls of the Kitchen Addition

The existing roof on the kitchen addition is comprised of multiple layers of built-up, rolled roofing, which have all reached a point of failure. The flashing along the two-story stone wall has failed also. This roofing will all be removed down to the original concrete roof structure. The old fire escape from the east balcony and the concrete structure remaining from the previous garage will also be removed to allow for this work. New treated furring with rigid insulation will be applied over a roofing drainage plain. The edge of the roof will receive new blocking so that a fascia and soffit can be applied and the roof can drain passed the face of the wall and a gutter and downspout applied.

The state of the exterior finish of the kitchen wall behind the previous garage structure is unknown and so a determination will be made when the demolition is completed as to how to most appropriately finish the exterior. It is hoped that the kitchen wall may still have a parged surface like it is where exposed.

This work is deemed important to maintain the use of the kitchen while funds are raised for the addition.

This section will be updated after the work is completed.

Flyloft Insulation and Waterproofing Engineering Analysis and Work

This work has been commissioned by the committee to address one of the ongoing problems with Turner Hall since it was re-built in 1927. The fly loft was added to the structure of the hall to allow theatre companies to hang sets for productions. The Hall had several stock scenery and theatrical sets available also. But the fly loft was not built to match the rest of the building out of limestone, but was built of structural clay tile blocks laid on top of the original stone walls. Over time, the exterior face of the structural clay tile blocks has deteriorated, especially where the meager roof overhang allows water to run down the face leading to moisture problems. This has been an area that has largely been ignored in the past, with only a few brick patches inserted as emergency would require when the clay tile block failed.

The structure of the fly loft was analyzed and upgraded in 1989 using a State of Illinois Preservation grant. The Flyloft structure was replaced with a series of steel beams with a steel grate floor about 7' below the bottom of the roof structure. Part of the roof structure wall was reinforced with steel channels and beams.

The concerns now are that the weathering of the exterior, the inadequate roof overhangs, and the inefficiency of having that large volume of air being uninsulated have created a portion of the structure that is deteriorating and costing energy dollars. Several methods of remediation are available, from exterior insulation systems to stucco and internal insulation. An investigation of the costs and benefits of these various systems is being undergone at this time. Several methods will be assessed and provided for bidding to establish real costs. The structure itself is fairly simple, but the accessibility to the work may pose further costs and give an indication of future maintenance costs that may be associated with the longevity of the various solutions. Analysis and bidding should be accomplished over the winter of 2015 and work may be done in 2016 if the committee decides to move forward with any of the proposed methods.

This section will be updated after the work is completed.

Balcony Railing Compliance

The existing audience balcony on the east originally only had a low wall to act as a railing so that the sightlines of the front row were not impeded. This was not to code and so a new set of steel railings have been mounted on top of the wall to create a safer condition. The railings at the end of the walking aisles are the appropriate height and then are lowered in front of the seating.

The balconies flanking the stage have balustrades that are not to the required height, according to code. Previously, fewer people from the general public went up on stage and the risk was somewhat mitigated. But as more private functions take place in the Hall, the stage area is used more and more often by the general public and sometimes in situations where alcohol is consumed. Some additional thought will be addressed to the appropriate solution to this possibly dangerous situation.

This section will be updated after the work is completed.

Dumpster Enclosure and Parking

The existing dumpster is located directly outside of the south entry door that gets the most traffic. This is for convenience and also because it sits behind the small kitchen addition which screens it from Bench Street. But this location could also cause an odor problem in the hall at times.

To move the dumpster away from the door, it was decided that it should be enclosed so that it continued to be screened from the street. The enclosure is designed to be durable, out of welded steel with plywood panels inserts painted to match the exterior trim on the Hall.



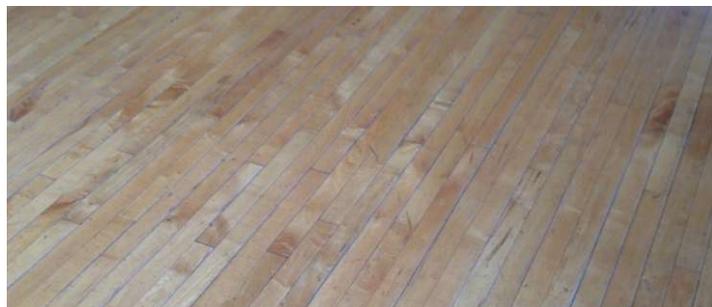
Existing parking lot, rock bluff wall, and the new dumpster enclosure.

Moving the dumpster will allow the parking along the south wall to be restriped.

Main Floor Refinishing and Waxing

The existing maple floor was laid in 2002 after extensive water damage buckled the previous floor beyond repair. It has been damaged a few times and some of the repairs were completed with new flooring that does not match in color. The floor maintenance has not been consistent and damage to the finish has occurred in areas.

The plan is to have the floor refinished after the exterior work has been finished to help insure the best possible protection from further water damage. The work on the interior, especially the painting, will need to work around the refinishing.



Main level flooring.

The floor will need to be protected from scaffolding being used in the interior painting or other work. A protection blanket should be placed on the floor underneath a layer of $\frac{3}{4}$ " plywood. No scaffolding should rest on the floor directly.

Ongoing maintenance will be important to keep the floor in good condition. A yearly schedule will be developed for proper waxing and inspection.

This section will be updated after the work is completed.

Replace Stage Floor

The current stage floor is a tongue and groove pine floor. Because of the heavy use by theatre groups, it had become heavily damaged, because the preferred method of stage construction entails screwing flats for sets into the stage floor. This has resulted in some splintering and damage. The moisture along the rear of the stage that was intensified by the years of poor drainage has caused moisture damage and some rot along the wall. Areas of the wings have been damaged by overloading and by having tables dropped on them.

The stage floor will be replaced and any structural damage encountered will be repaired. The subfloor will be assessed and replaced as needed. A new ½" plywood floor will be installed over the subfloor to give the stage an even surface and then a ¼" Masonite board will be installed on top. The plywood will be screwed down and spaced slightly to allow for the replacement of sheets over time as they get damaged. The Masonite will act to limit splintering and will also be easily replaced.

The stage floor will need to be monitored after every theatre set has been removed to allow repairs and repainting as needed.

This section will be updated after the work is completed.

Future Stage Restroom

The possibility of providing a restroom in the stage area has been a wish list item for as long as the previous toilet room failed. The south dressing room previously had a toilet room, but now it may be considered too small. Further study on this project will follow as needed.

Energy Efficiency Upgrades

The city engineer and facilities manager have been looking at the existing building systems for ways to increase efficiencies.

After the energy audit was performed, one of the biggest sources of energy loss was identified as infiltration, especially around the doors and windows. New storm windows were built by Dubuque custom window manufacturer Adams Architectural Millwork to fit directly into the existing frames. The wood windows had all been repaired and repainted and, as the existing windows were rarely opened anymore because the air conditioning was installed, the new storm windows will help to protect the historic windows. New exterior doors were also built by Adams to fit within the existing frames with new stop and weatherstripping. The doors and storms were manufactured of mahogany, 2 ¼" thick, with a special epoxy paint finish for added durability.

One of the best ways to increase energy efficiency is with LED lighting fixtures. The changeover to new fixtures has been ongoing and is nearing completion. Lighting controls are being replaced to allow for greater ease of access and control. This should help eliminate the over use of the stage lights and other lights which may be turned on with other lights inadvertently.

This section will be updated after further work is completed.

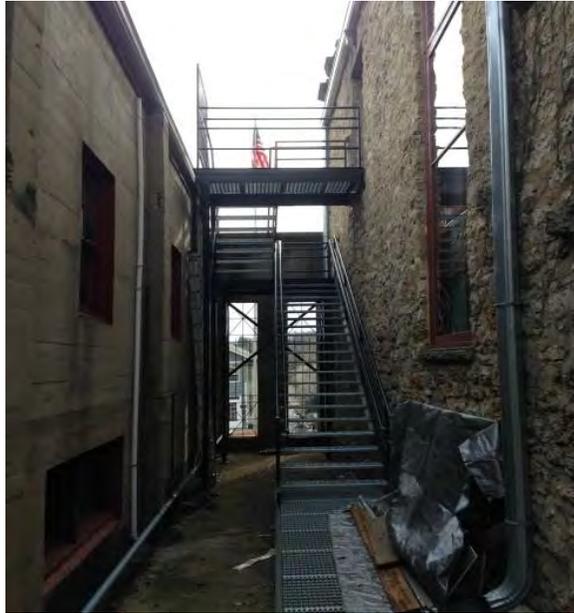
Curtain and Backdrops

The backdrop curtains have not been treated for a long time and are in need for new fire retardant treatment. This is maintenance that is being budgeted and scheduled.

This section will be updated after the work is completed.

Exterior Fire Escape Stairs

The original fire escape stairs were deemed unsafe when the east balcony was re-opened. The fire escape stairs were nothing more than four ½" x ½" steel bars for treads, welded to steel stringers with pipe railings. This made the tread about 6" wide. The west fire escape stair on the south side had been replaced when the parking lot was excavated, and new stairs for the north side were designed to be similar to those. Those stairs on the north are now completed and include the added benefit of improved accessibility by being connected by a raised platform sidewalk to allow ADA egress through the north doors.



New fire escape stair on the east of the north side.

With the installation of the sprinklers, the required amount of exiting is reduced per code. And so the south exit out of the east balcony has been eliminated for now because the cost of building a temporary stair seems an inefficient use of money. The door will be re-opened should the proposed addition be constructed to allow for existing door to allow egress across the roof.

This section will be updated after the work is completed.

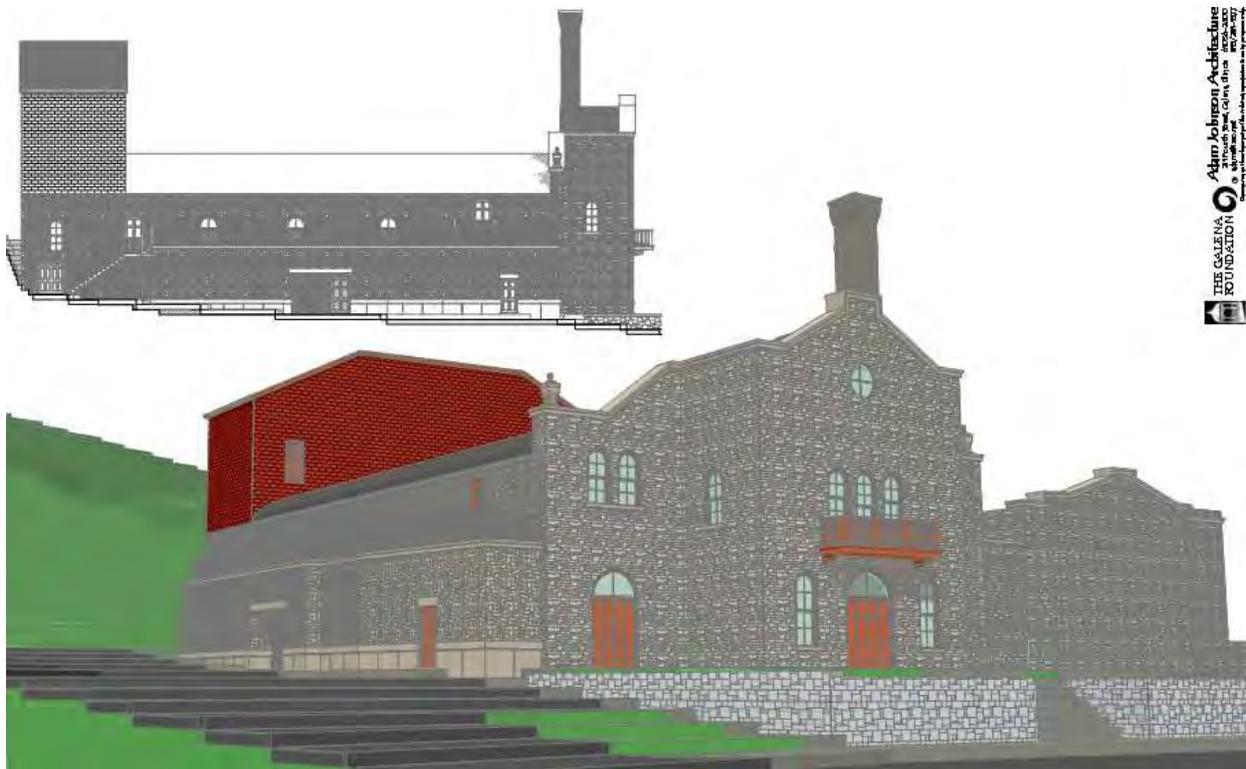
New Addition

The next phase of the proposed work to be done on Turner Hall would be to build a new addition. This would entail the demolition of the existing concrete kitchen addition and the construction of a future addition to provide catering facilities, new, ADA compliant restrooms, and additional storage for equipment, tables, and chairs. This design has evolved since it was initially proposed. What had initially interested the committee in an addition was to improve the poor facilities that the existing

kitchen provided. After looking at the increasing use of the Hall for catered events, the need for improved catering facilities became apparent.

When an architect was engaged to review this proposal and provide designs, the code research indicated that if such an improvement was to be constructed, that ADA and the Illinois Accessibility Code would require substantial improvements to the restroom facilities also. Such changes would require additional plumbing fixtures as required by the Illinois Plumbing Code. And so, what can often seem like a simple project to replace a small structure turned into a large, complex project involving the remodeling all of the restroom facilities. As discussed above, the existing restroom facilities are landlocked and cannot be increased in floor area to provide the necessary facilities.

The proposed addition design would provide the necessary facilities, improve the catering facilities and also improve the circulation within the Hall. By allowing the catering kitchen to be more centralized, access to the kitchen will no longer be only by way of the single door in the corner, but also to the outside and through the hall by the Vestibule. The area of the existing restroom will be repurposed. The footprint for the addition will have to be minimized to allow for the retention as much parking as possible. The exterior of the addition would be complimentary without being repetitive. A preliminary cost estimate and budget was prepared and fundraising has begun. It would be expected that the project design will be re-evaluated when funding goals are within range and further information on the use of the Hall is available.



View and elevation of proposed addition, 2014.

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Acknowledgements

A study of this nature would not have been possible without the help and assistance of many organizations and individuals. First and foremost would be the City of Galena, which has committed itself to Turner Hall for 75 years. The Galena Foundation, committed to the history and preservation of Galena, has now joined the effort and become a key player in the preservation and revitalization of the building. The City's Turner Hall Committee, along with city staff, has helped throughout the compilation of this Turner Hall history. Historical resources critical to the effort were found in the Historical Collections Room of the Galena Public Library, the Galena-Jo Daviess County Historical Society Museum, and the U. S. Grant Home State Historic Sites Office. The staff at all three locations were always ready to provide whatever information and support they could. The photographs in the Alfred W. Mueller Collection, the old newspaper microfilms housed in the Historical Collections Room of the Galena Public Library, and the manuscripts housed in the Galena-Jo Daviess County Historical Society Museum, were indispensable. And finally, a special thanks to the many individuals who provided insights, reflections and reminiscences along the way. D.W.

Appendix A - Additional Photographs

These additional photographs are from November 2015



West end of south elevation showing stage doors to the left, fire escape stair constructed when the parking lot was excavated, and the kitchen addition to the right.



East end of south elevation showing an old fire escape to be removed to allow for roof repair work. Note old concrete wall remaining from old garage removed with excavation.



View of Turner Hall to the left and the Fire Department to the right.



View from the north with the rear of the fire department to the left. Note the new fire escape and failing finish on the fly loft structural clay tile block.

**Turner Hall
Maintenance and Improvement Plan
Spreadsheet**

APPENDIX 1: TURNER HALL MAINTENANCE AND IMPROVEMENT PLAN
Fiscal Year 2016-20

Updated June 4, 2015

NO.	YEAR	PRIORITY	ACTIVITY	ESTIMATED COST	CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	FY 15/16	High	Interior Lighting—new switches, possible new wiring	\$10,000	\$10,000	\$0	\$0
2	FY 15/16	High	Historic Structures Report	\$10,000	\$0	\$8,500	\$1,500
3	FY15/16	Medium	Historic Paint Study	\$2,500	\$0	\$2,500	\$0
4	FY 15/16	High	Concrete channel / excavation behind building; exterior stone sealing in back; and rear wall tuckpointing	\$11,500	\$0	\$11,500	\$0
5	FY 15/16	High	Exterior Balcony Painting	\$2,500	\$0	\$2,500	\$0
6	FY 15/16	High	Repair 5 broken slots on wooden floor	\$500	\$500	\$0	\$0
7	FY 15/16	Medium	Marketing Plans	\$2,500	\$2,500	\$0	\$0
8	FY15/16	Medium	Small roof over south side door	\$3,500	\$0	\$3,500	\$0
9	FY15/16	Medium	Restroom updates	\$2,000	\$0	\$2,000	\$0
10	FY15/16	Medium	Create taller locking gate to spiral stairs / fly loft access	\$350	\$0	\$350	\$0
11	FY 15/16	Medium	Upgrade kitchen wiring for caterers 220 amp	\$500	\$0	\$500	\$0
12	FY15/16	Medium	New roof on kitchen	\$7,500	\$0	\$7,500	\$0
13	FY 15/16	Medium	Patch & paint exterior kitchen wall (in parking lot) to resolve moisture issue	\$4,500	\$0	\$4,500	\$0
14	FY 15/16	Low	Fly Loft Study	\$5,000	\$0	\$5,000	\$0
15	FY 15/16	Low	Build dumpster enclosure	\$2,500	\$0	\$2,500	\$0
16	FY 15/16	Low	Paint & repair interior /paint study / refinish floors	\$22,000	\$0	\$22,000	\$0
17	FY 15/16	Low	Replace stage floor	\$5,500	\$0	\$5,500	\$0
18	FY 15/16	Low	Outside stone sealing & spot pointing areas (spot pointing \$4,500)	\$9,800	\$0	\$9,800	\$0
FY 2015-16 TOTAL				\$102,650	\$13,000	\$88,150	\$1,500

NO.	YEAR	PRIORITY	ACTIVITY	ESTIMATED COST	CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	FY 16/17	High	Sprinkler Head Repair	\$14,000	\$14,000	\$0	0
2	FY 15/16	High	Retrofit Lighting with LED Bulbs	\$2,500	\$2,500	\$0	\$0
3	FY 16/17	Medium	New Boiler	\$25,000	\$5,000	\$0	\$20,000
4	FY 16/17	Medium	Floor Wax Treatment	\$2,600	\$2,600	\$0	\$0
5	FY15/16	Low	Retrofit exterior lighting & put on timer to illuminate building	\$250	\$250	\$0	\$0
6	FY 16/17	Medium	Fly Loft	\$45,000	\$0	\$45,000	\$0
FY 2016-17 TOTAL				\$89,350	\$24,350	\$45,000	\$20,000

NO.	YEAR	PRIORITY	ACTIVITY	ESTIMATED COST	CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	FY 17/18	Medium	Floor Refinishing	\$9,000	\$0	\$9,000	\$0
2	FY 17/18	Medium	Energy efficiency projects / upgrades	\$10,000	\$0	\$0	\$10,000
FY 2017-18 TOTAL				\$19,000	\$0	\$9,000	\$10,000

NO.	YEAR	PRIORITY	ACTIVITY	ESTIMATED COST	CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	FY 18/19	Medium	Floor Waxing	\$2,600	\$2,600	\$0	\$0
2	FY 18/19	Medium	Energy efficiency projects / upgrades	\$10,000	\$0	\$0	\$10,000
FY 2018-19 TOTAL				\$12,600	\$2,600	\$0	\$10,000

NO.	YEAR	PRIORITY	ACTIVITY	ESTIMATED COST	CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	FY 19/20		No projects identified	\$0	\$0	\$0	\$0
FY 2019-20 TOTAL				\$0	\$0	\$0	\$0

5-YEAR TOTAL

\$223,600 \$39,950 \$142,150 \$41,500

Notes:

Potential Galena Foundation / Joe Miller Project #2 (no addition)	\$142,150
Contingency 10%	\$14,215
Subtotal	\$156,365
Fees & Expenses 15%	\$23,455
Total Galena Foundation / Joe Miller Project #2 (no addition)	\$179,820

**Turner Hall
Interior Paint Study**

Paint Analysis
Turner Hall
Galena, Illinois
November 16, 2015



On Monday, November 9, 2015, David Arbogast, architectural conservator, of Davenport, Iowa, assisted by Jim Moffit, received a set of nine paint samples from Adam Johnson, of Adam Johnson Architecture. The samples were collected on May 24, 2015 from the interior of the Turner Hall in an effort to determine historic finishes used in the building.

Analysis of the paint samples commenced on the same day. The analysis utilized an optical Olympus microscope with magnification between 14 and 80 power. Each layer observed was color matched to the Munsell System of Color using natural north light. Only opaque, pigmented layers (i.e. paint layers) were matched. It is impossible to determine colors for finishes such as metallic paints and leafs and shellacs and varnishes because their color varies according to their translucency and reflectance.

