



City of Galena, Illinois

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING

6:30 P.M., THURSDAY, APRIL 4, 2024

CITY HALL - 101 GREEN STREET

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

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

ITEM	DESCRIPTION
24HPC-017.	Call to Order by Presiding Officer
24HPC-018.	Roll Call
24HPC-019.	Establishment of Quorum
24HPC-020.	Public Comments <ul style="list-style-type: none">• Not to exceed 15 minutes as an agenda item• Not more than 3 minutes per speaker

APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
24HPC-021.	Approval of the Minutes of the Regular Meeting of February 1, 2024	1-4

NEW BUSINESS

ITEM	DESCRIPTION	PAGE
24HPC-022.	Discussion and possible action on a request by Adam Johnson, applicant and Jacon Bainbridge, Owner to remove an existing window and replace with a new door on the West side of 200 N. Main St.	6-10
24HPC-023.	Discussion and possible action on a request by Adam Johnson, applicant and Peter and Karen Huston, Owners to remove an existing door, windows, and small room to provide new windows on the South side of 418 Franklin St.	11-16
24HPC-024.	Discussion and possible action on a request by Stateline Solar, applicant and Jim Asta, Owner to install a roof and ground mounted solar array at 500 N. High St.	17-24
24HPC-026.	Discussion and possible action on a request by Terry Cole, Owner and applicant to build a new home at 520 S. West St.	25-33
24HPC-027.	Discussion and possible action on a request by Gertrude Heimerdinger, Owner and applicant, to remove 3 windows on the front of the home, reside the home with vinyl siding, install new vinyl windows, and install new aluminum soffit and fascia.	34-39

PUBLIC HEARINGS

ITEM	DESCRIPTION	PAGE
24HPC-025.	Discussion and possible action on a request by Origin Design, applicant and Dino Rigopolous, Owner to demolish the structures at 233 N. Commerce St. leaving only limestone historic walls to the West, North, and South sides of the current structure. (THE DEMOLITION REQUEST WILL BE A PUBLIC HEARING)	40-67

UNFINISHED BUSINESS

None.

OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
24HPC-028.	Adjournment	-

CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs., May 2, 2024	6:30 P.M.	City Hall, 101 Green Street

PUBLIC Wi-Fi

Public Wi-Fi is available in the city council chambers at City Hall. You may access Wi-Fi for free as follows:



Network = CityOfGalena_Guest

Password = guestwifi!



DISCLAIMER REGARDING LIVESTREAMING

Livestreaming of Galena Historic Preservation Commission meetings is provided as a supplemental service and is not required by the Illinois Open Meetings Act. Please note that if there are technical issues with the livestream, the meeting will continue without interruption. Technical issues could cause the livestream to not be available for live viewing or replay on the City of Galena YouTube channel. Members of the public are welcome to physically attend meetings of the Galena Historic Preservation Commission and may speak publicly during the Citizens Comments section of the meeting.

Posted: April 1, 2024 at 4:00pm

By: Cassie Folks

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
February 01, 2024

24HPC-008- CALL TO ORDER

Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, February 1, 2024.

24HPC-009- ROLL CALL

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

Absent: Jeremy White

24HPC-010 – ESTABLISHMENT OF QUORUM

A quorum was declared.

24HPC-011 - PUBLIC COMMENTS

None

24HPC-012 – APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF January 4, 2024

Motion: Albaugh moved, seconded by Horton, to approve the minutes of the regular meeting of the Historic Preservation Commission of January 4, 2024.

Discussion: None

The motion was approved by voice vote.

NEW BUSINESS

24HPC-013 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY ADAM JOHNSON, APPLICANT, AND MELISSA HARRUP, OWNER, TO REMOVE THE SMALL TO REMOVE THE SMALL PORCH ON THE SOUTH SIDE OF THE HOME. THEN BUILD A SUNROOM PER SUBMITTED PLANS AT 101 S. WEST ST.

Both requests have been withdrawn and proposed a new request to removal of one window, shorten 3 windows and remove door on south side.

To accommodate modern day cabinets, Adam Johnson stated that the windowsills need to be raised for them to fit correctly and one window removed. This will make the widows level with the countertops. He also needs to remove a door to have the base cabinets be placed around the outside wall. The masonry will be repointed to match the existing wall outside.

Motion: – Albaugh motioned, seconded by Dennerlien, to approve the removal of one window, shorten three windows and remove the door on south side.

Ayes: Horton, Dennerline, Carroll, Jackson, Brown

Nays: none

Absent: White

The motion carried.

PUBLIC HEARINGS

24HPC-014 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY ADAM JOHNSON, APPLICANT, AND MELISSA HARRUP, OWNER, TO DEMOLISH THE GARAGE TO THE SW SIDE OF THE PROPERTY AND DEMOLISH THE DETACHED SHED TO THE NW SIDE OF THE PROPERTY AT 101 S. WEST ST.

Motion: – Albaugh motioned, seconded by Horton, to open the public hearing.

Public hearing was opened with voice vote.

It was requested to withdraw the demolition of the shed on the NW side of the property.

It is asked to remove the shed and replace it with an appropriate size, for a modern usable garage on the SW side of the property. The existing shed isn't unique enough that it would be a loss to the property and that it can't be rebuilt.

It would be square with gable, with 2x4 rafters. Siding would be wood but not the original.

Motion: Albaugh motioned, seconded by Carroll, to close the public hearing.

The motion was carried by voice vote.

Discussion: What can be done to keep the building but also have I be useful? Move it back 20-30ft and build a new structure in front of the old, It is an easy fix to not lose the existing structure.

This needs to be reapplied as a new agenda item.

Motion: Albaugh motioned, seconded by Dennerlien, to deny the demolition of the shed.

Ayes: Horton, Dennerlien, Jackson, Carroll, Brown

Nays: None

Absent: White

The motion carried.

UNFINISHED BUSINESS

NONE

OTHER BUSINESS

24HPC-015: DISCUSSION ON A PROPOSED FUTURE GALENA RIVERBOAT TOUR OPERATION.

Jared Austin brought to the HPC a way to reactivate the Galena River and bring another way to show Galena from the river.

While on a river excursion in a fantail boat, you would learn about the early 1800's, civil and terrestrial history of Galena.

The boat plan is to be as close to historic in color and build, 20 feet long and colors green and white.

HPC loves the idea and will help in any way they can, will just need to approve the color when ready.

24HPC-016: ADJOURNMENT

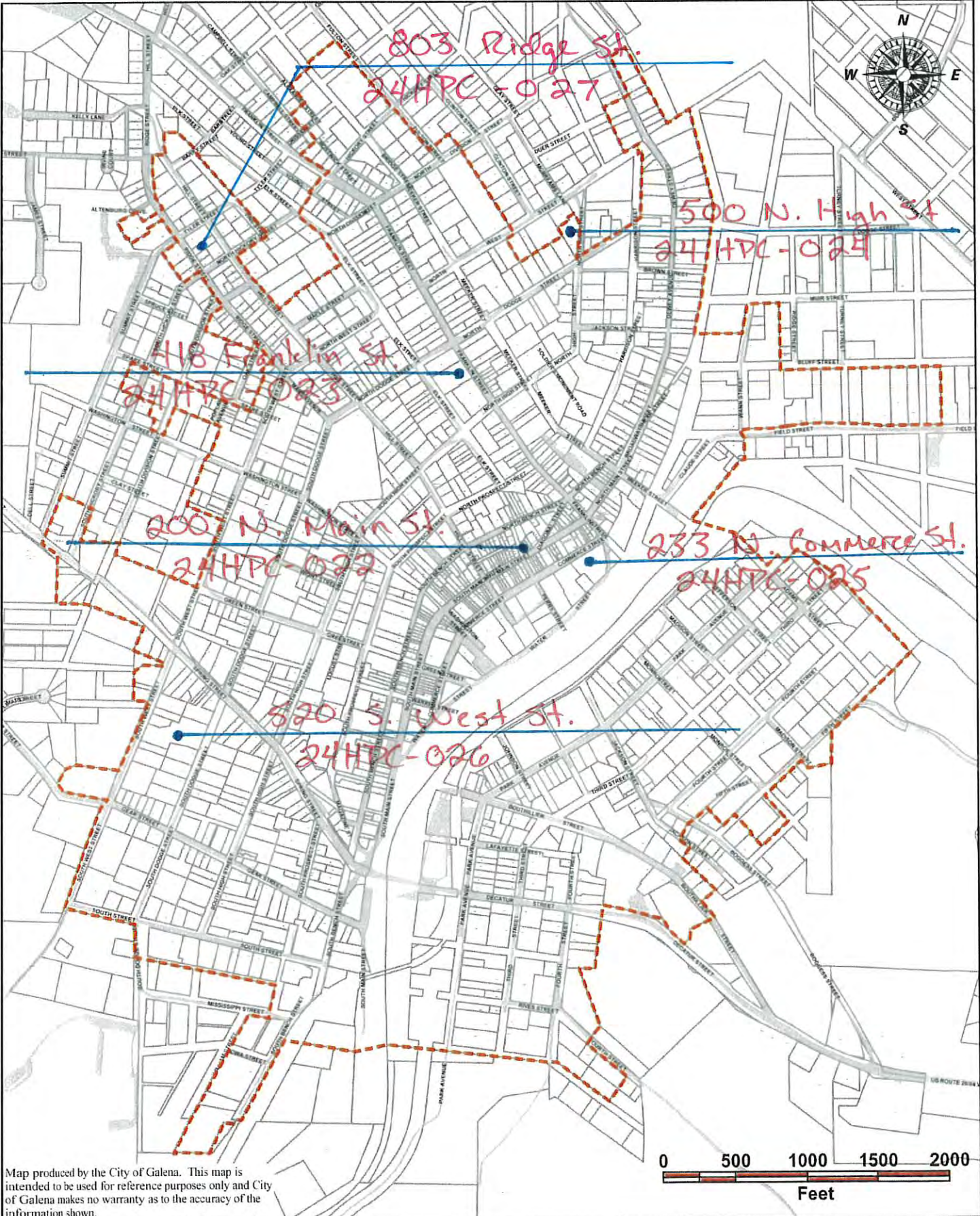
Motion: Carroll motioned, seconded by Albaugh to adjourn.