The Munsell System of Color is a scientific system in which colors have been ranged into a color fan based upon three attributes: hue or color, the chroma or color saturation, and the value or neutral lightness or darkness. Unlike color systems developed by paint manufacturers, the Munsell system provides an unchanging standard of reference which is unaffected by the marketplace and changing tastes in colors.

The hue notation, the color, indicates the relation of the sample to a visually equally spaced scale of 100 hues. There are 10 major hues, five principal and five intermediate within this scale. The hues are identified by initials indicating the central member of the group: red R, yellow-red YR, yellow Y, yellow-green YG, green G, blue-green BG, blue B, purple-blue PB, purple P, and red-purple RP. The hues in each group are identified by the numbers 1 to 10. The most purplish of the red hues, 1 on the scale of 100, is designated as 1R, the most yellowish as 10R, and the central hue as 5R. The hue 10R can also be expressed as 10, 5Y as 25, and so forth if a notation of the hue as a number is desired.

Chroma indicates the degree of departure of a given hue from the neutral gray axis of the same value. It is the strength of saturation of color from neutral gray, written /0 to /14 or further for maximum color saturation.

Value, or lightness, makes up the neutral gray axis of the color wheel, ranging from black, number 1, to white at the top of the axis, number 10.

A visual value can be approximated by the help of the neutral gray chips of the Rock or Soil Color chart with ten intervals. The color parameters can be expressed with figures semi-quantitatively as: hue, value/chroma (H, V/C). The color "medium red" should serve as an example for presentation with the three color attributes, 5R 5.5/6. This means that 5R is located in the middle of the red hue, 5.5 is the lightness of Munsell value near the middle between light and dark, and 6 is the degree of the Munsell chroma, or the color saturation, which is about in the middle of the saturation scale.

The samples were placed in plastic sealable bags with descriptive information written on their faces. The quality of the samples was good. The discussion of the samples lists the layers from the most recent at the top to the oldest at the bottom of the list. In cases where the actual color was between two Munsell colors, an intermediate number is listed. For example, 10YR 6/5 actually falls between the standard colors of 10YR 6/4 and 10YR 6/6. The results obtained, are as follow:

Sample 1	Munsell
Very dark varnish	-----

The first sample had a wood substrate with a single layer of very dark varnish showing evidence of great age. The varnish was tinted almost black and was probably originally very glossy.

Sample 2	Munsell
Varnish	-----
Very dark varnish	-----

The second sample was similar to the first sample, but with a clear, very glossy, thin layer of varnish on its service.

Sample 3	Munsell
Varnish	-----
Very dark varnish	-----

The third sample was identical to the second sample.

Sample 4	Munsell
Light pinkish brown	5YR 6/2
Tan	2.5Y 7/6
Green	7.5GY 6/2
Red	5R 3/8
Pink	2.5YR 6/4

The fourth sample had a plaster substrate. This sample revealed five layers of paint. The oldest pink was quite interesting in that it incorporated very visible grains of sand in it.

Sample 5	Munsell
Off-white	5Y 9/1

The fifth sample had a plaster substrate. The sample retained off-white as its only surviving layer.

Sample 6	Munsell
Varnish	-----
Very dark varnish	-----

The sixth sample matched samples two and three exactly.

Sample 7	Munsell
Off-white	10YR 8.5/1

The seventh sample had a plaster substrate. The sample was off-white in color and had only one surviving layer.

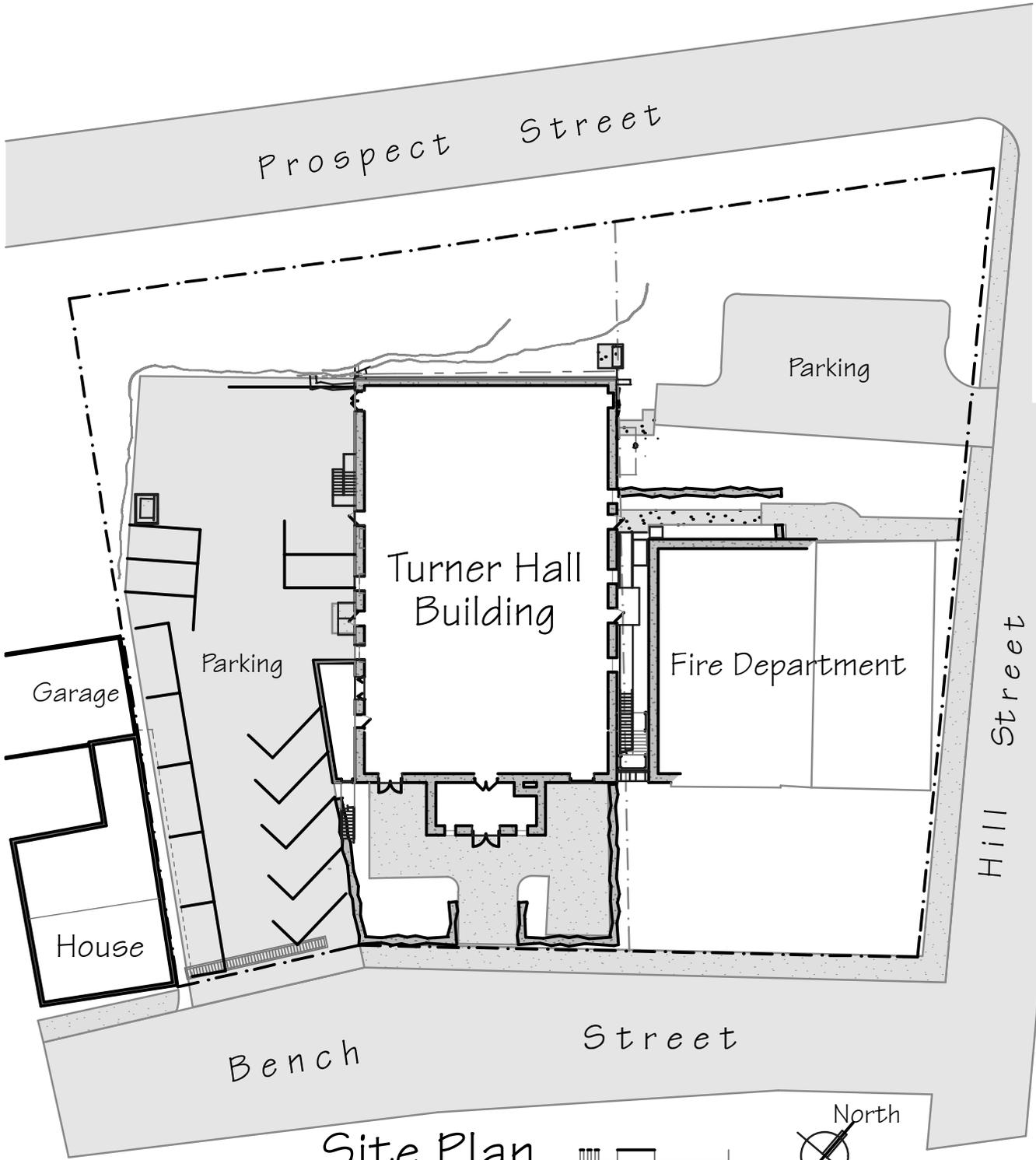
Sample 8	Munsell
Light pinkish brown	5YR 6/2
Green	7.5GY 6/2

The eighth sample was on a plaster substrate. It had two surviving layers of which green was the older surviving layer.

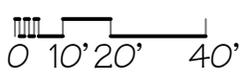
Sample 9	Munsell
Green	10GY 7/2

The ninth sample was green. The sample had one layer of paint on a fibrous substrate that appeared to be paper.

Turner Hall
2015 Existing Architectural Plans



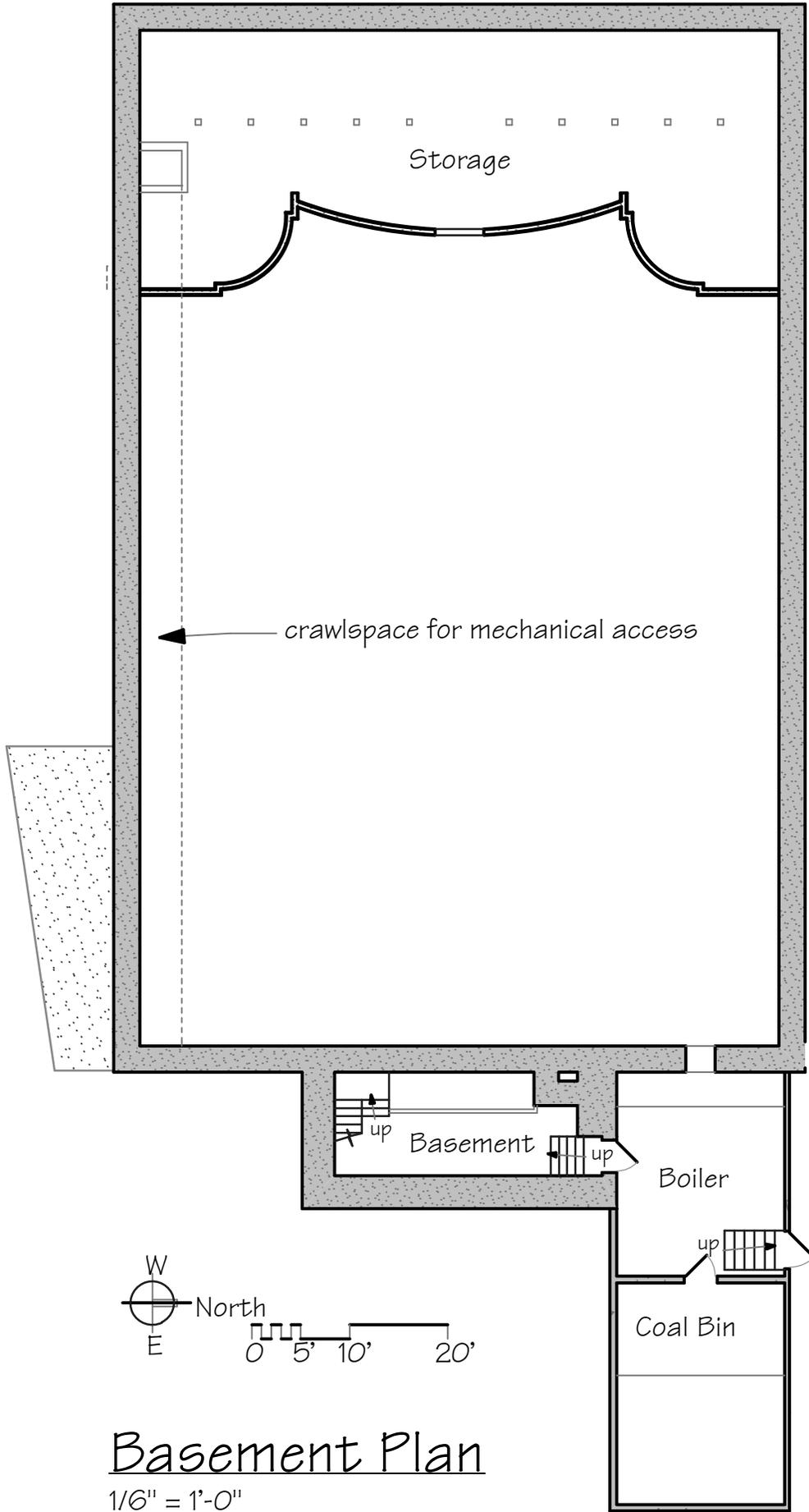
Site Plan
 1" = 20'-0"



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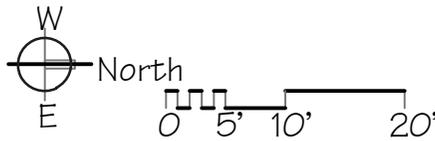


Existing Plans For Turner Hall
 115 Bench Street, Galena, Illinois 61036



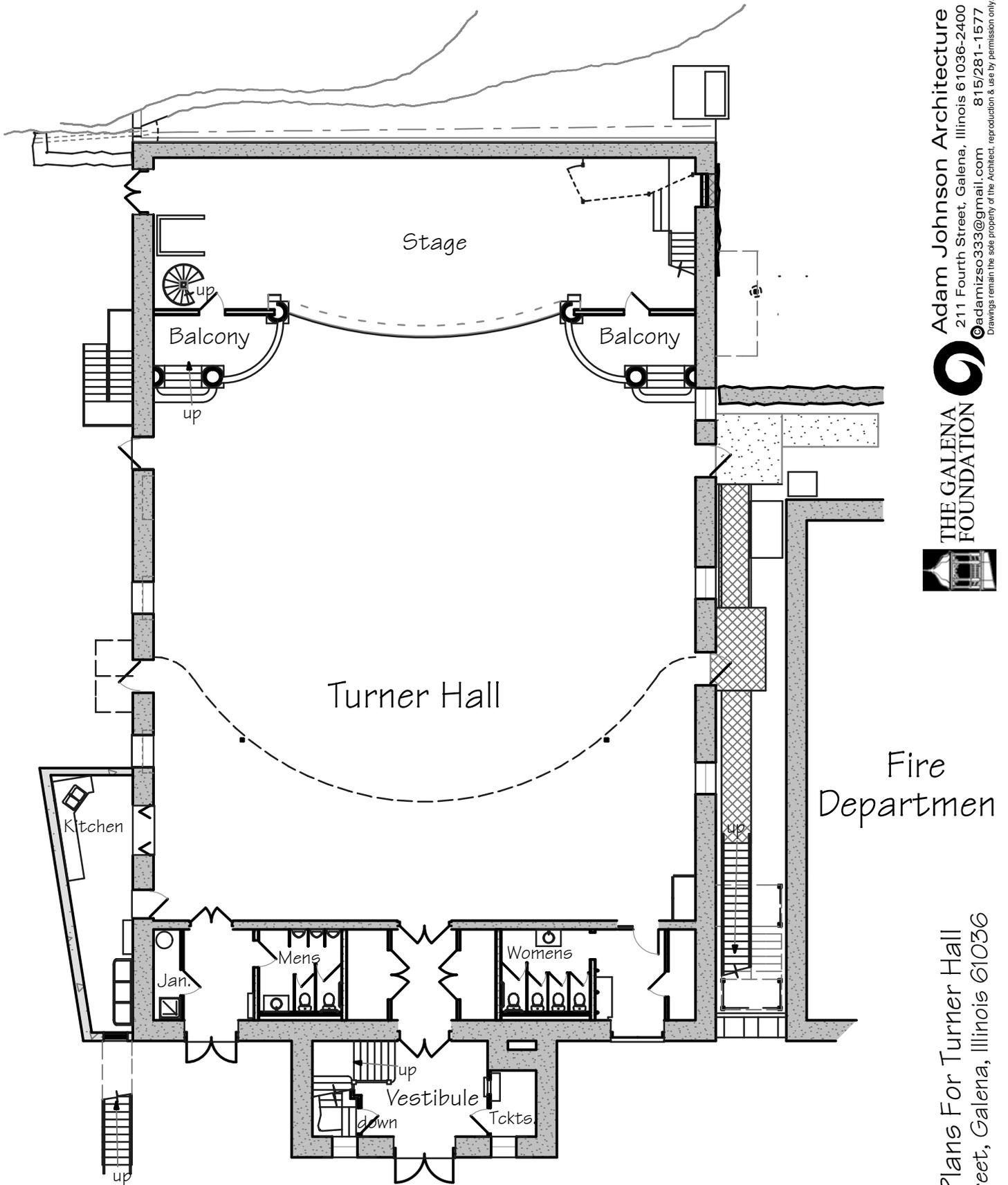
Basement Plan

1/6" = 1'-0"



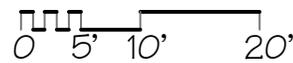
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Existing Plans For Turner Hall
 115 Bench Street, Galena, Illinois 61036



First Floor Plan

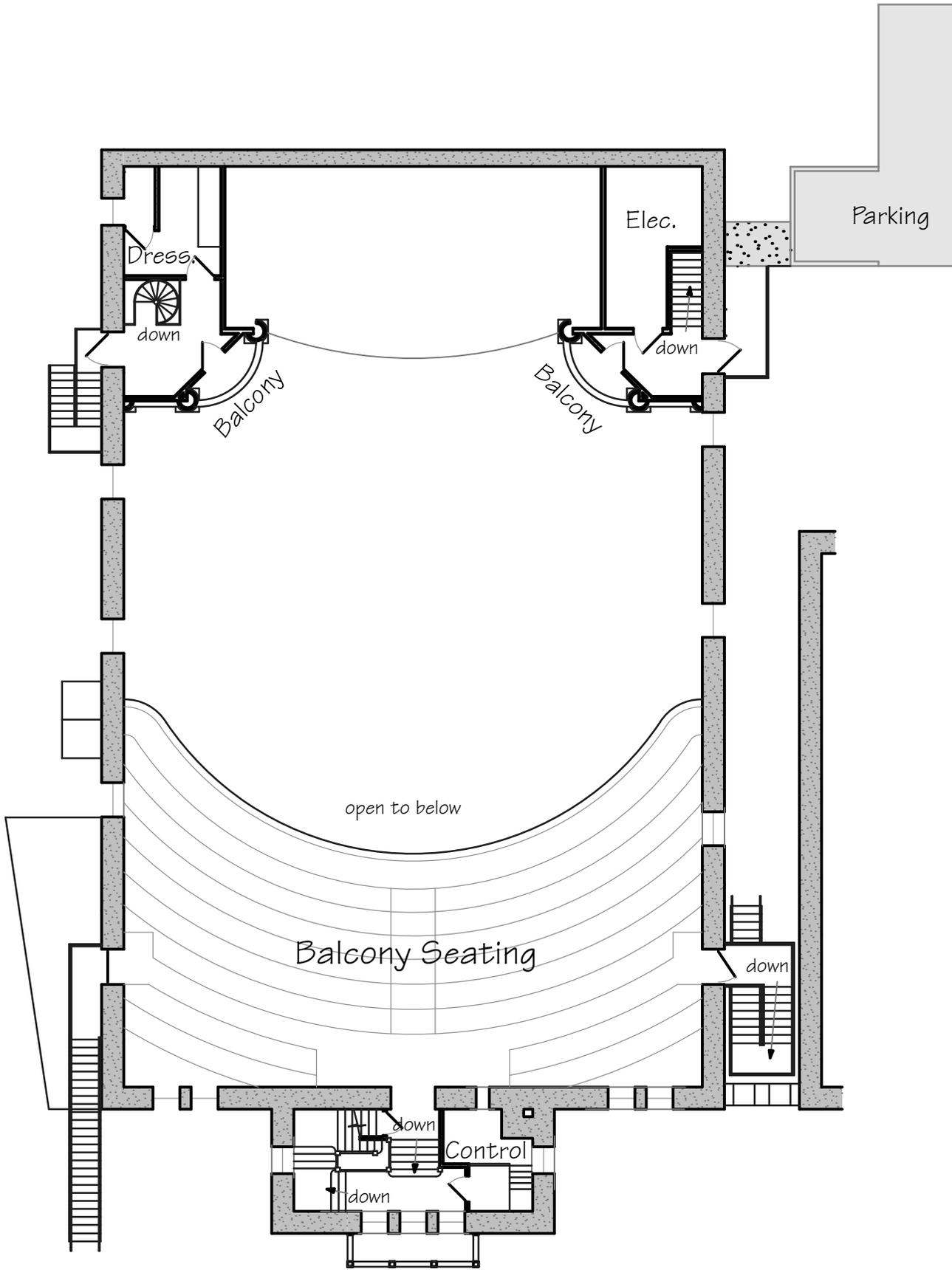
1/16" = 1'-0"



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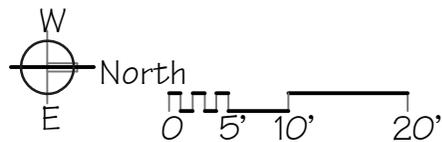


Existing Plans For Turner Hall
 115 Bench Street, Galena, Illinois 61036



Second Floor Plan

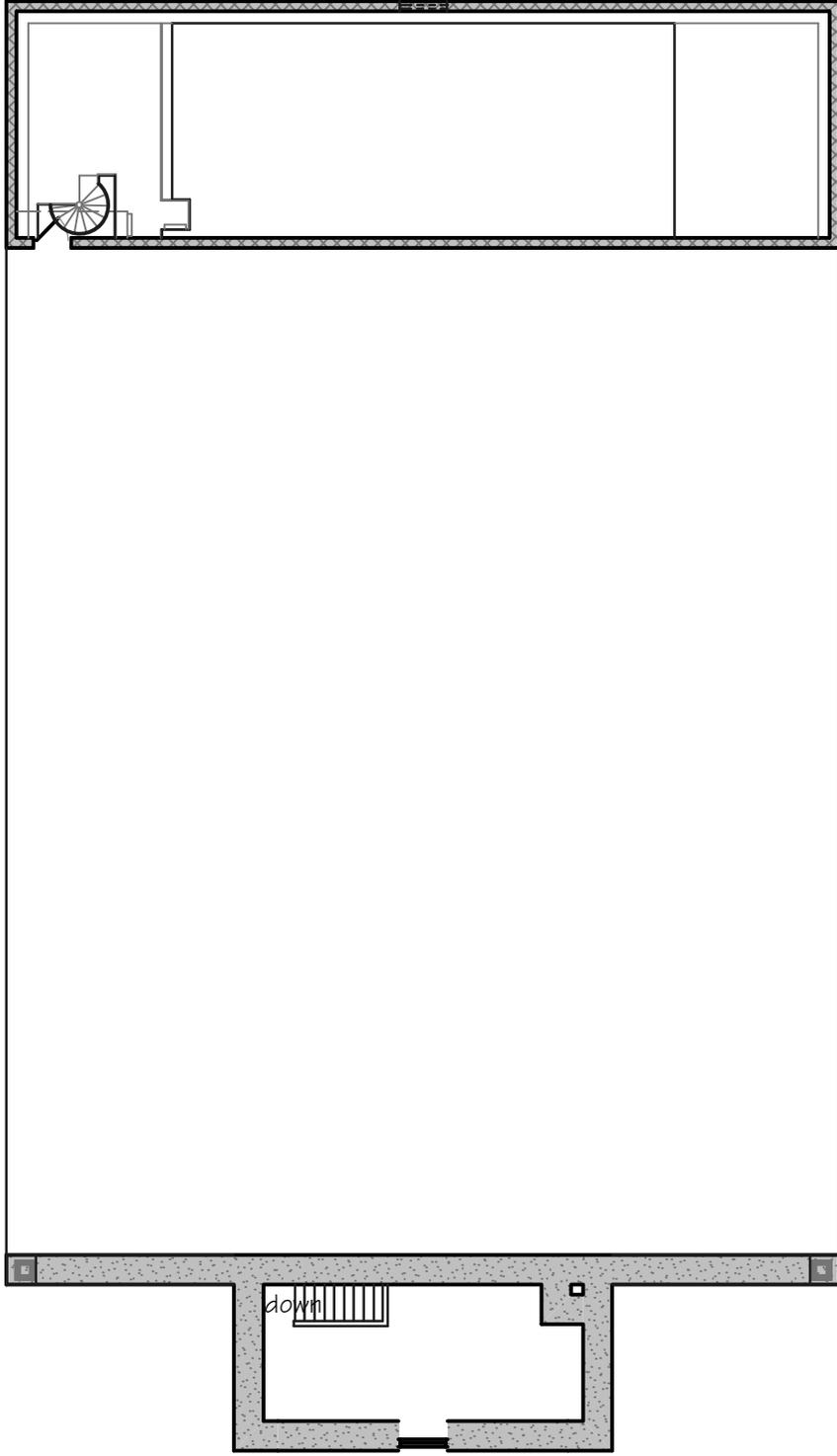
1/16" = 1'-0"



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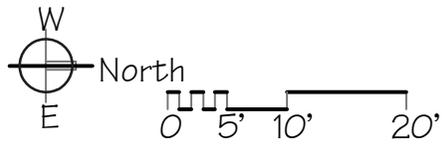


Existing Plans For Turner Hall
 115 Bench Street, Galena, Illinois 61036



Attic Plan

1/16" = 1'-0"



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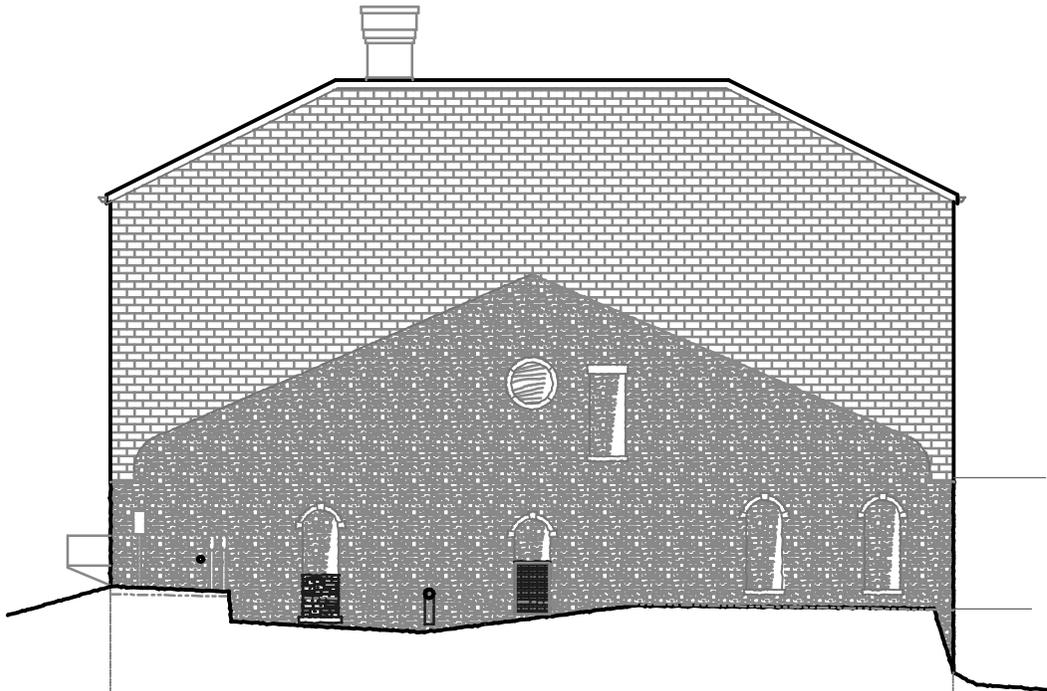
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Existing Plans For Turner Hall
115 Bench Street, Galena, Illinois 61036



East Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"

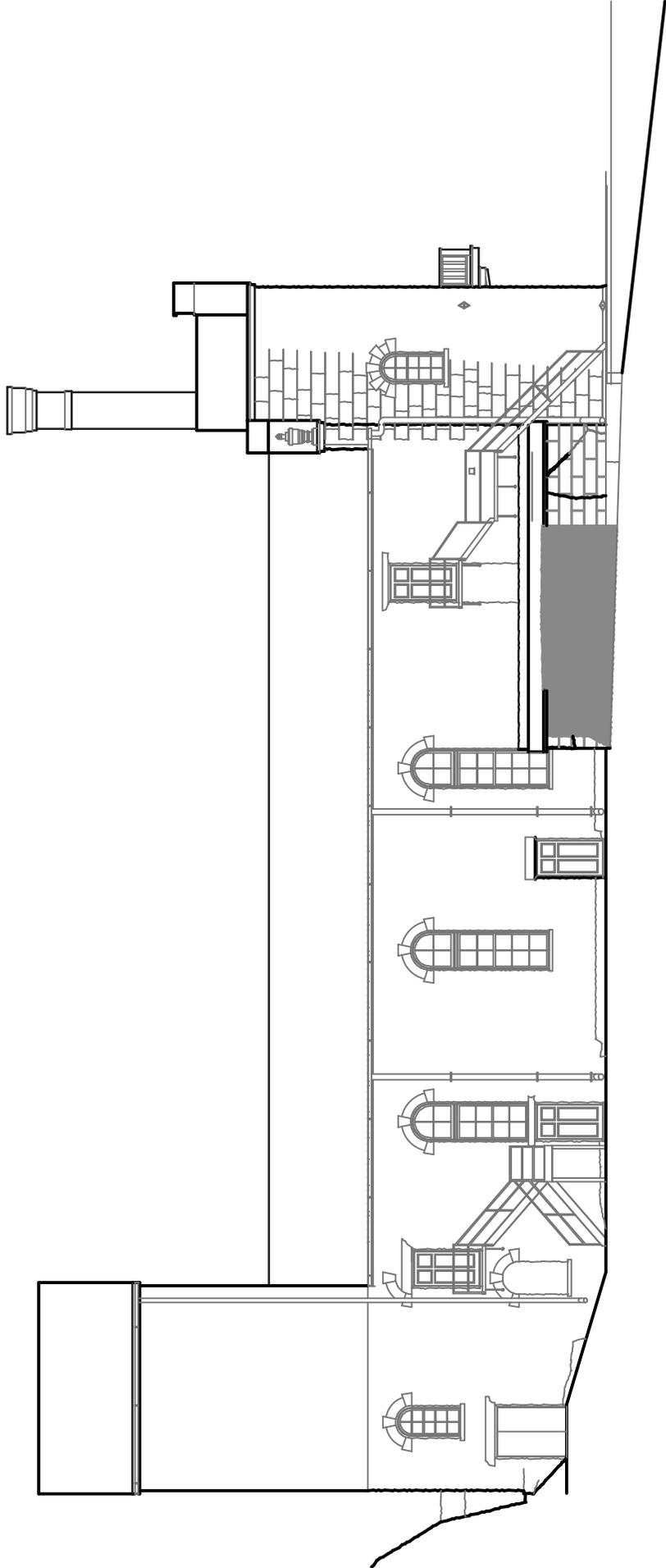


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South Elevation

1/16" = 1'-0"

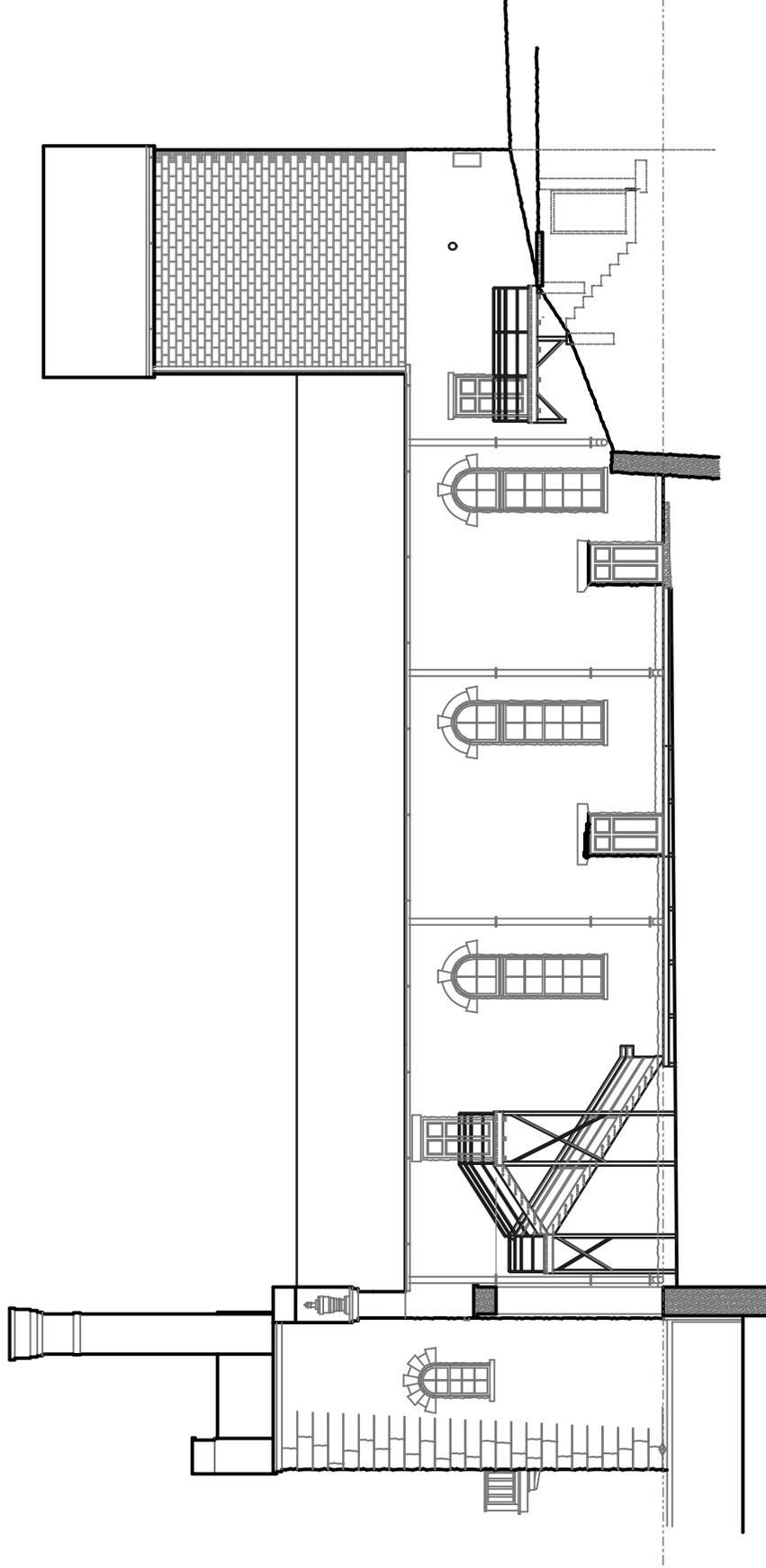
Existing Plans For Turner Hall
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North Elevation

1/16" = 1'-0"

Existing Plans For Turner Hall
115 Bench Street, Galena, Illinois 61036

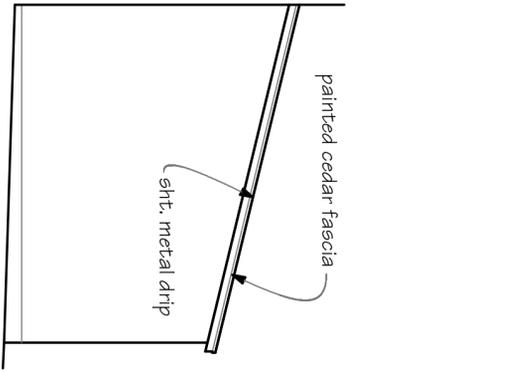


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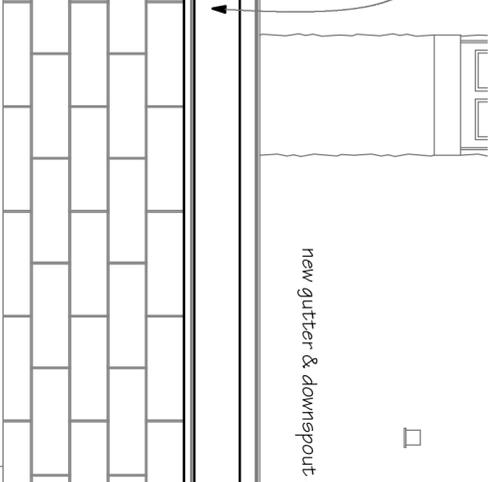
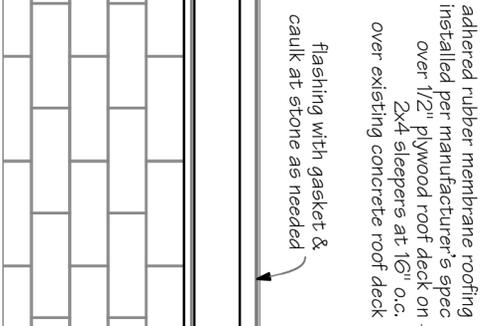
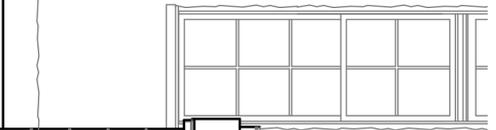
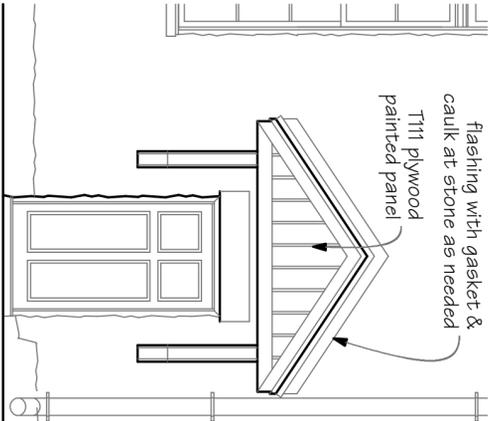


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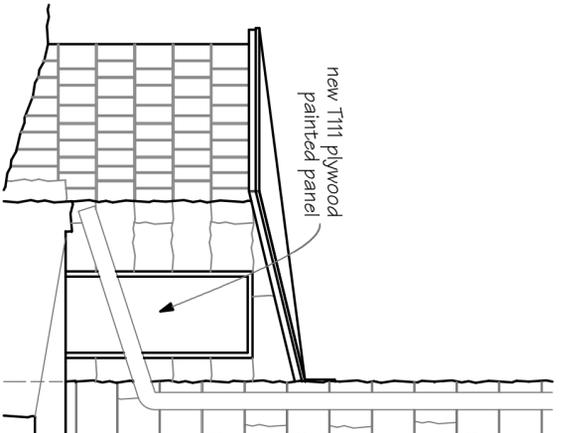
Turner Hall
2015 Improvement Projects Architectural Plans



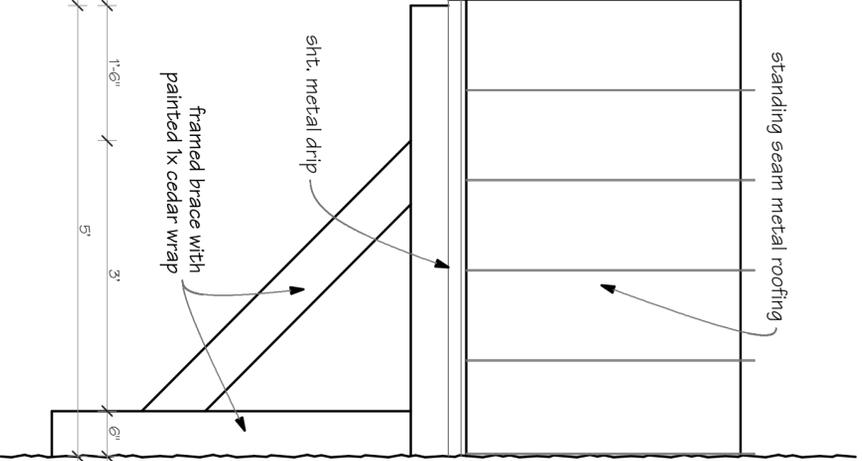
West Elevation
1/4" = 1'-0"



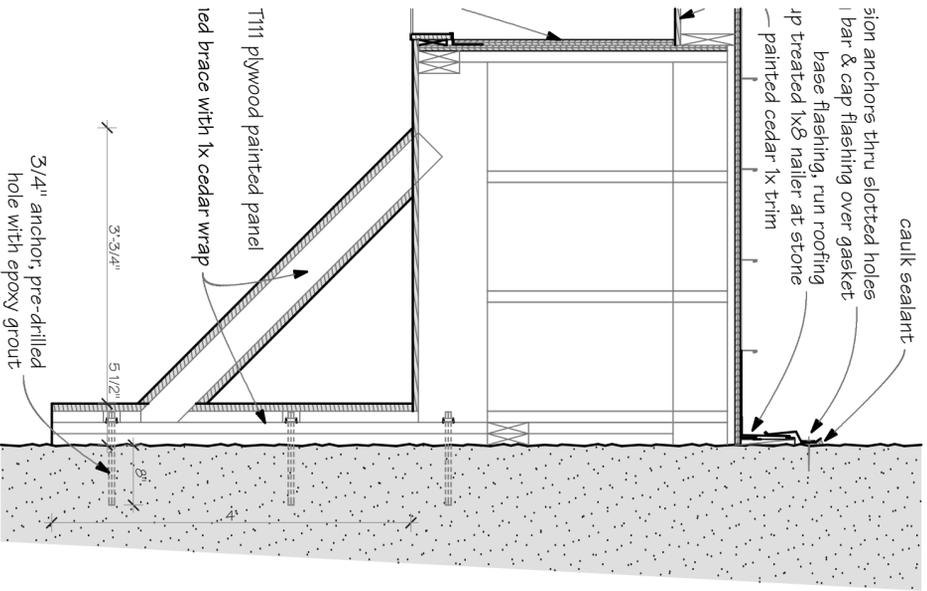
South Elevation
1/4" = 1'-0"