Meeting adjourned by voice vote at 7:01pm

Respectfully submitted,
Cassie Folks
Recording Secretary

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

City of Galena - Historic District



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

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

Application for a Certificate of Appropriateness

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

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

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

Property Owner: Jacob Bainbridge

Property Building Address: 200 N Main Street

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

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

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: _____

Remove existing window and replace with new door.

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

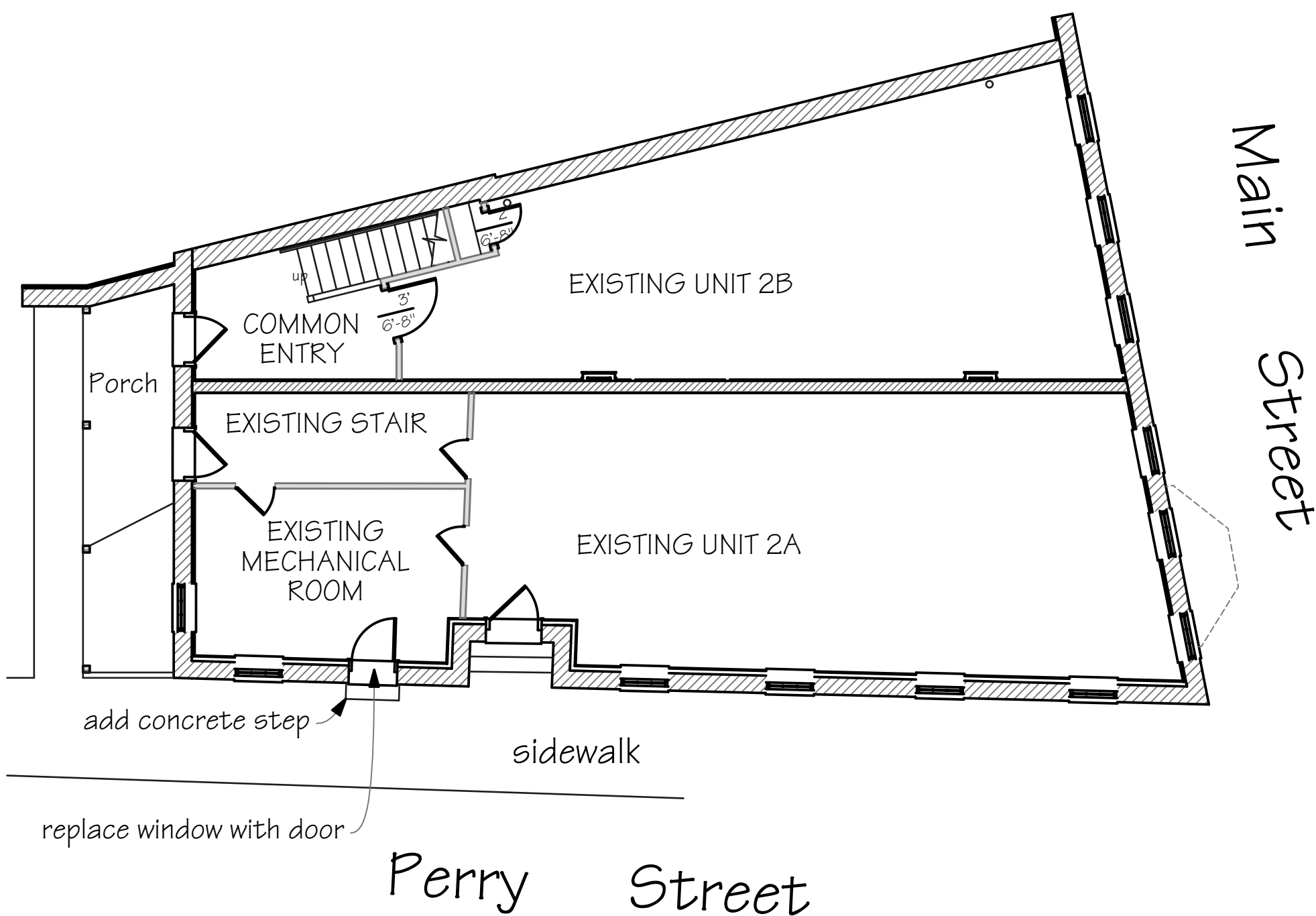
Conditions: _____

Building Official **Date**

GHCP Secretary **Date**

I understand and agree to the above listed conditions:

Applicant's Signature **Date**



Second Floor Plan
1/8" = 1'-0"

Perry Street Elevation
1/4" = 1'-0"

Building Classification

Mixed Use Commercial Building, Business & Lodging, Type IIIA, one hour construction. 4,006 s.f. total < 12,000 s.f. allowed, three stories < 3 stories allowed Automatic Sprinkler System required.

General Notes

1. All work to conform to governing National, State, & Local Codes.
2. New insulated steel door to be standard 36" x 80" door with wood frame. New brickmould to match, rip width as needed for new door. Transom panel to be painted MDF to match existing door to right. Remove existing buck as needed to fit new frame into existing masonry opening.
3. Concrete step to be 8" h. x 12" d. x 42" w. Drill & epoxy anchor (4) 1/2" x 7" steel bolts, embed 3" into existing concrete sidewalk

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: 001-0146366
expiration date: 11/30/2024

3/12/24
revisions:

sheet

A1

of 1A





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

March 2010

Street Address: 200 N. Main St		City: Galena	County: Jo Daviess	Local Tax ID Number: 21-00-011-00
Common Property Name: Chick's Cafe		Historic Property Name: Claym. Building		
National Register Listed? <input type="checkbox"/> No <input type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input checked="" type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)				
Determination: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing		Architect and/or Builder (if known):		Approx. Date(s) of Construction: 1860
Current Function: <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:			Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> Landscape	
Historic Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:				
Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins		Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Slightly Altered <input type="checkbox"/> Severely Altered <input type="checkbox"/> Moved		Stories: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> Other:
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-File <input type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> Neo-Classical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Four-square <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tuslor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input checked="" type="checkbox"/> One-Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 th /20 th Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other:				
Plan: <input type="checkbox"/> Square <input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other		Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input checked="" type="checkbox"/> Bay Window <input type="checkbox"/> Other:		
Roof Shape: <input type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Other:		Roof Materials: <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Other:	Other Roof Features: Clay coping etc.	
Window Type(s)/Features: <input checked="" type="checkbox"/> Fixed <input checked="" type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input checked="" type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other: <i>None</i>		Window Lights: <input type="checkbox"/> 1/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other:	Window Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal
Door Type(s): <input checked="" type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input checked="" type="checkbox"/> Panelled <input type="checkbox"/> Batten <input type="checkbox"/> Flush <input checked="" type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:		Door Surround Details: <input type="checkbox"/> Transom <input checked="" type="checkbox"/> Sidelights <input type="checkbox"/> Faalight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding Around Door <input type="checkbox"/> Other Surround Details:		Door Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary
Door Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal		Wall Material(s): <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:		
Foundation Material(s): <input type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Other:				
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:	Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input type="checkbox"/> Full-Height Entry <input type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:	Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:	Porch Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	Porch Age: <input type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input checked="" type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:				
Additional Comments (if needed): Limestone lintels/pills. Cast iron stove front + cast wood trim/ wall covered bay windows. Poured metal on bay along w/ cast wood windows.			Name of Surveyor: JW	

National Register of Historic Places Status: <input type="checkbox"/> Nil <input type="checkbox"/> Individual Listing <input checked="" type="checkbox"/> District Listing - District Name: <u>Galena Historic District</u>			
Multiple Property Listing? <input type="checkbox"/> No <input type="checkbox"/> Yes - Name of Multiple Property Listing: _____			
Certification Date: <u>1967</u>		Significant Criteria: <input type="checkbox"/> A (Events) <input type="checkbox"/> B (Persons) <input checked="" type="checkbox"/> C (Architecture) <input type="checkbox"/> D (Potential to Provide Information)	
Date(s) of Significance: _____	# Contributing Resources: _____	# Non-Contributing Resources: _____	Approximate Acreage: _____
Area(s) of Significance: <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Art <input type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Community Planning <input type="checkbox"/> Conservation <input type="checkbox"/> Economics <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Entertainment/Recreation <input type="checkbox"/> Health/Medicine <input type="checkbox"/> Industry <input type="checkbox"/> Invention <input type="checkbox"/> Landscape Architecture <input type="checkbox"/> Law <input type="checkbox"/> Literature <input type="checkbox"/> Maritime History <input type="checkbox"/> Military <input type="checkbox"/> Performing Arts <input type="checkbox"/> Philosophy <input type="checkbox"/> Politics <input type="checkbox"/> Religion <input type="checkbox"/> Science <input type="checkbox"/> Social History <input type="checkbox"/> Transportation <input type="checkbox"/> Other: _____			

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

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

Application for a Certificate of Appropriateness

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

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

Property Owner: Peter & Karen Huston

Property Building Address: 418 Franklin Street

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

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

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: _____

Remove existing door, windows, and small roof, provide new windows.