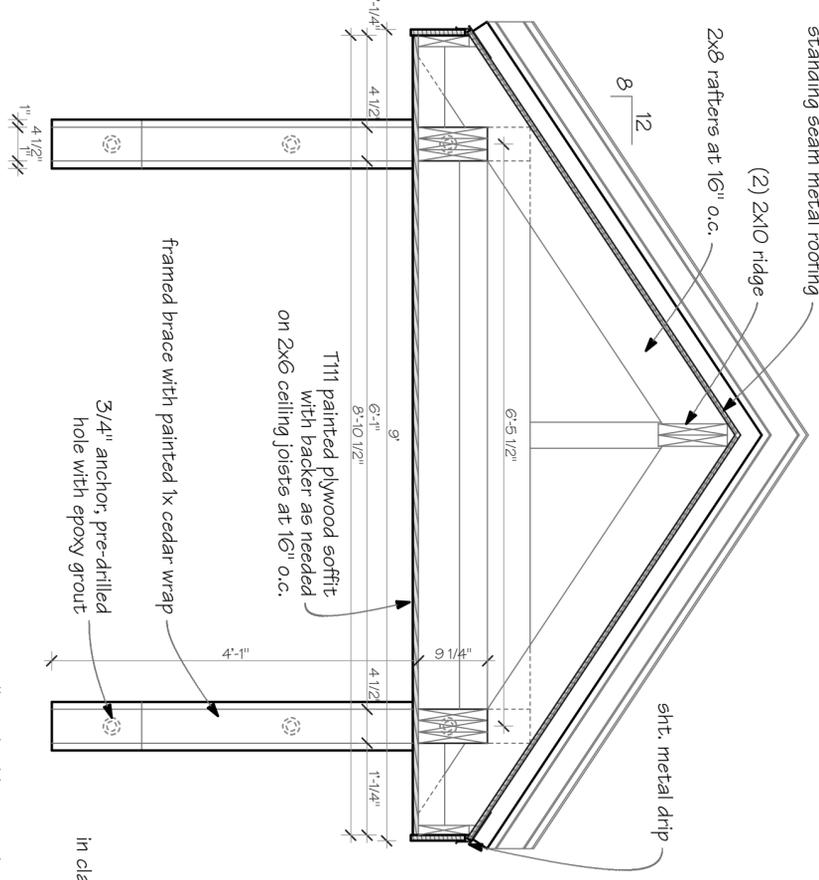
East Elevation
1/4" = 1'-0"



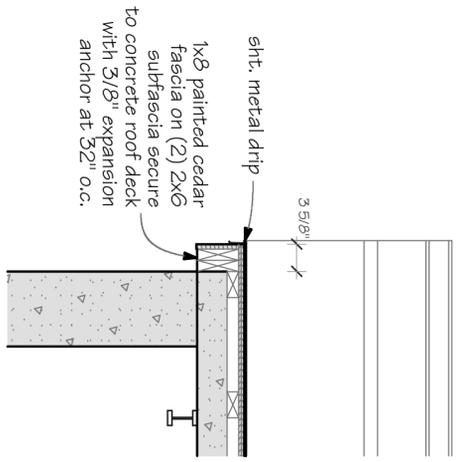
Entry Roof Side Elevation
3/4" = 1'-0"



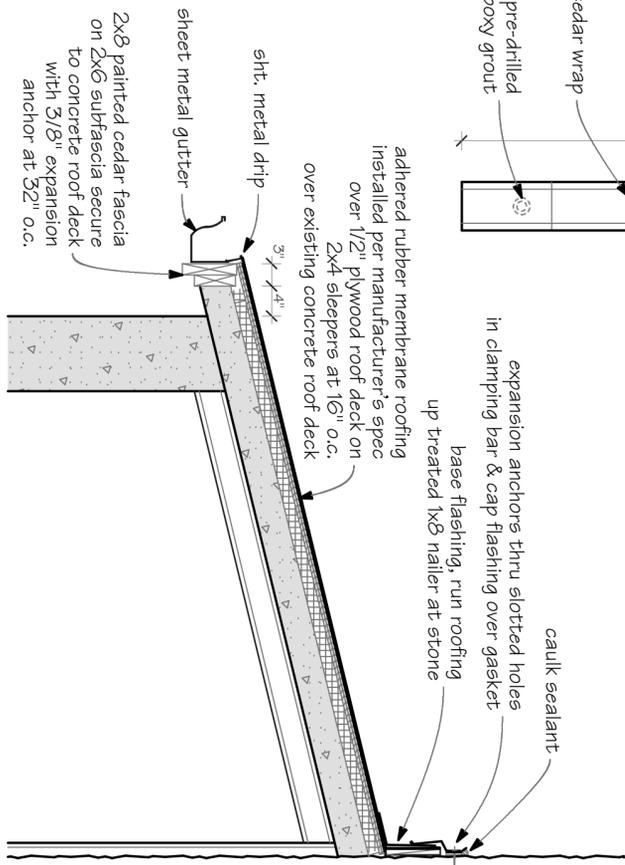
Entry Roof Section A
3/4" = 1'-0"



Entry Roof Section B
3/4" = 1'-0"



Kitchen Roof Section B
3/4" = 1'-0"



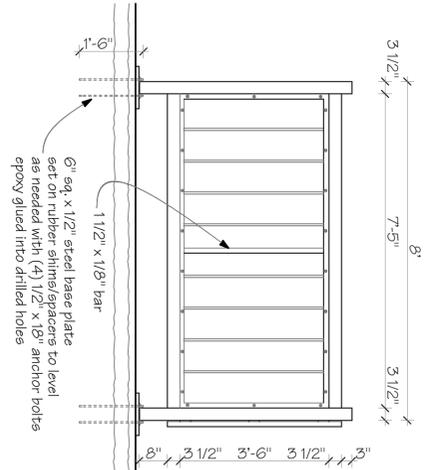
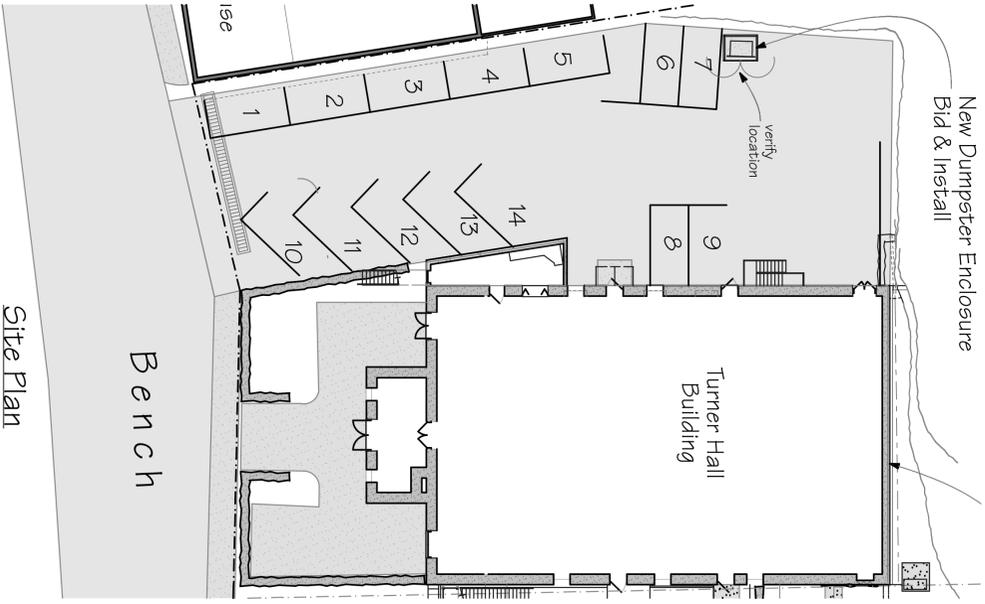
Kitchen Roof Section A
3/4" = 1'-0"

Certification Statement
I certify that these plans were prepared by me & to the best of my knowledge conform to Local, State, & National Codes.
Licensed Architect: Adam C. Johnson
Illinois license number: 001-014986
expiration date: 11/30/2016
signed: _____ date: _____

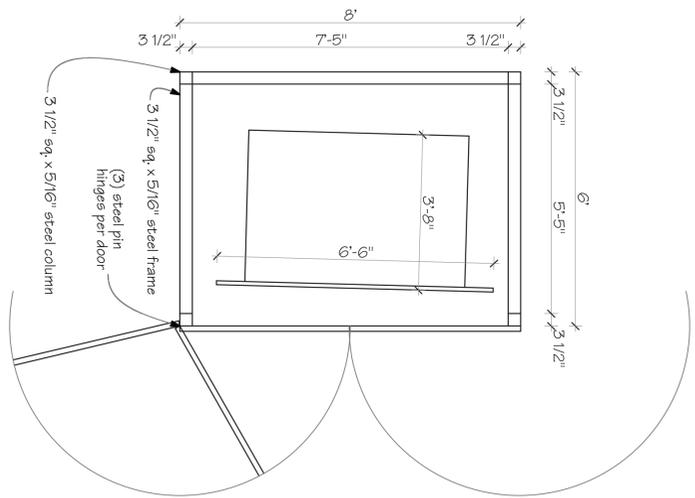
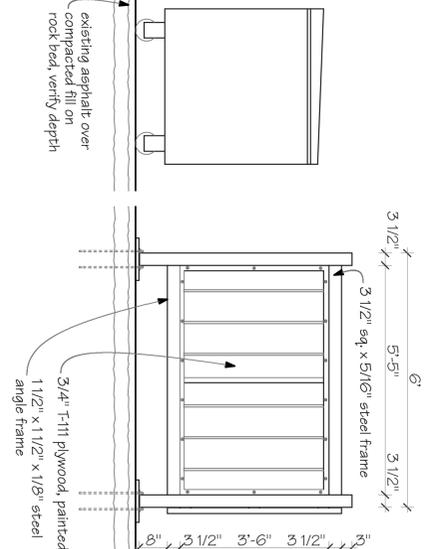
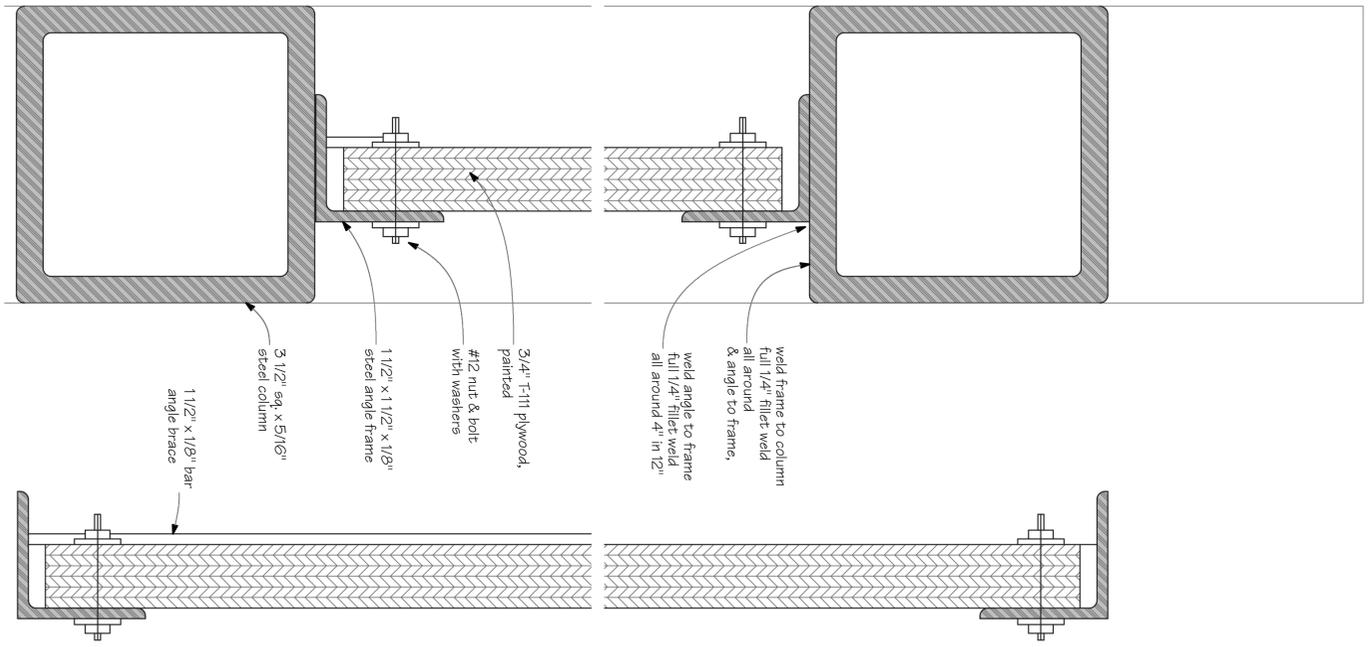
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2015 Additions & Alterations for
Turner Hall
115 Bench Street, Galena, Illinois 61036

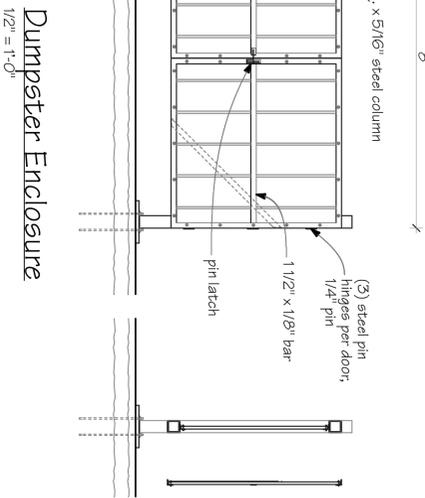
Revisions:
6/9/15
8/18/15
10/6/14
10/12/15



Dumpster Details



Dumpster Enclosure



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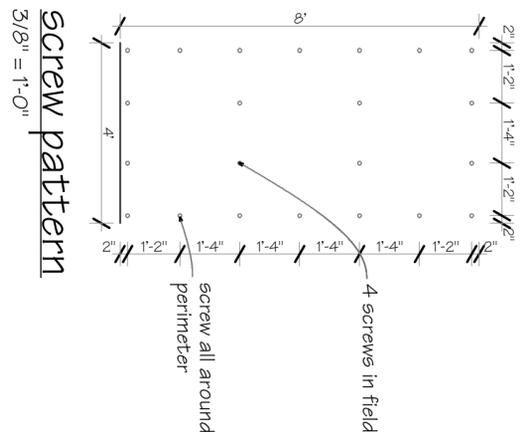
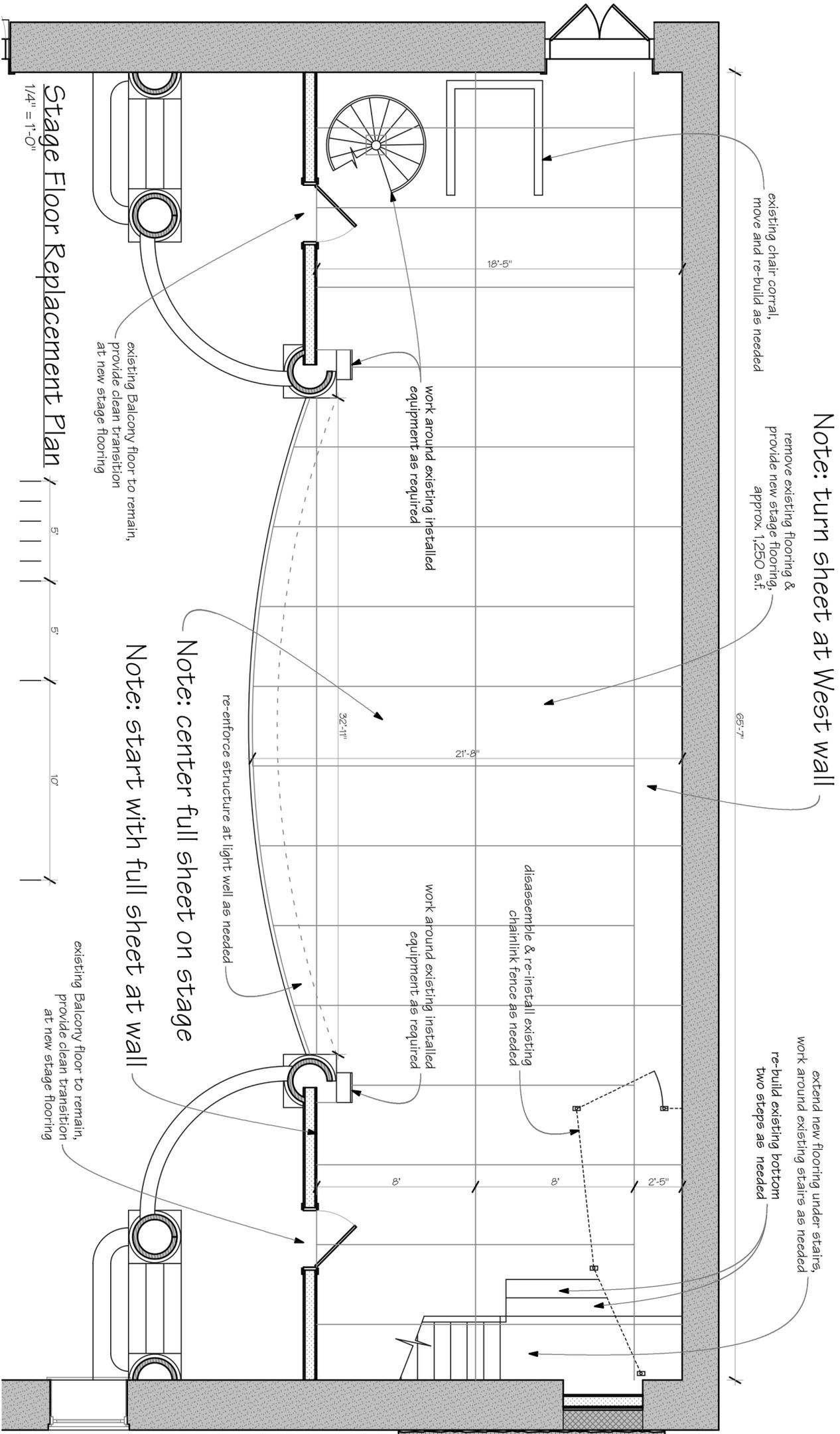
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2015 Additions & Alterations for
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 115 Bench Street, Galena, Illinois 61036

6/9/15
 Revisions:
 8/18/15
 10/6/14
 10/12/15

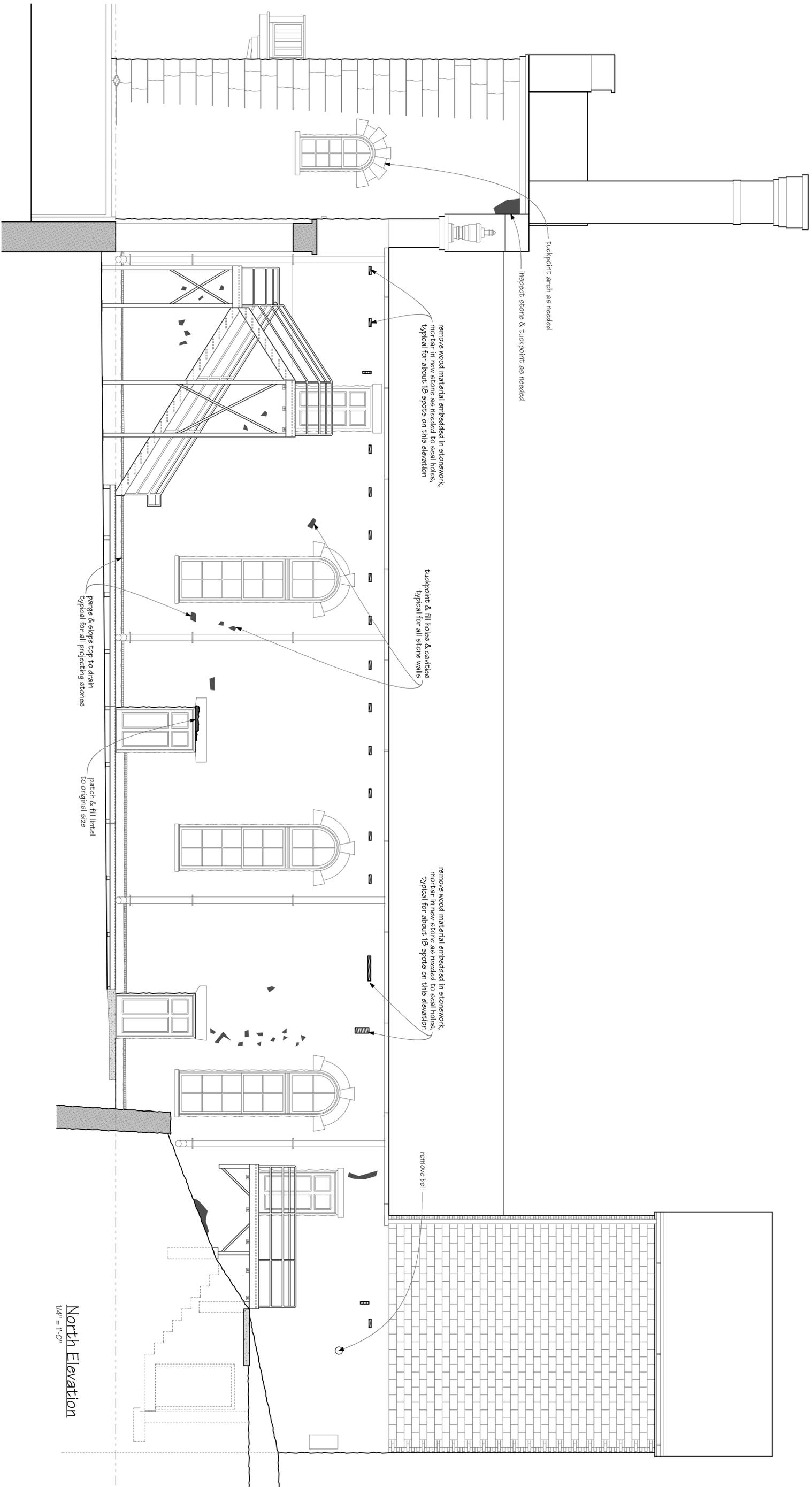


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6/9/15
 Revisions:
 8/18/15
 10/6/14
 10/12/15



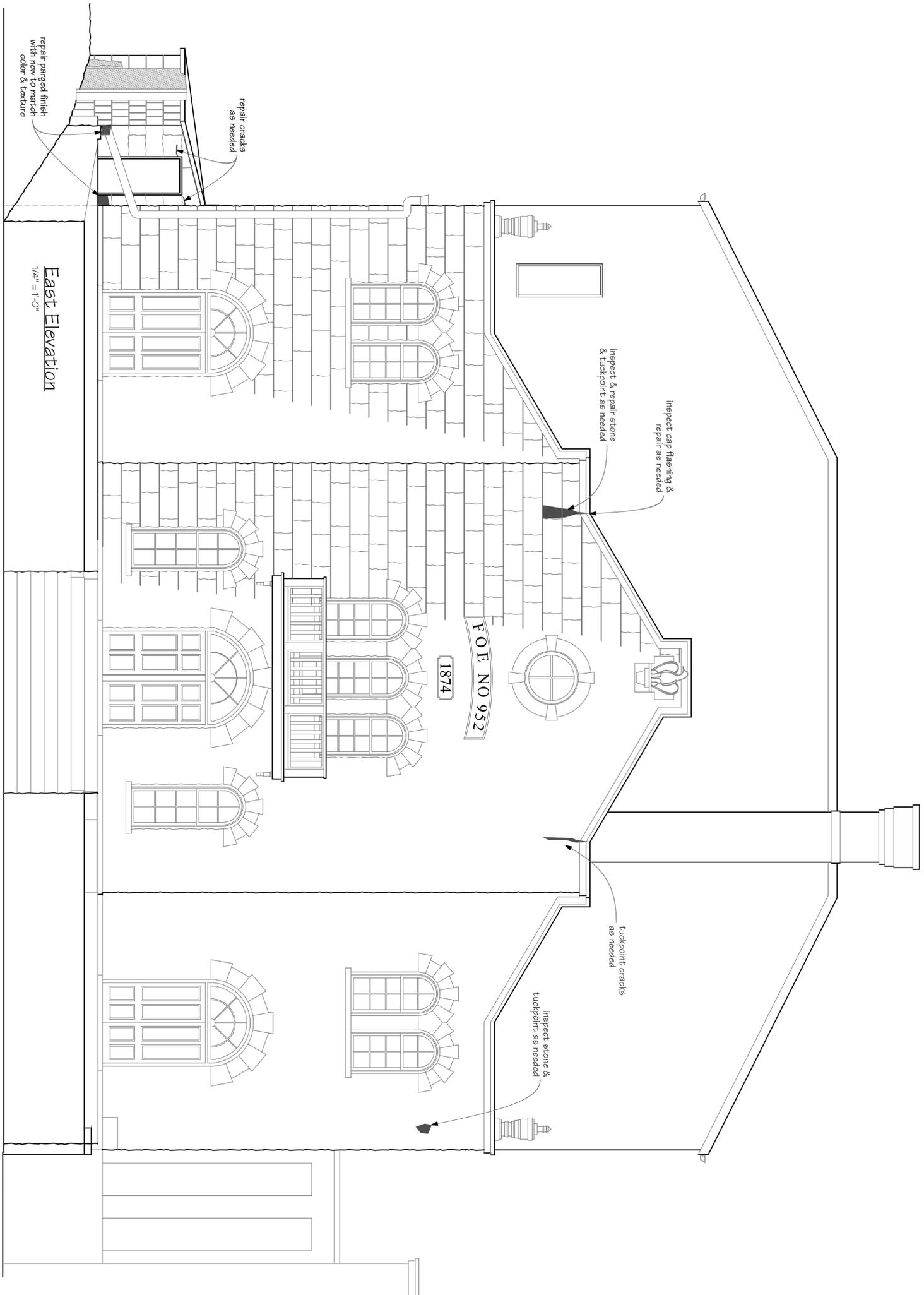
North Elevation
1/4" = 1'-0"

2015 Additions & Alterations for
Turner Hall
 115 Bench Street, Galena, Illinois 61036

6/9/15
 Revisions:
 8/18/15
 10/6/14
 10/12/15

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

F O E NO 952
1874

6/9/15
Revisions:
8/18/15
10/6/14
10/12/15

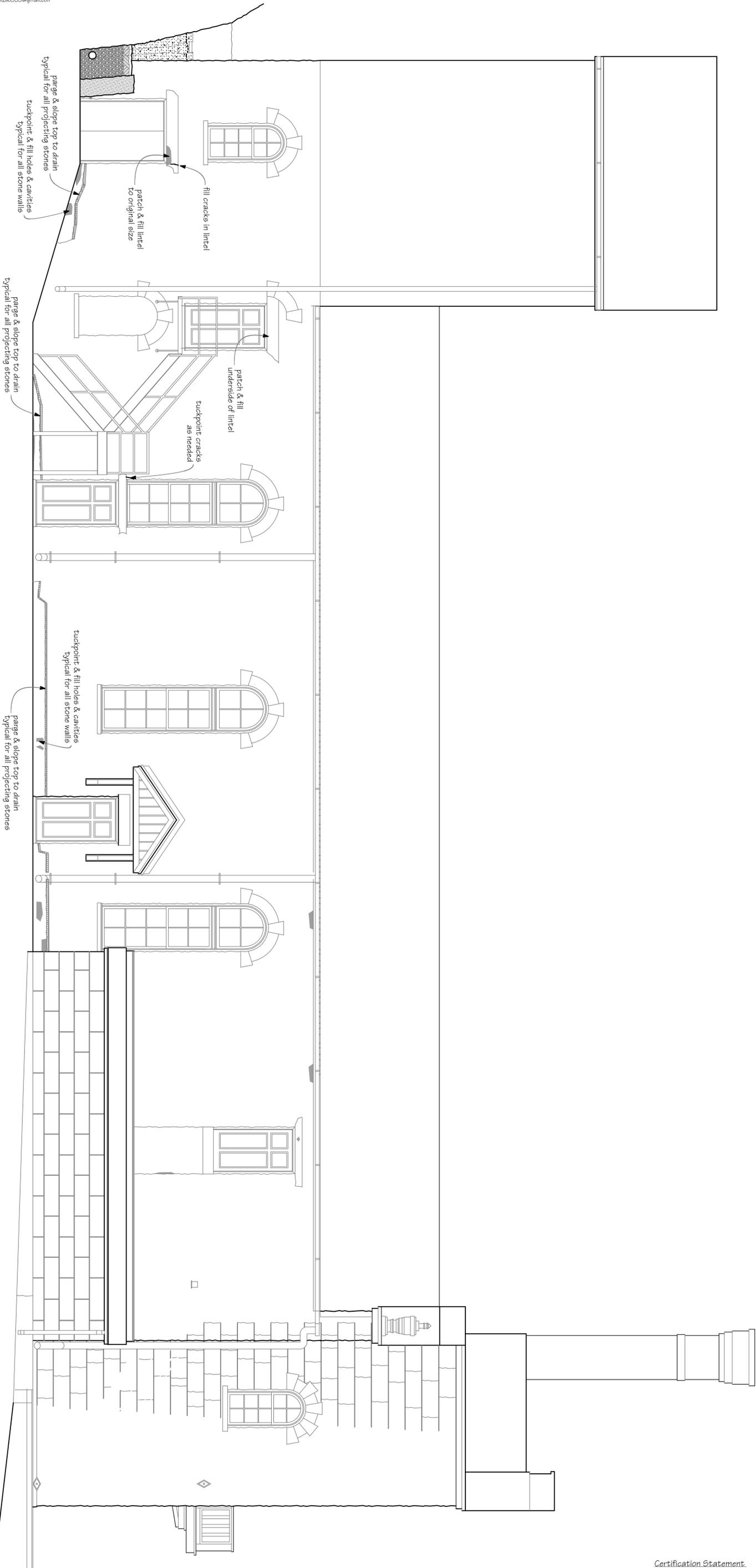
2015 Additions & Alterations for
Turner Hall
115 Bench Street, Galena, Illinois 61036

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



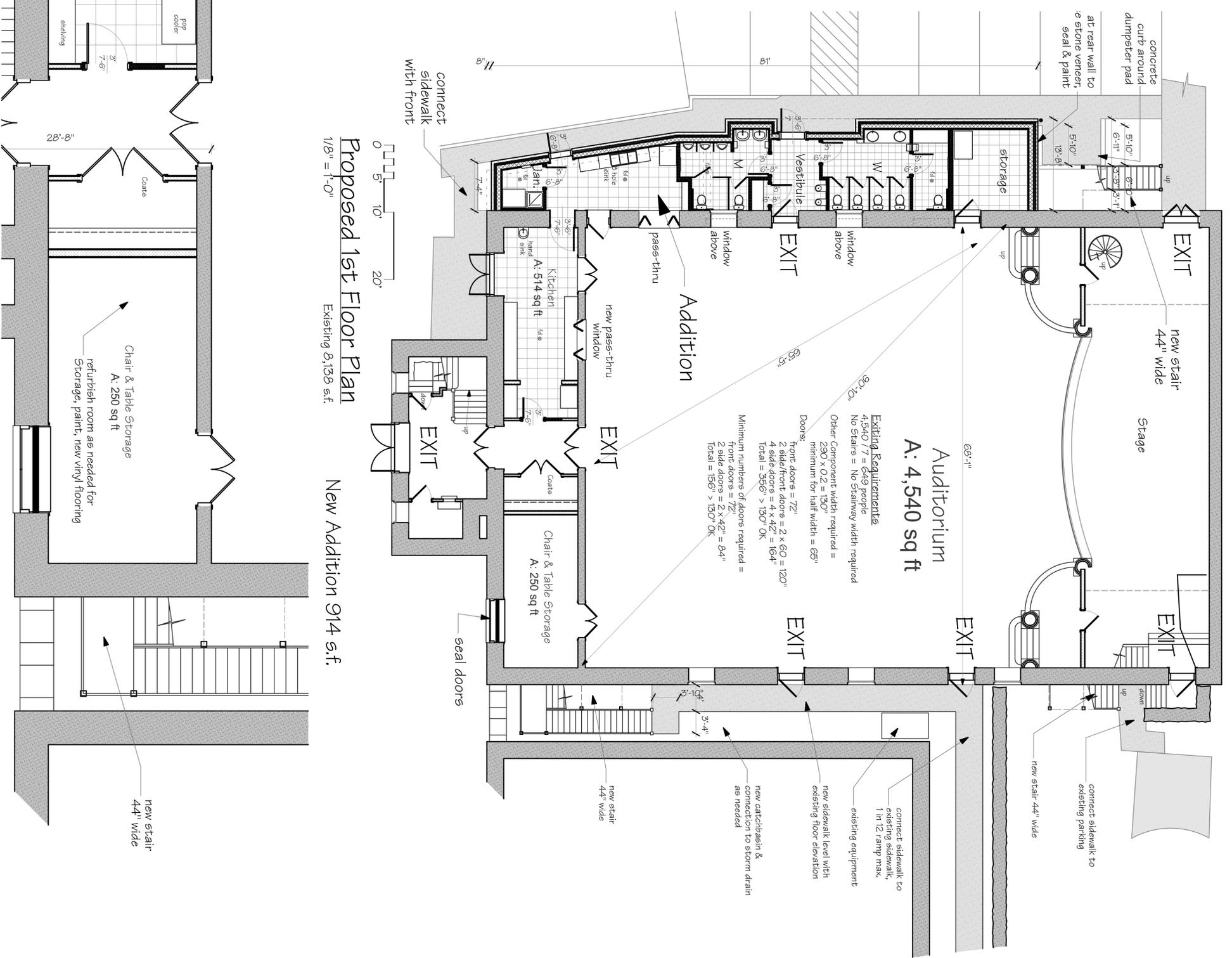
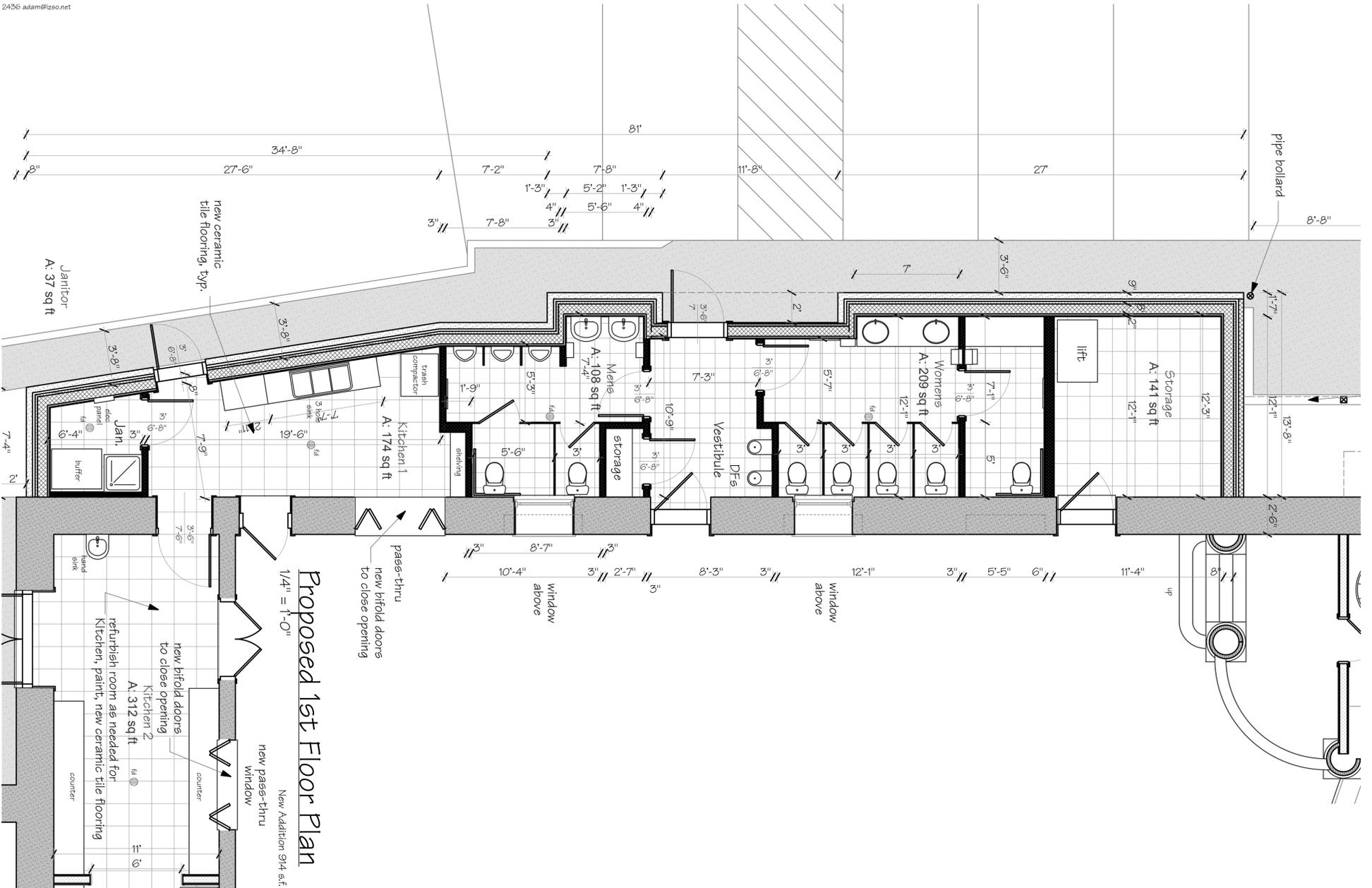
2015 Additions & Alterations for
Turner Hall
 115 Bench Street, Galena, Illinois 61036

6/9/15
 Revisions:
 8/18/15
 10/6/14
 10/12/15

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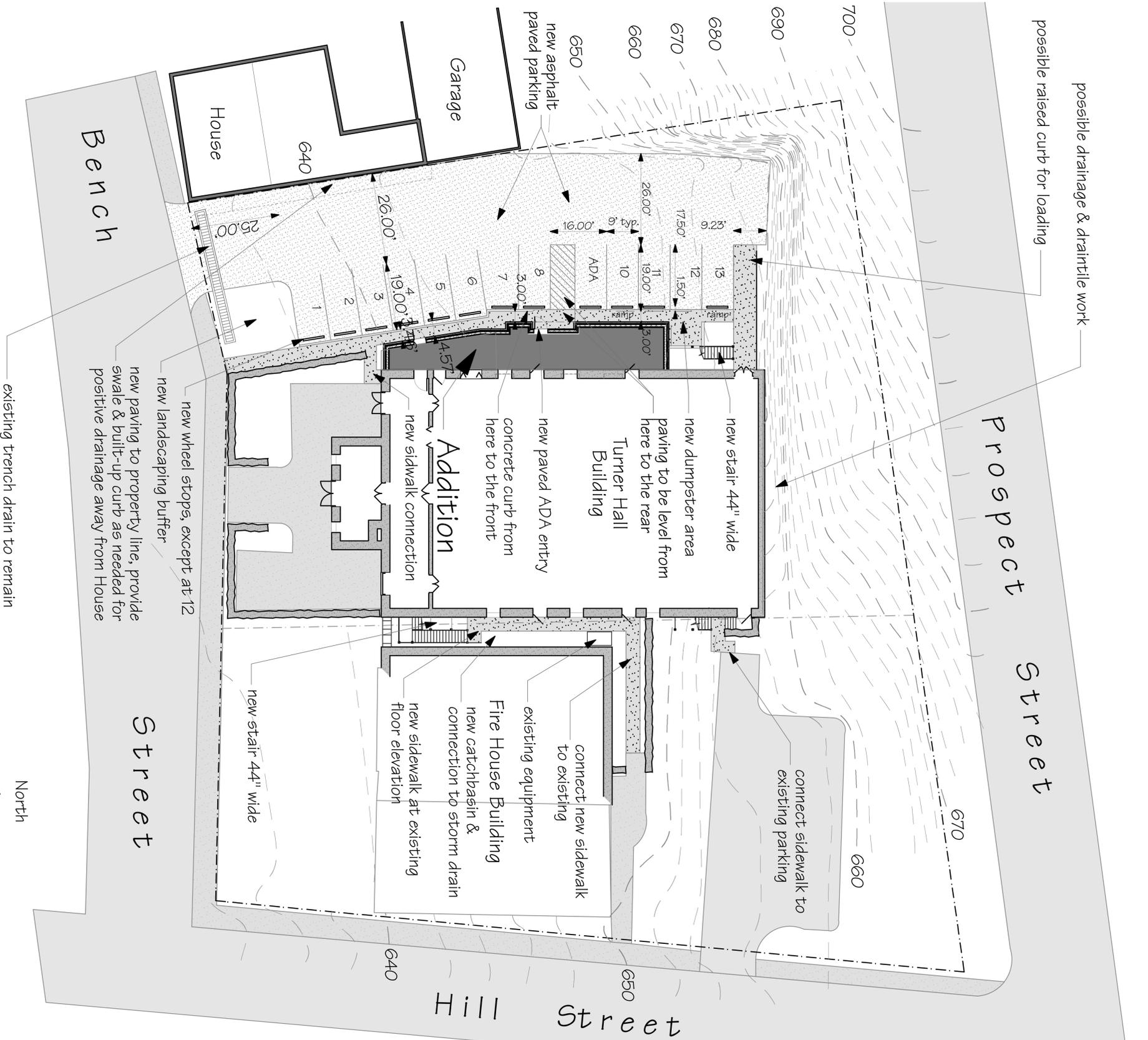
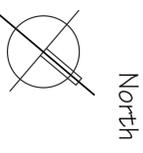
**Turner Hall
Addition Architectural Plans**



Site Plan

1" = 20'-0"

0 10' 20' 40'