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

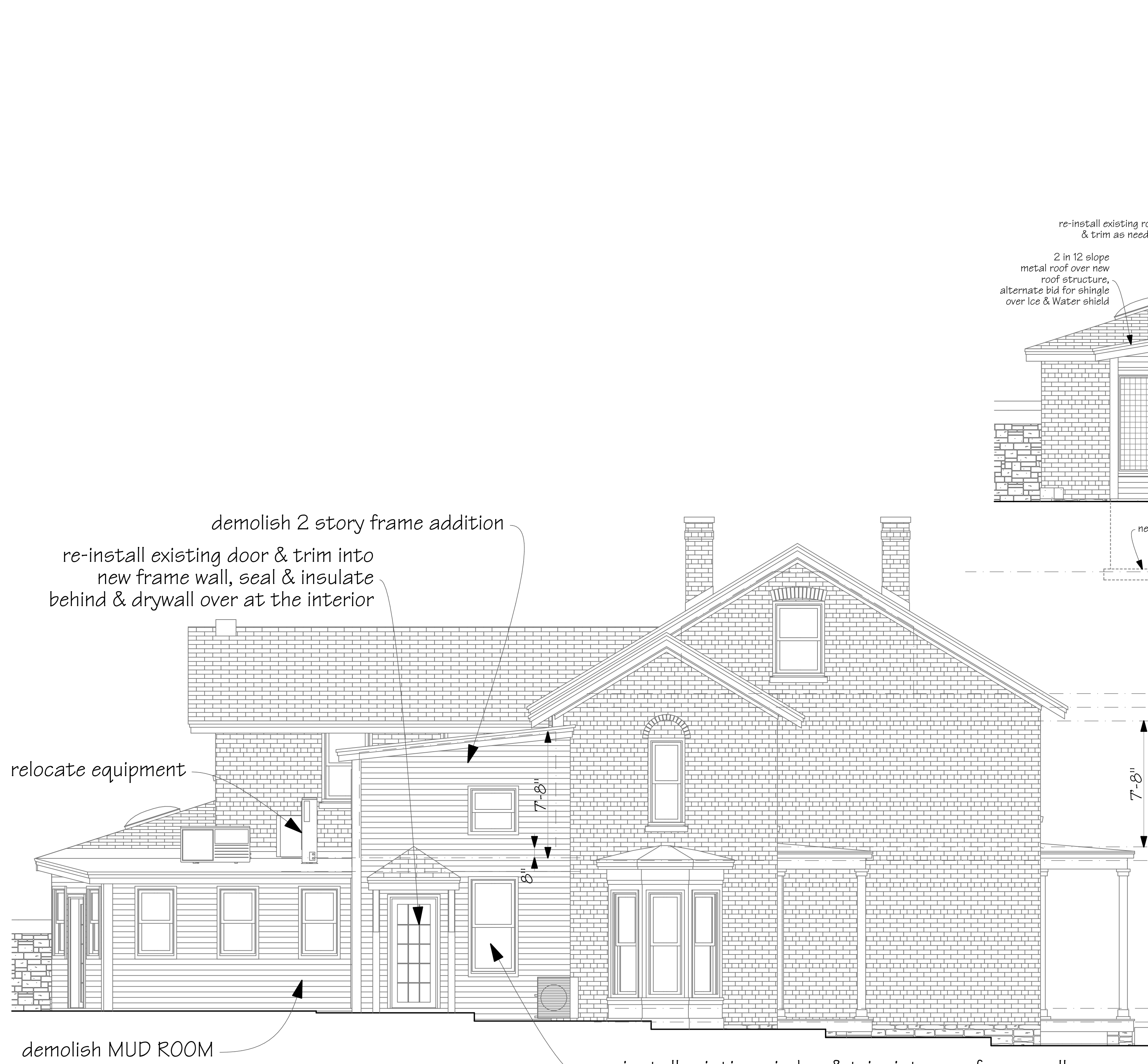
Conditions: _____

Building Official **Date**