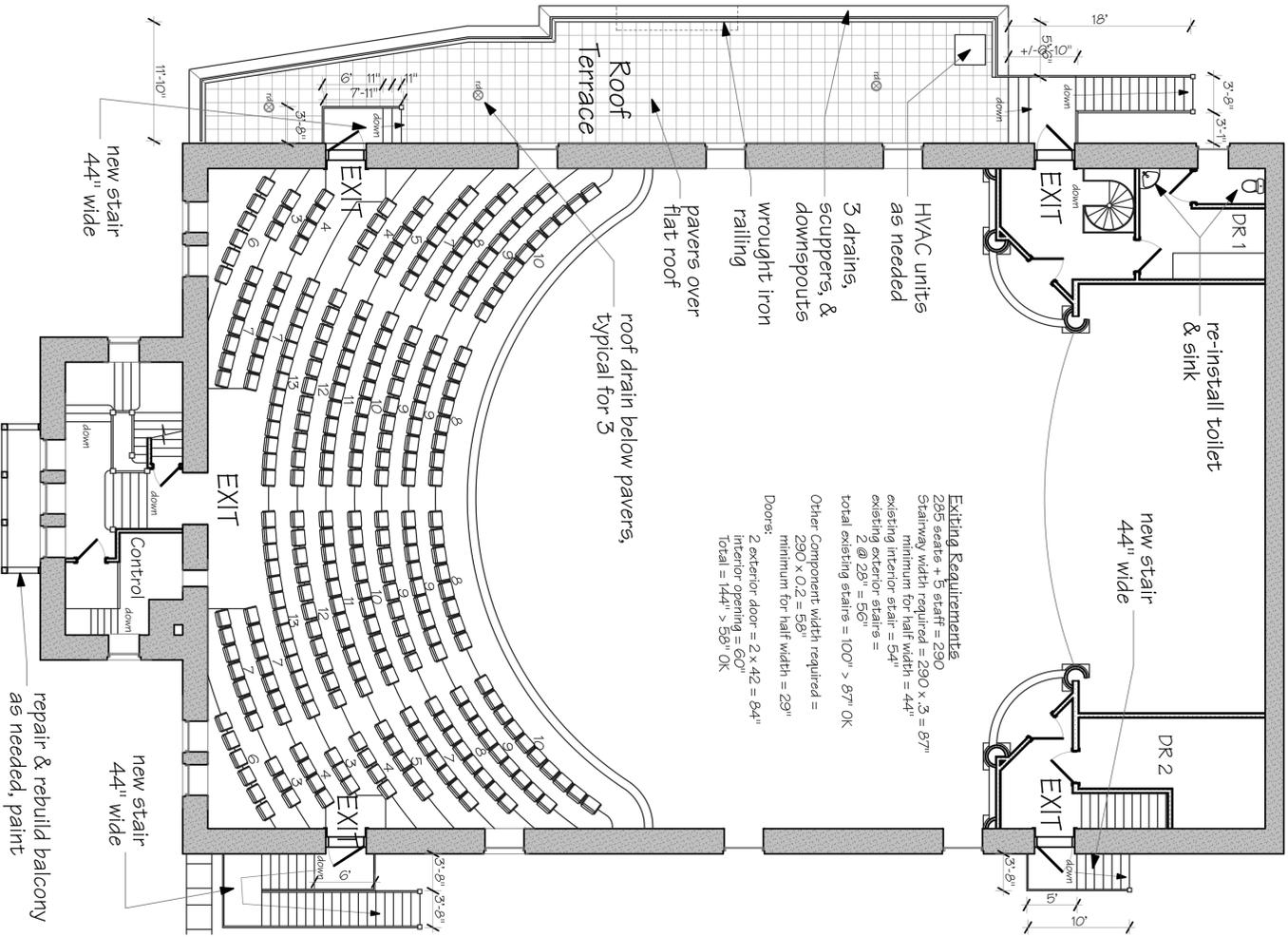


Proposed 2nd Floor Plan

1/4" = 1'-0"

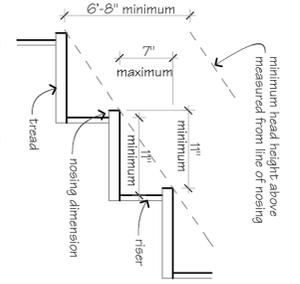
Existing 3,718 s.f.

0 5' 10' 20'



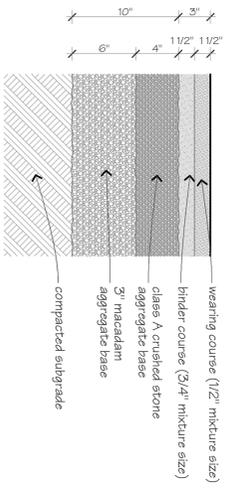
Stair Detail

1" = 1'-0"



Typical Asphalt Pavement Section

1 1/2" = 1'-0"



Additions & Alterations to Turner Hall

104 Bench Street, Galena, Illinois 61036

Preliminary Bid Drawings



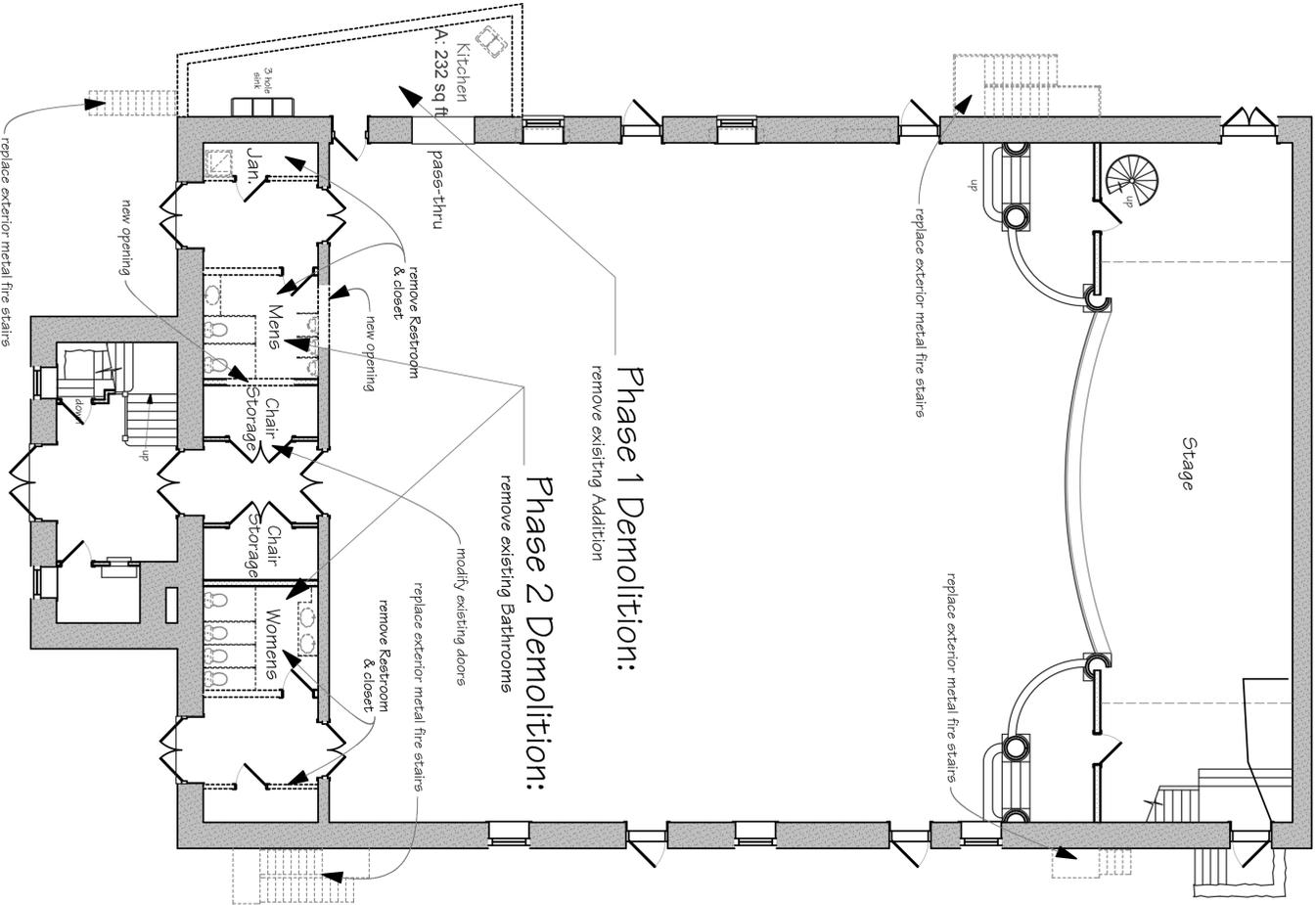
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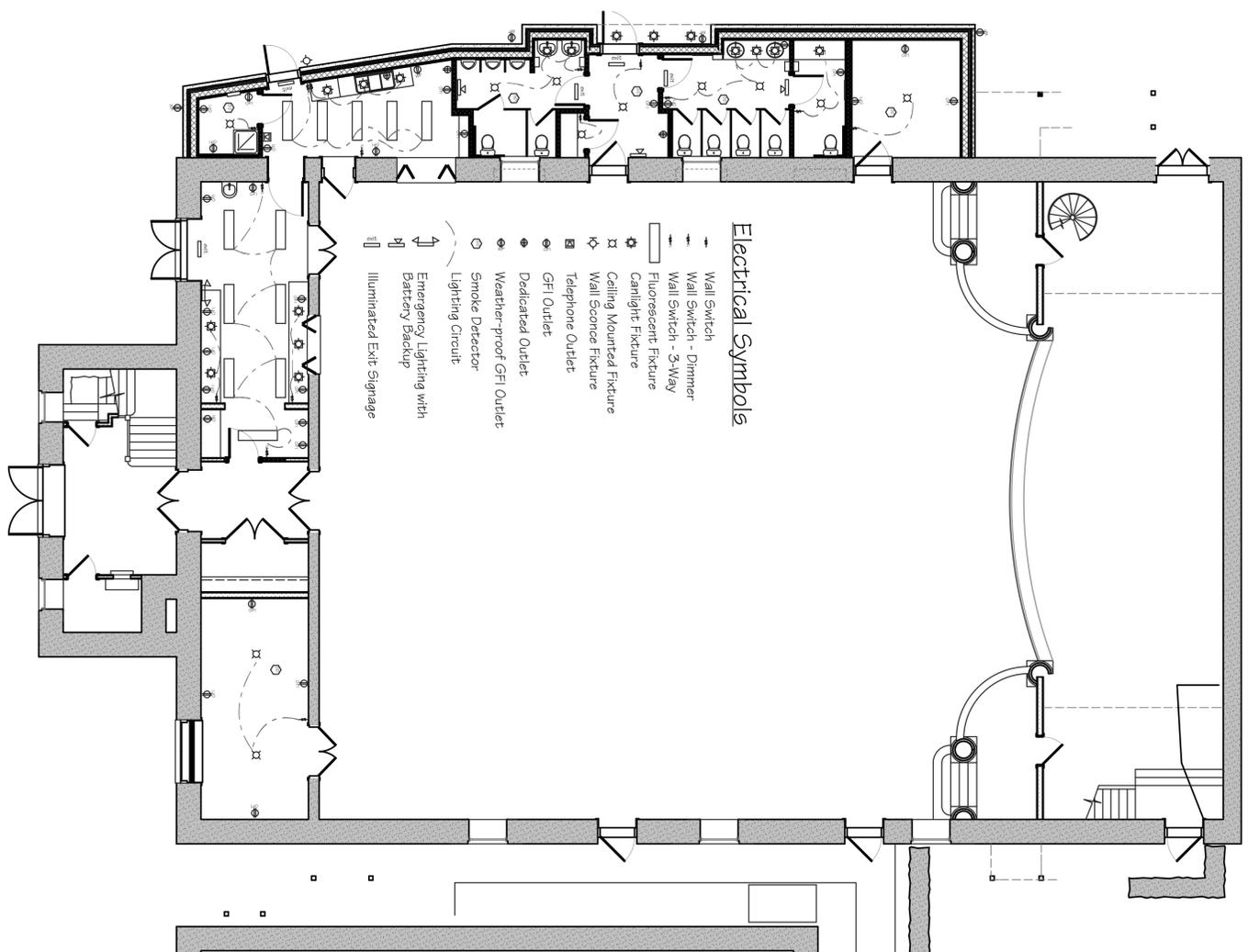
1st Floor Demolition Plan
1/4" = 1'-0"

0 5' 10' 20'



Roof Framing Plan
1/4" = 1'-0"

1st Floor Electrical Plan
1/8" = 1'-0"



Electrical Symbols

- Wall Switch
- Wall Switch - Dimmer
- Wall Switch - 3-Way
- Fluorescent Fixture
- Carlight Fixture
- Ceiling Mounted Fixture
- Wall Sconce Fixture
- Telephone Outlet
- GFI Outlet
- Dedicated Outlet
- Weather-proof GFI Outlet
- Smoke Detector
- Lighting Circuit
- Emergency Lighting with Battery Backup
- Illuminated Exit Signage

General Notes

1. Dimensions are to the face of finish unless noted otherwise.
2. All work to conform to governing National, State and Local Codes. Verify existing conditions and notify Architect of any discrepancies.
3. Interior walls to 2x4 studs at 16" o.c., interior finish to be 5/8" kalboard, painted. Walls to withstand horizontal force of 5 psf.
4. Interior millwork to match existing.
5. Finishes in Toilets must be easily cleanable, impervious, & non-toxic.
6. Doors to be solid core wood & have lever handles, new doors at new Restrooms to have push-pull & closers.
7. Provide ADA compliant restroom grab bars & accessories. Provide paper towel holders & trash cans at new Restrooms.

Mechanical

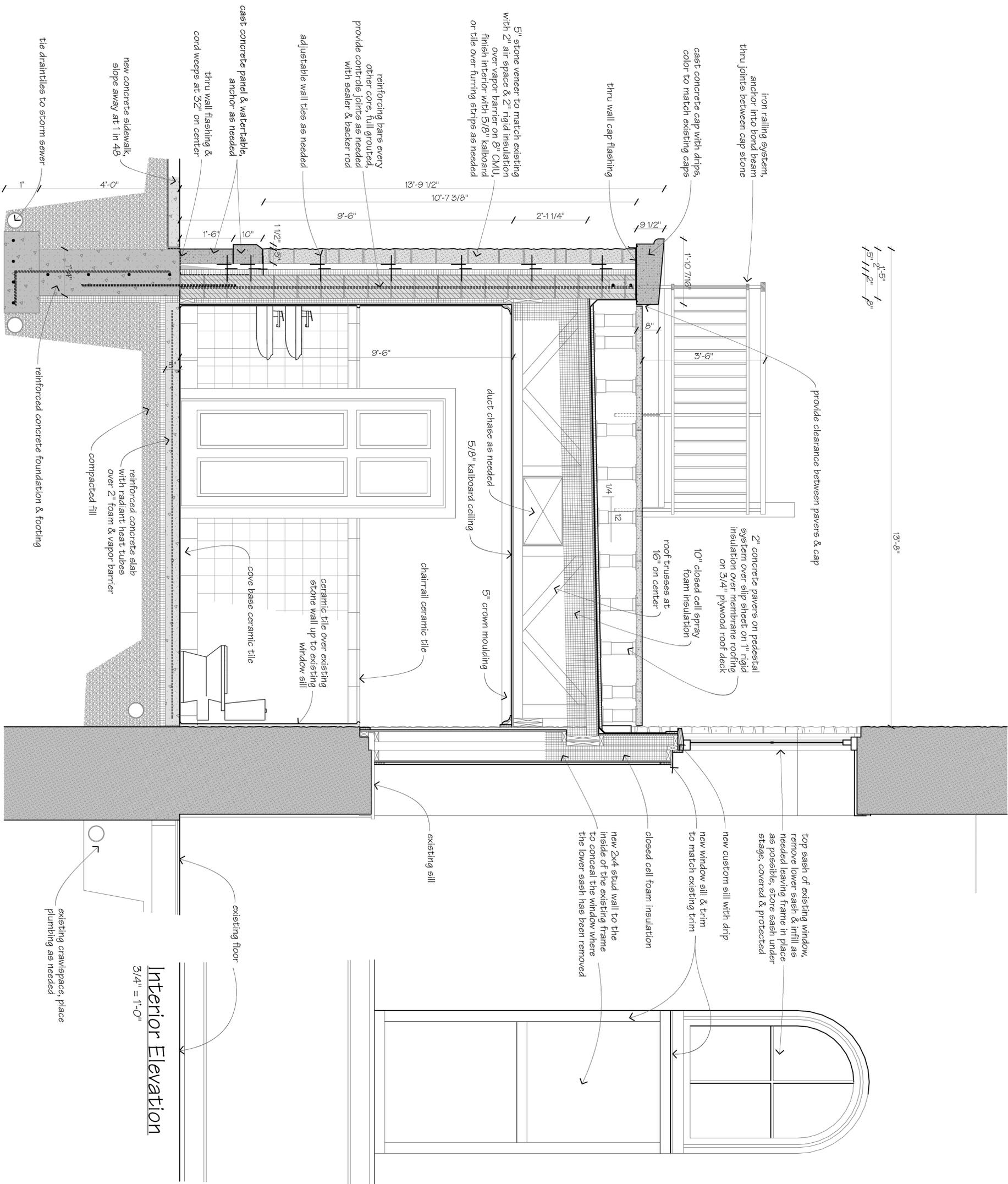
1. Verify existing HVAC system and modify as required. Provide ceiling hung AC at New Storage ceiling to supply New Addition, provide radiant floor tubing at New Addition slab. All supply ducts to be continuous from furnaces to supply air grilles.
2. Mechanical contractor to coordinate with electrical contractor to avoid wiring in return air spaces.
3. Vents restrooms with 90 cfm minimum to exterior as required.

Electrical

1. All electrical wiring to be in conduit & conform to the National Electrical Code. Verify electrical load and provide sufficient power as required.
2. Provide all hook-ups to new equipment as required, verify electrical requirements.
3. All outlets to be ground fault interrupter protected.
4. Verify existing automatic alarm system with emergency lighting with battery back-up and modify as required to satisfy Fire Chief.
5. Lighting fixtures to be commercial grade LED fixtures.

Plumbing

1. All plumbing to be installed as per code, verify requirements with City Plumbing Inspector. Provide water cooler for public use.
2. Plumbing fixtures to be ADA compliant. Faucets to be ADA compliant. Verify selection with owner before ordering.
3. Provide floor drains as required at New Restrooms.
4. Provide & install all required ADA compliant grab bars (36" on rear wall & 42" on side) & restroom accessories as required. Insulate drain & hot water piping at lavatories.



Wall Section

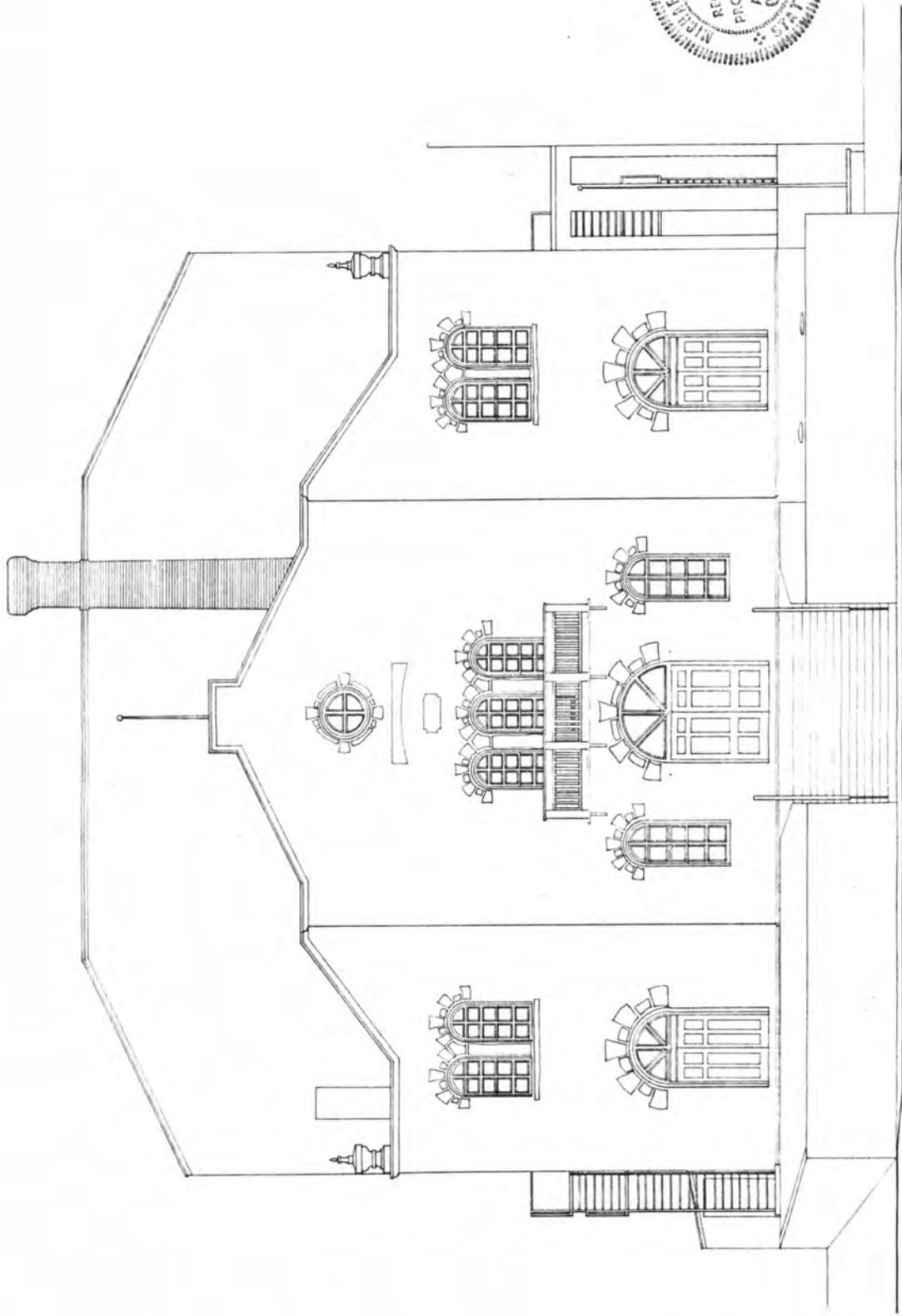
3/4" = 1'-0"

Interior Elevation

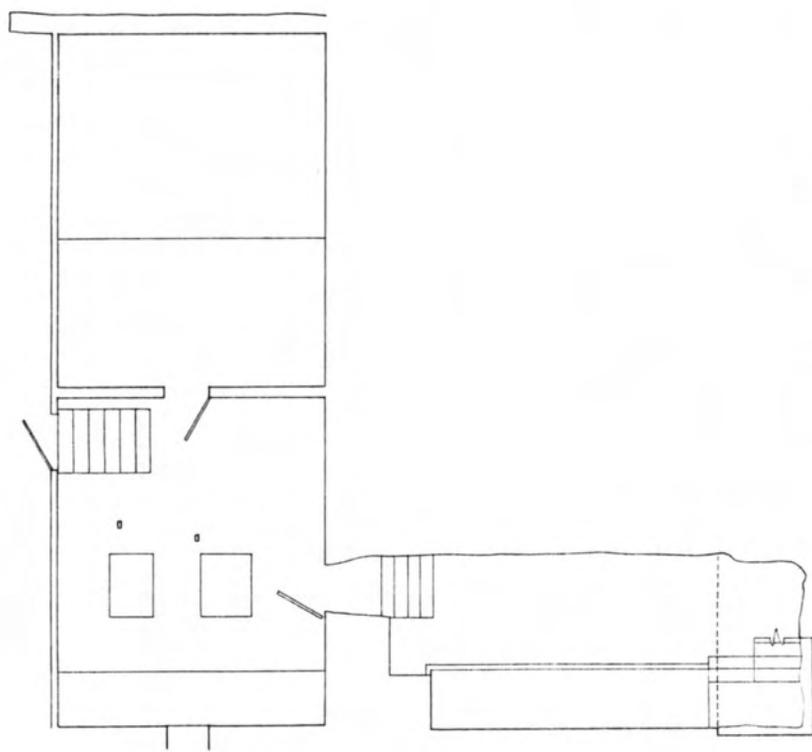
3/4" = 1'-0"



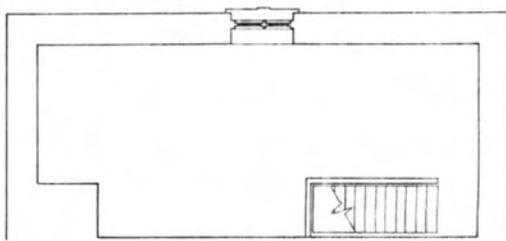
Turner Hall
1985 Existing Architectural Plans