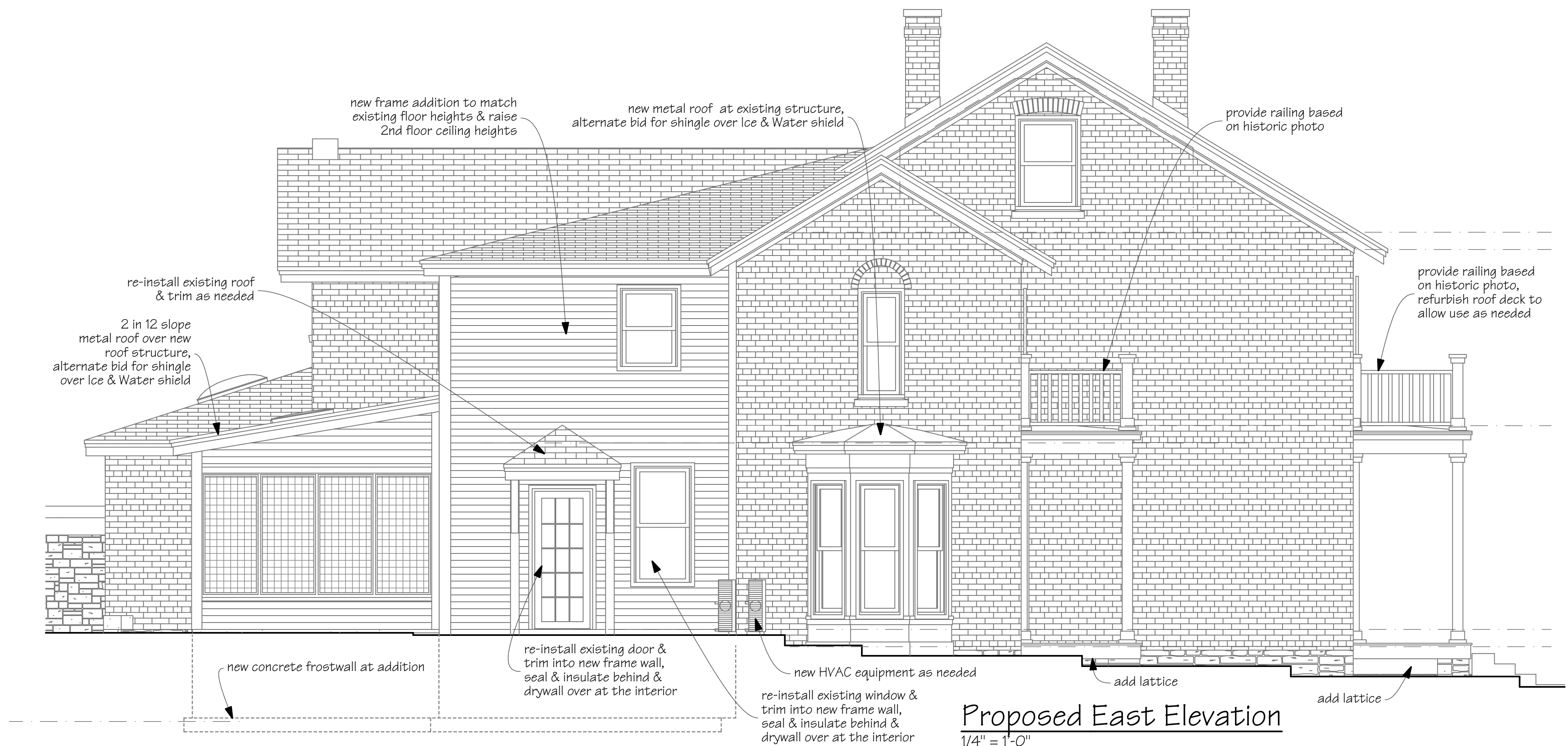
GHCP Secretary **Date**

I understand and agree to the above listed conditions:

Applicant's Signature **Date**

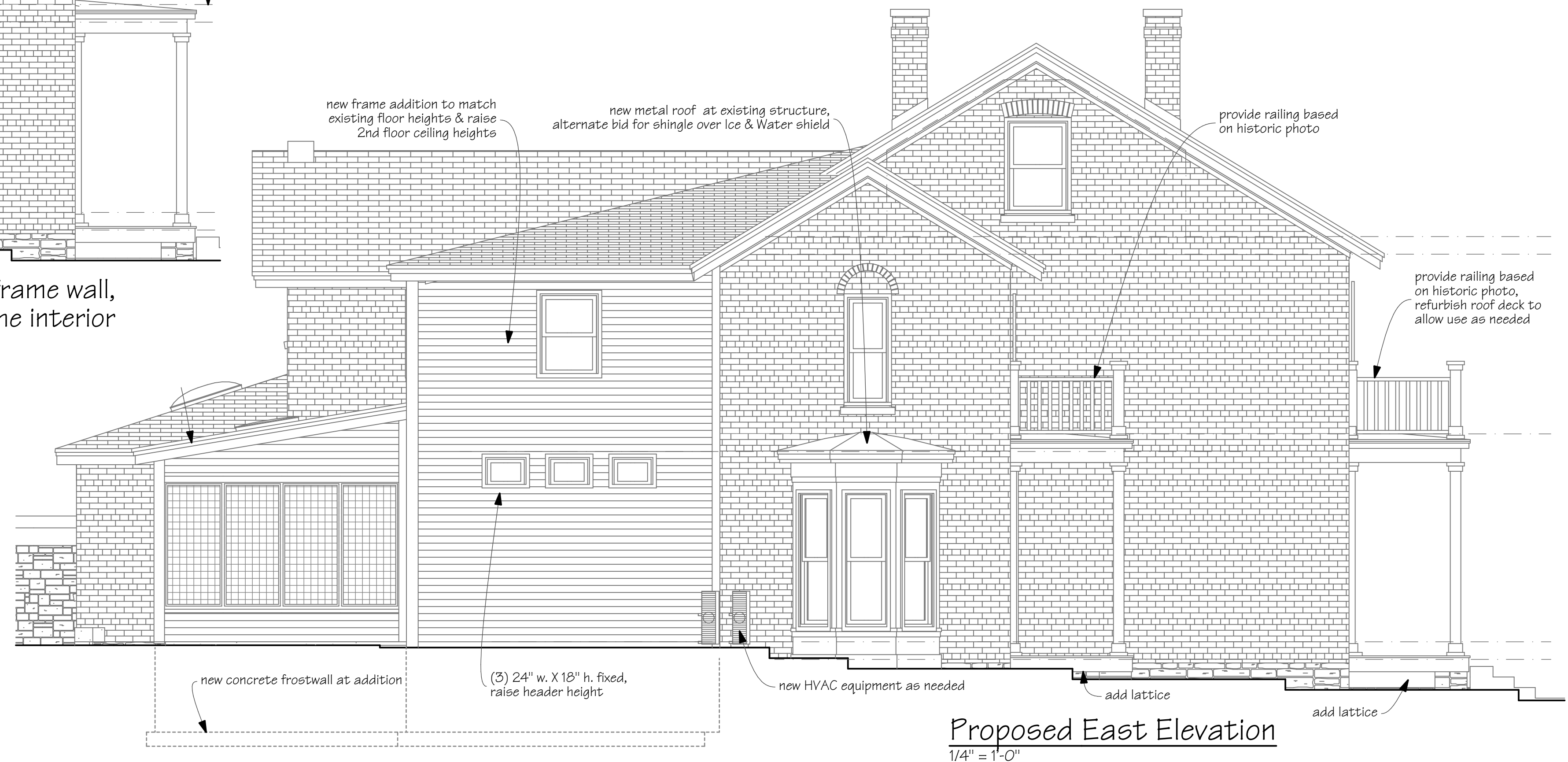


Existing East Elevation



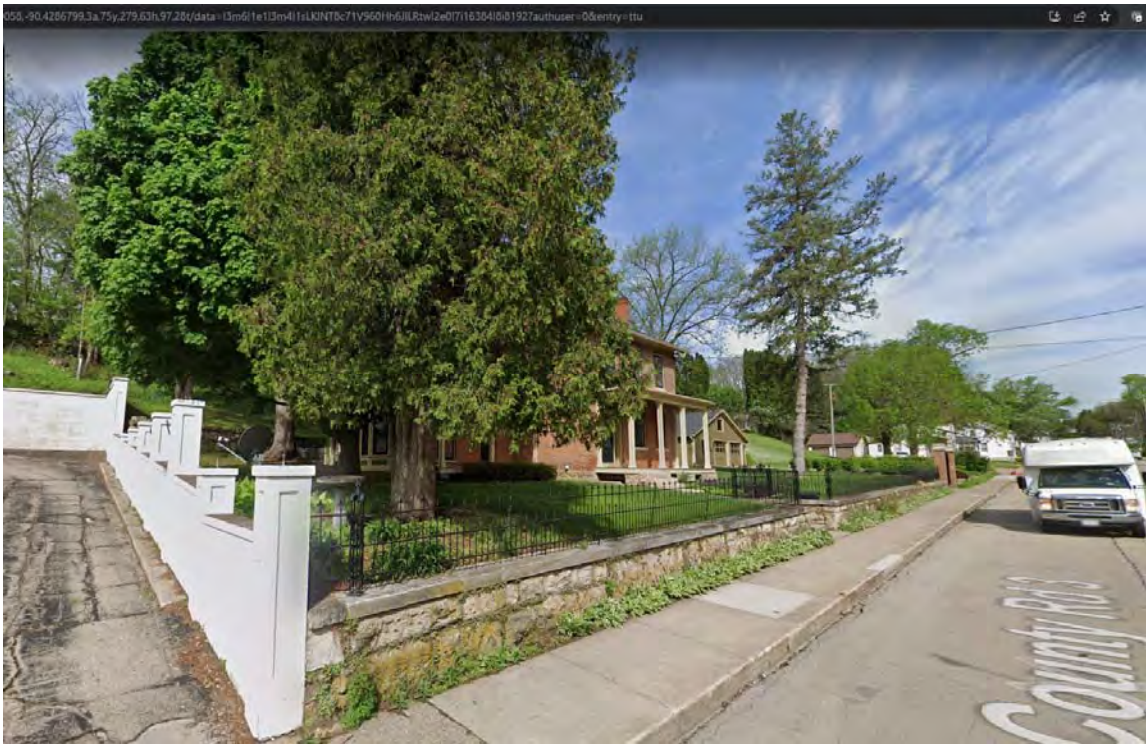
Proposed East Elevation
1/4" = 1'-0"