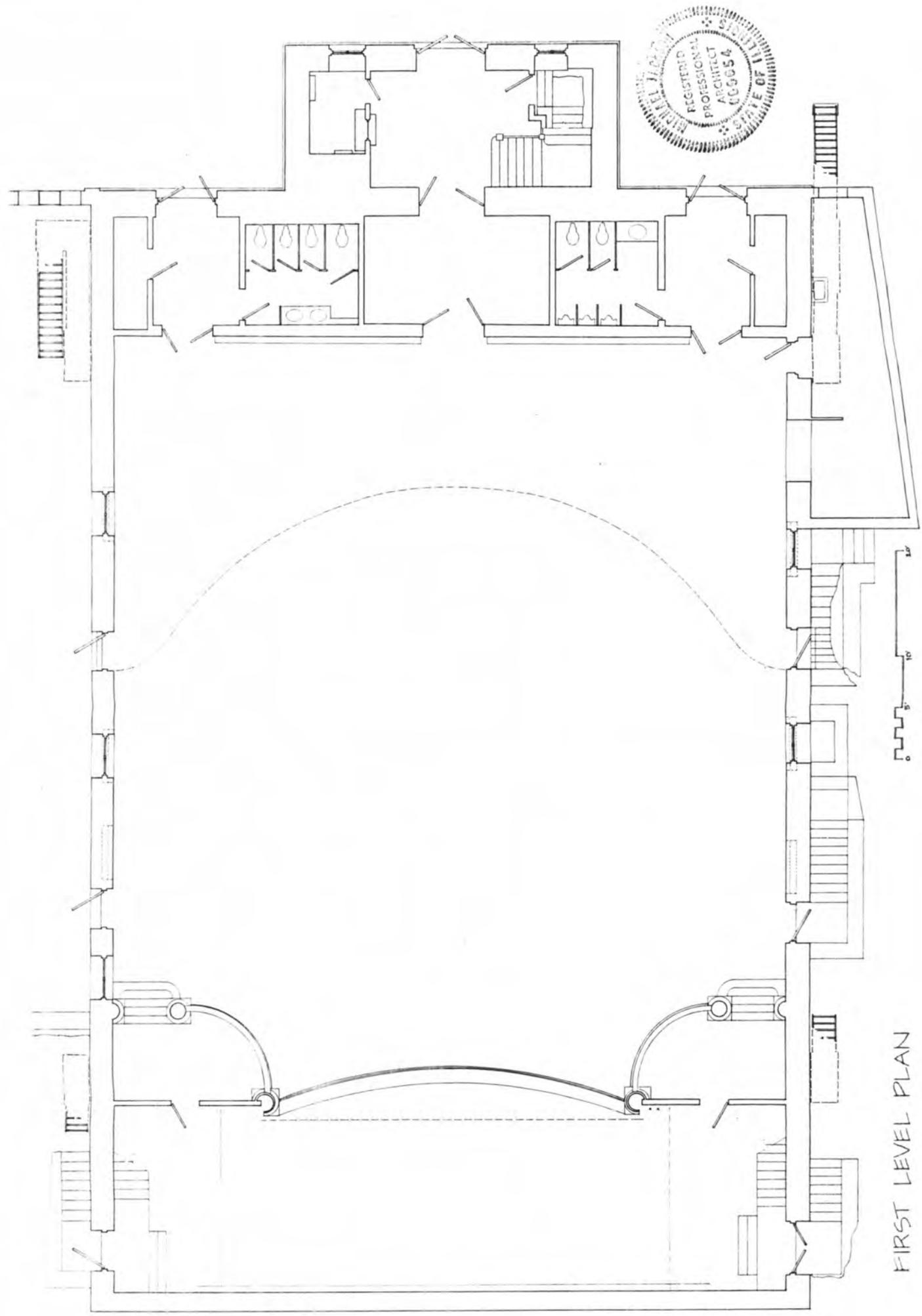
EAST ELEVATION



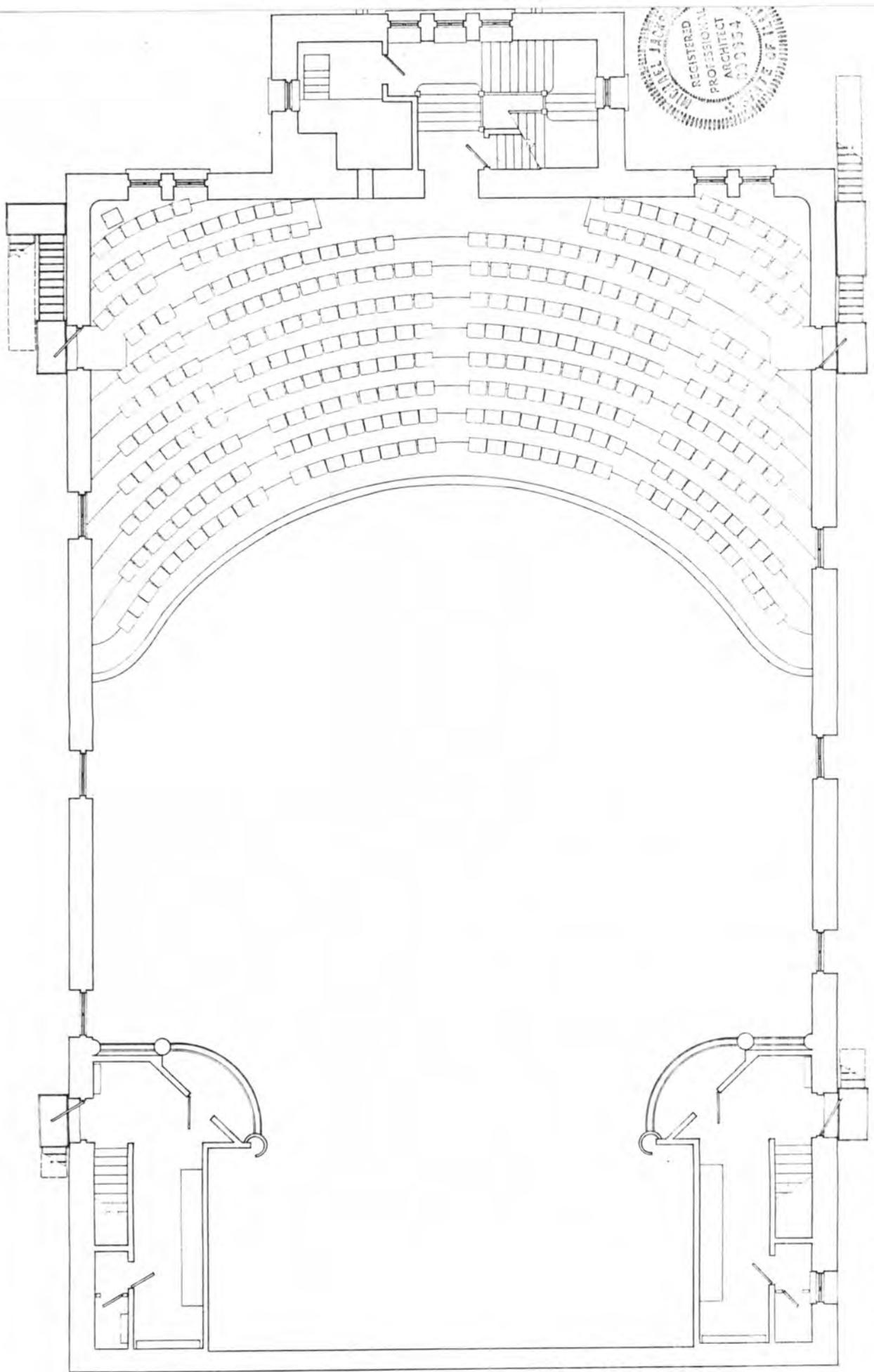
BASEMENT PLAN



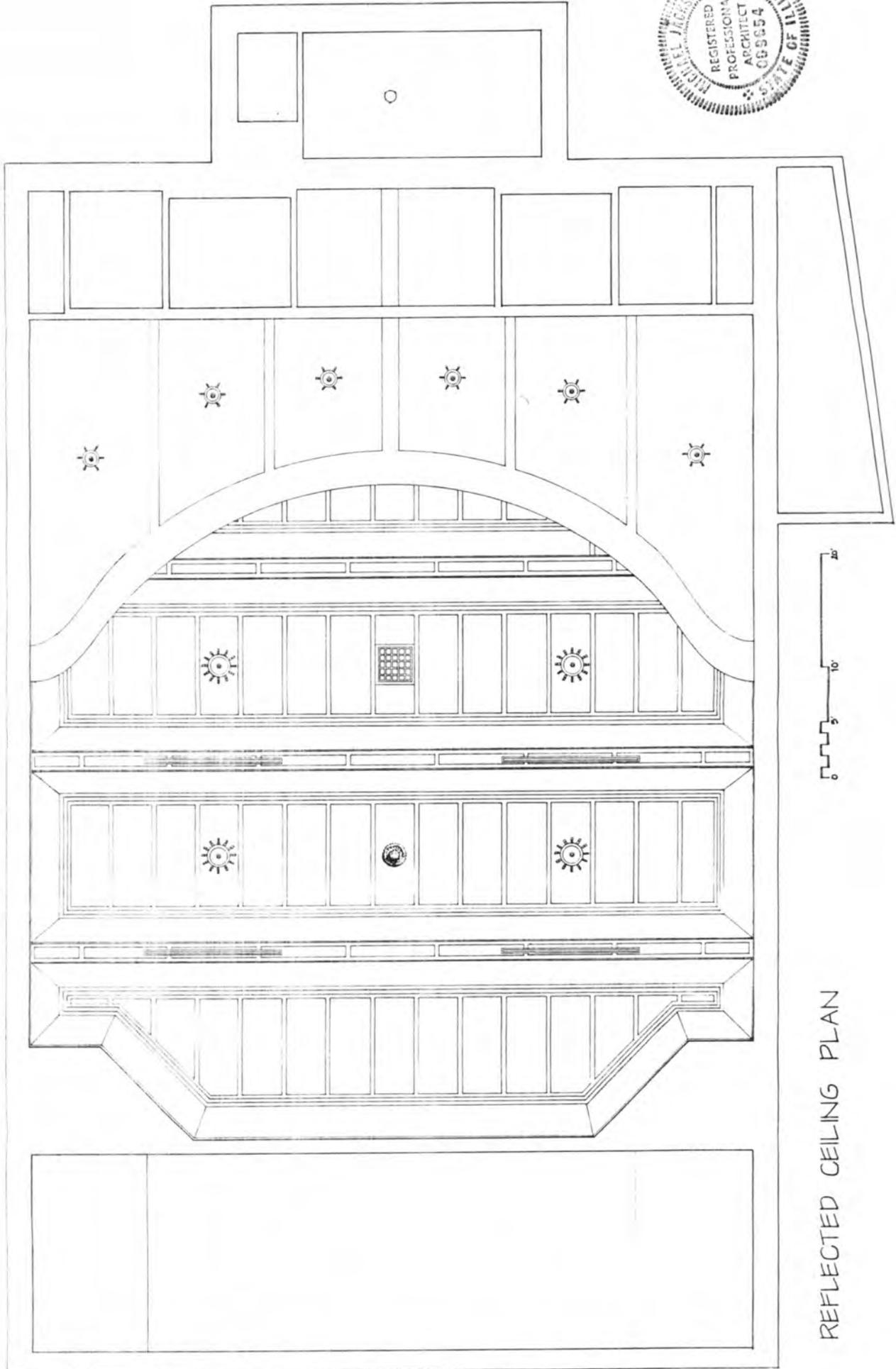
ATTIC PLAN



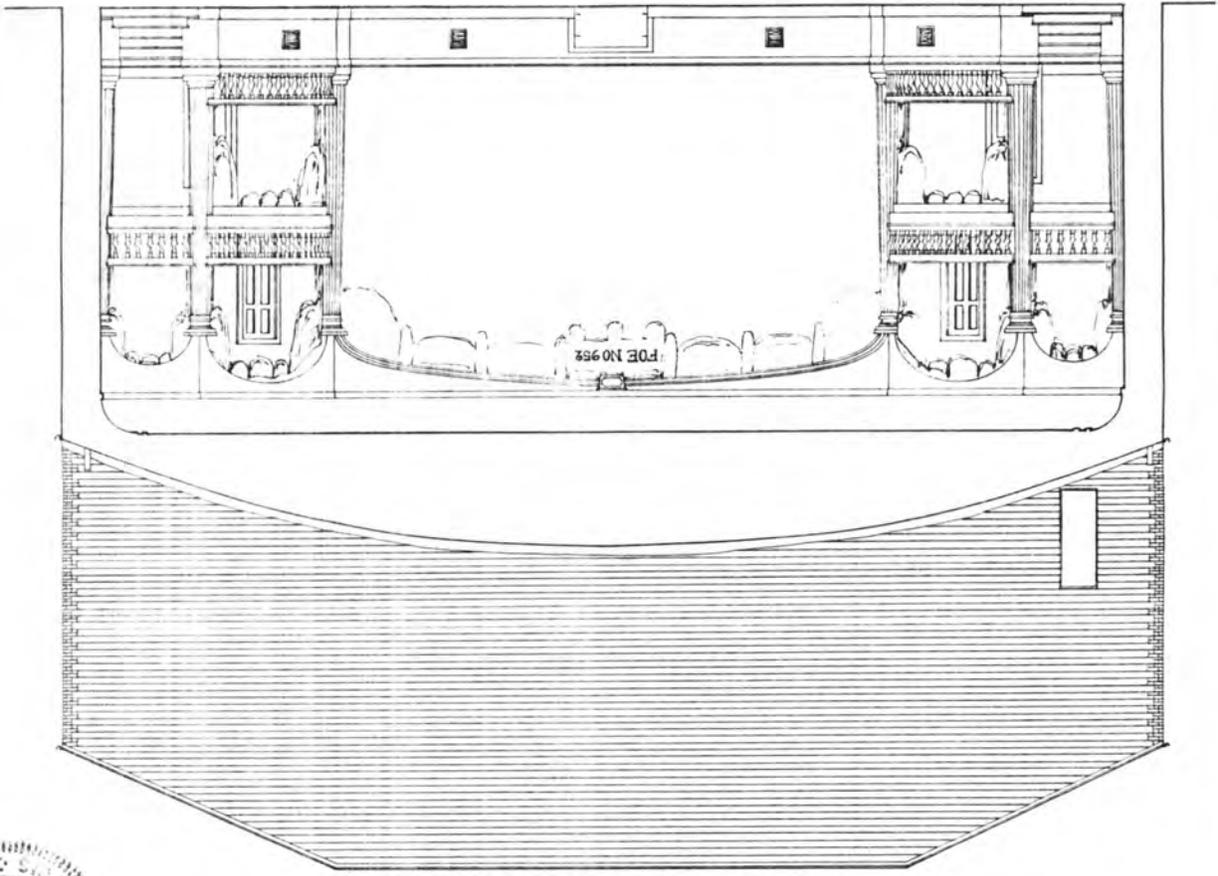
FIRST LEVEL PLAN



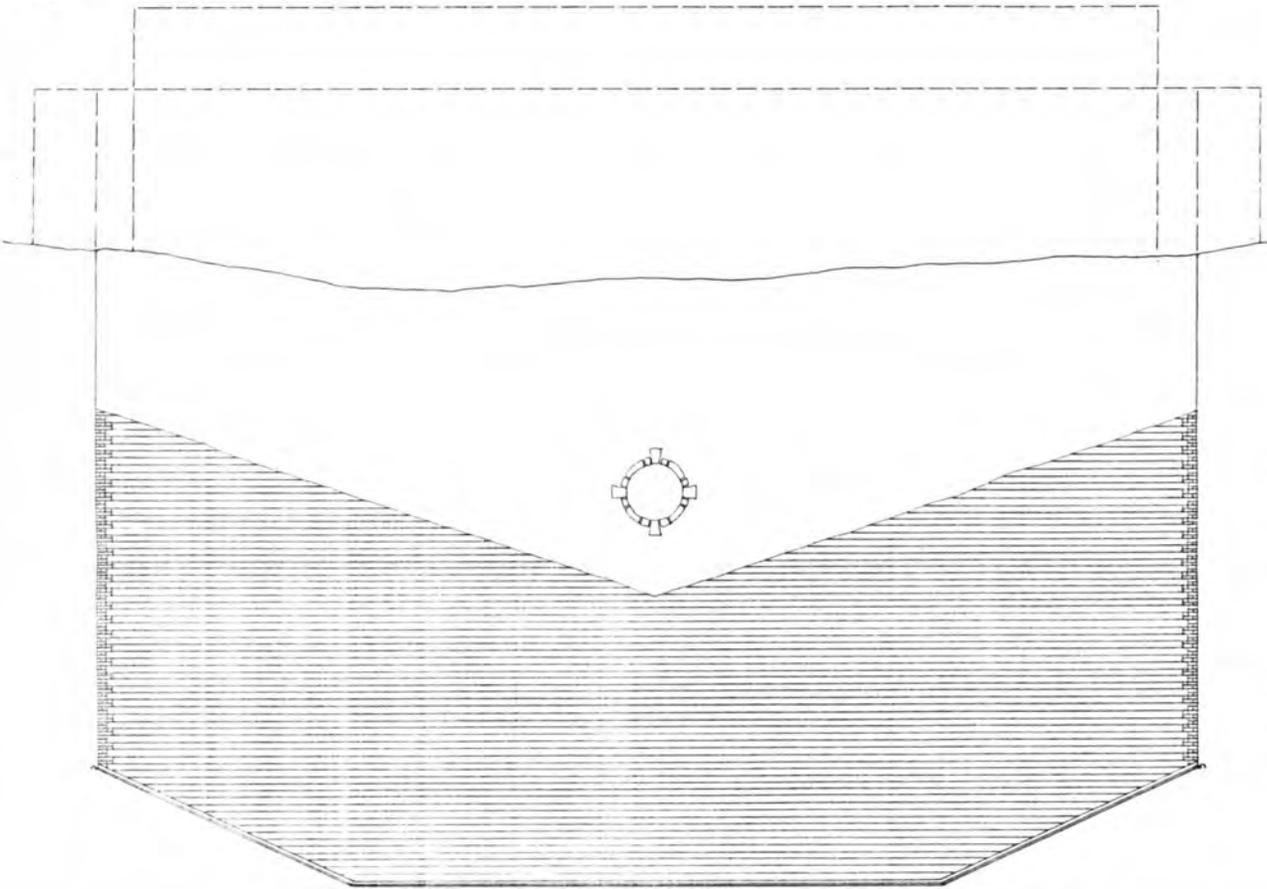
BALCONY LEVEL PLAN



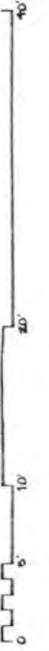
REFLECTED CEILING PLAN

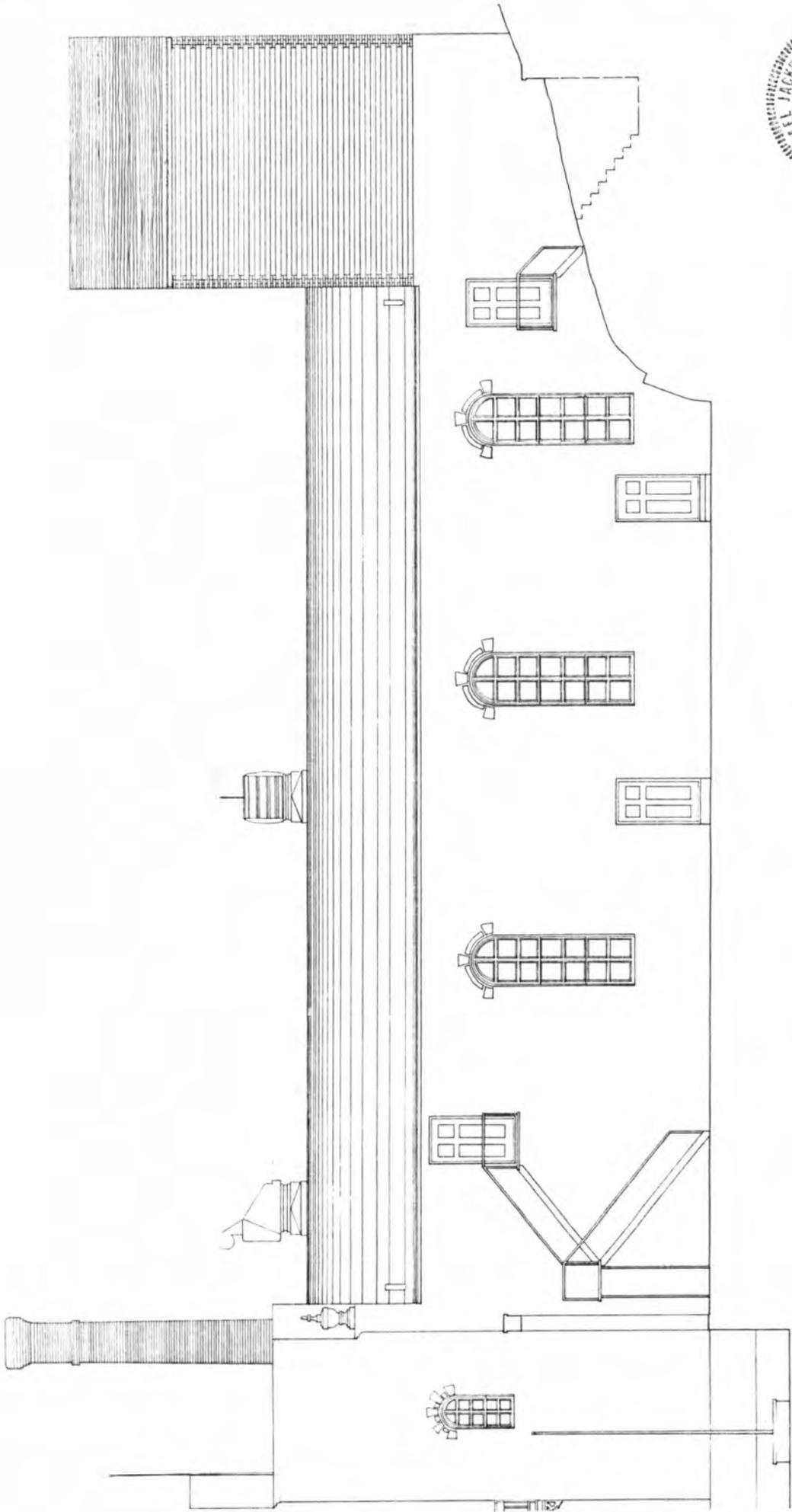


SECTION

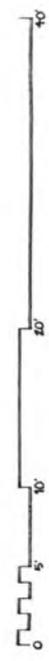
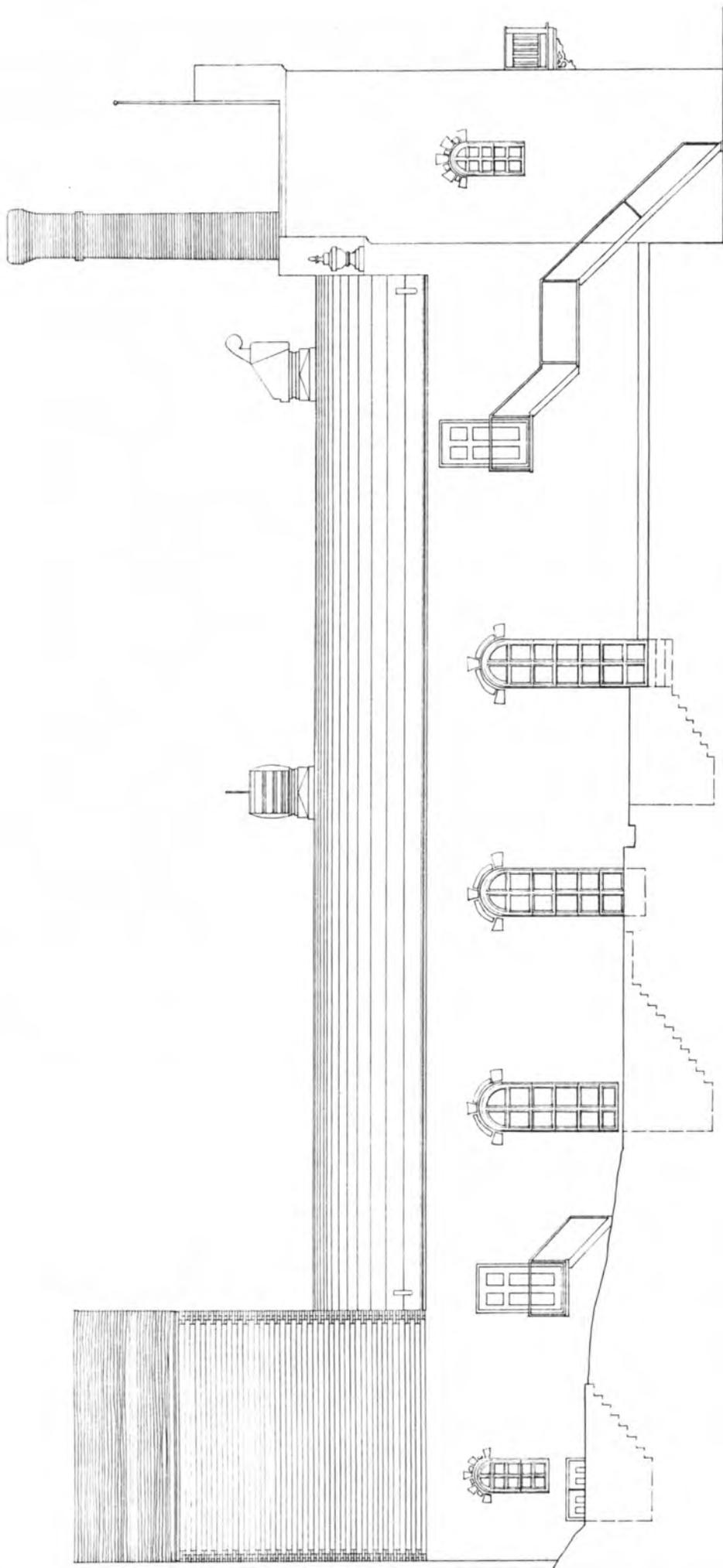


WEST ELEVATION



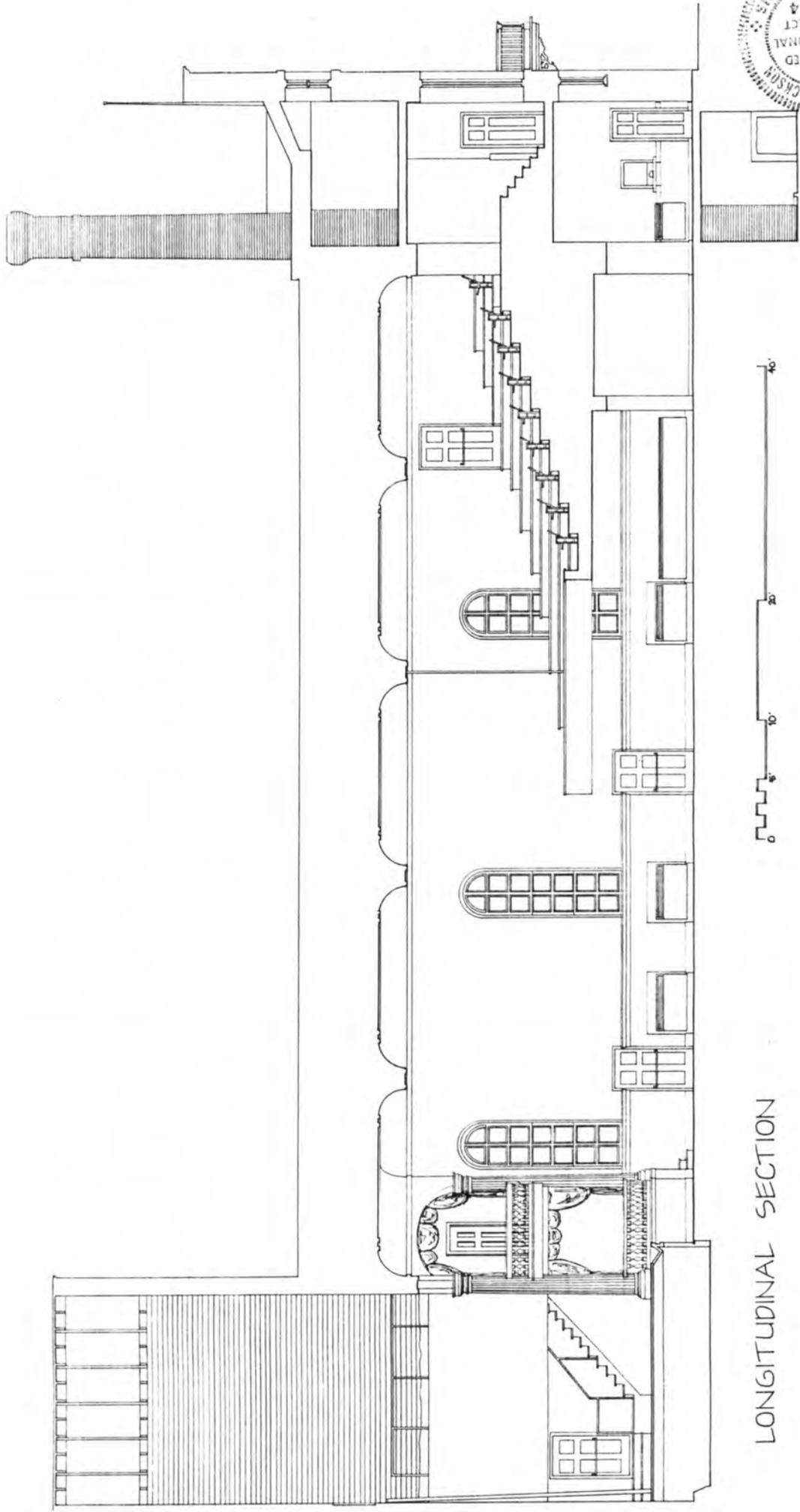


NORTH ELEVATION

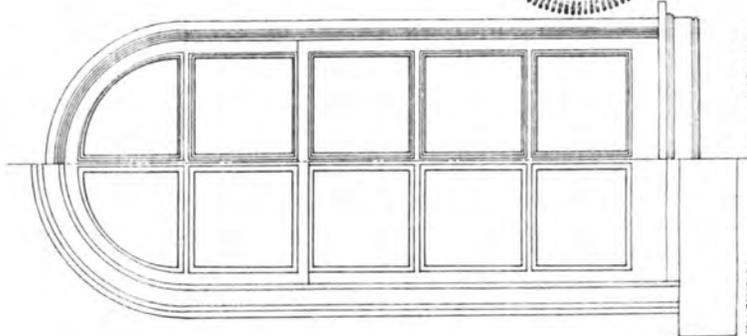


SOUTH ELEVATION

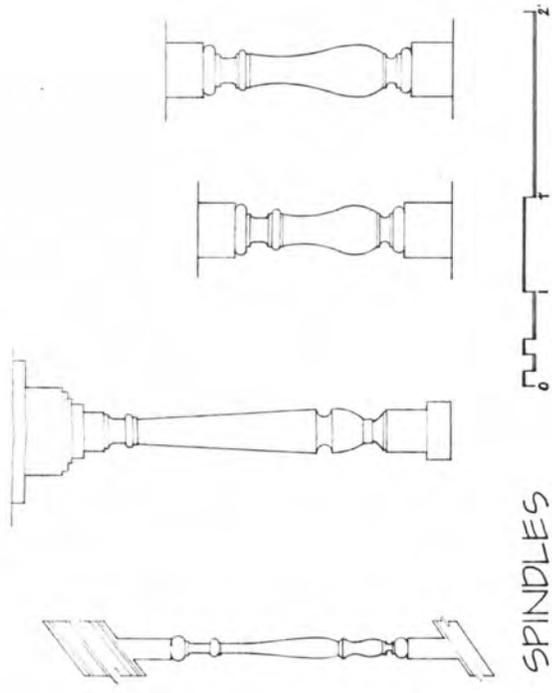




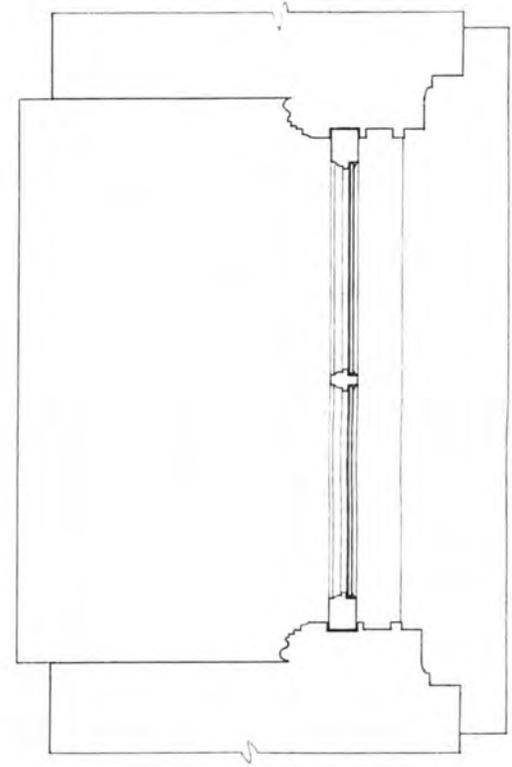
LONGITUDINAL SECTION



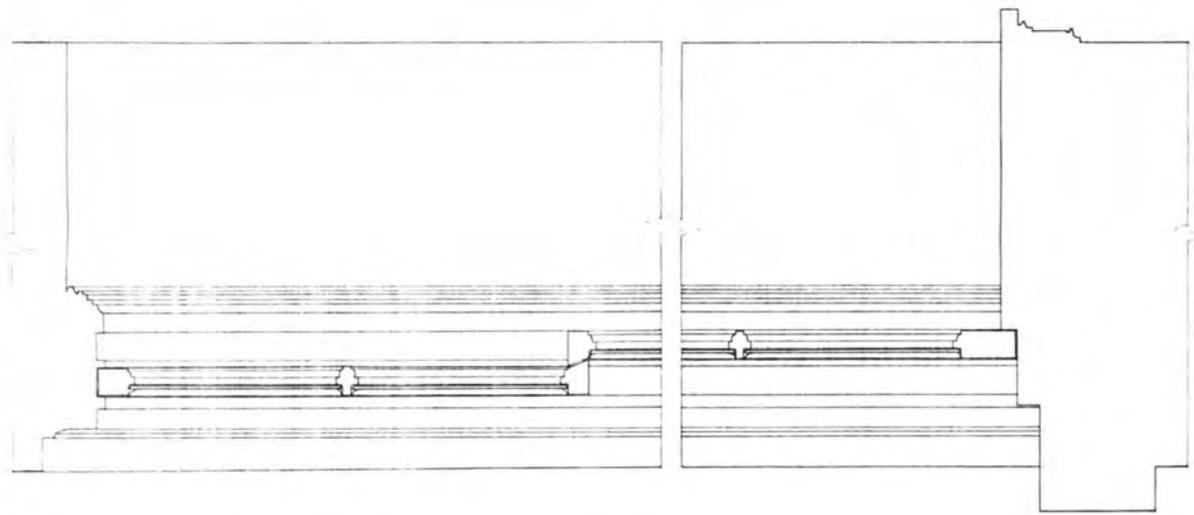
INTERIOR
WINDOW ELEVATIONS



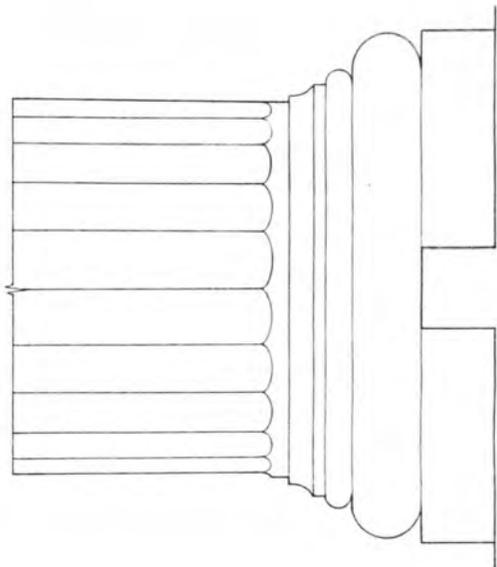
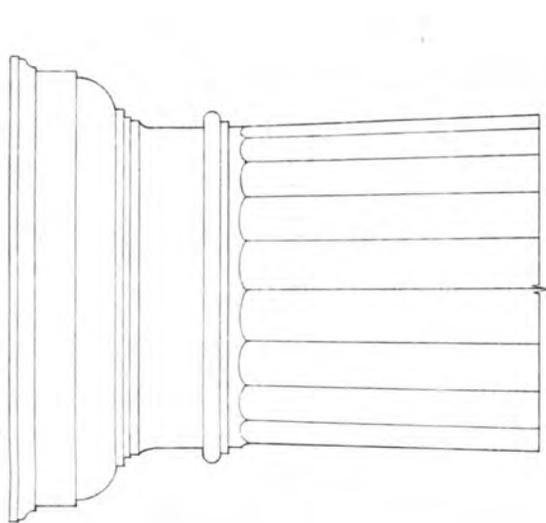
SPINDLES



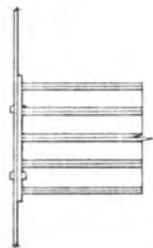
WINDOW PLAN



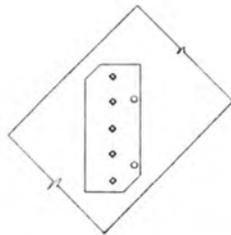
WINDOW SECTION



COLUMN ELEVATION



PLAN

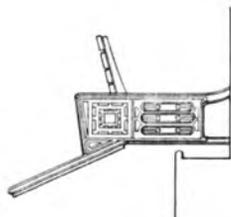


SECTION

FIRE ESCAPE

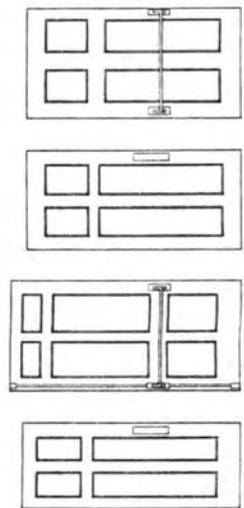


PLAN



ELEVATION

BALCONY CHAIR



DOOR ELEVATIONS