Approved Elevation, HPC Meeting 7/6/2023



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

New Proposed Elevation







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

March 2010

Street Address: 418 Franklin St.		City: Galena	County: Jo Daviess	Local Tax ID Number: 22-100-325-00
Common Property Name:		Historic Property Name:		
National Register Listed? <input type="checkbox"/> No <input type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input checked="" type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)				
Determination: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing			Architect and/or Builder (if known):	Approx. Date(s) of Construction: c. 1840 w/ later alterations
Current Function: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:			Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site	
Historic Function: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:			<input type="checkbox"/> Landscape	
Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins		Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Slightly Altered <input type="checkbox"/> Severely Altered <input type="checkbox"/> Moved	Stories: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:	
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input checked="" type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> Neo-Classical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 th /20 th Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other:				
Plan: <input type="checkbox"/> Square <input type="checkbox"/> Rectangular <input checked="" type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other:		Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input checked="" type="checkbox"/> Bay Window <input type="checkbox"/> Other:		
Roof Shape: <input checked="" type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input type="checkbox"/> Flat <input type="checkbox"/> Other:		Roof Materials: <input checked="" type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:	Other Roof Features:	
Window Type(s)/Features: <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input checked="" type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding / Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other: stone sills		Window Lights: <input checked="" type="checkbox"/> 1/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other:	Window Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal
Door Type(s): <input checked="" type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input checked="" type="checkbox"/> Paneled <input type="checkbox"/> Batten <input type="checkbox"/> Flush <input type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:		Door Surround Details: <input checked="" type="checkbox"/> Transom <input checked="" type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding Around Door <input type="checkbox"/> Other Surround Details:	Door Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Door Material: <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal
Wall Material(s): <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:				
Foundation Material(s): <input checked="" type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:				
Porch Roof: <input type="checkbox"/> Half-Hipped <input checked="" type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:	Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input type="checkbox"/> Full-Height Entry <input checked="" type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:	Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input checked="" type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:	Porch Material(s): <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	Porch Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindlework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:				
Additional Comments (if needed): detached 2-car garage			Name of Surveyor: J & J	

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

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

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

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Applicant: Stateline Solar **Phone #:** 815-580-3011

Applicant Mailing Address: 310 W Main St. Lena IL 61036
City State Zip

Property Owner: Jim Asta

Property Building Address: 500 N High St. Galena, IL 61036

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

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

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: _____

Roof and Ground mounted solar panel installation for self consumption

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

Conditions: _____

Building Official **Date** **GHCP Secretary** **Date**

I understand and agree to the above listed conditions:

Ethan Fiene 03/26/2024
Applicant's Signature **Date**

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



City of Galena Historic District Solar Request Form

This form is to accompany any Certificate of Appropriateness requesting the installation of Solar Panels in the City of Galena Historic District.

All requests for solar in the historic district shall include the following information, but not limited to, images showing location of the proposed solar array, images of the structure that the proposed solar array will be located on or the site in which it is located at, images from different public ways of the location of the proposed solar array, and answers to the following questions.

Address of Proposed Solar Installation: 500 N High St Galena, IL 61036

Owner(s): Jim Asta

Applicant(s): Stateline Solar

Building and Site Features

1. New Construction or Existing Building: Existing Building
2. Age of Structure: 32 Years
3. Architectural Style (Vernacular, Italianate, French Colonial, Second Empire, Federal, Queen Anne, Greek Revival, Contemporary, Gothic Revival, Other): Other or Dutch Colonial
4. Roof type: Gambrel
5. Color and type of current or proposed roofing materials: Grey Asphalt Shingle
6. Describe any character defining features of the structure: This is not a historic structure. It is a 2-car garage with a finished space above. It is a barn-style building.

Solar Array Information

1. Location of solar array: Roof and Ground Mounted
2. How many panels are to be installed: 32
3. Angle of the solar panels after installation: 30 degrees (Ground Mounted) 14 & 60 Degrees (Roof)
4. Color of solar panels and racking: Black panels silver racking

Telephone: 815-777-1050 • Facsimile: 815-777-3083 • www.cityofgalena.org





Permit Plan

Paul Meneguín

1519 N Hoppe Rd Elizabeth,

IL 61028

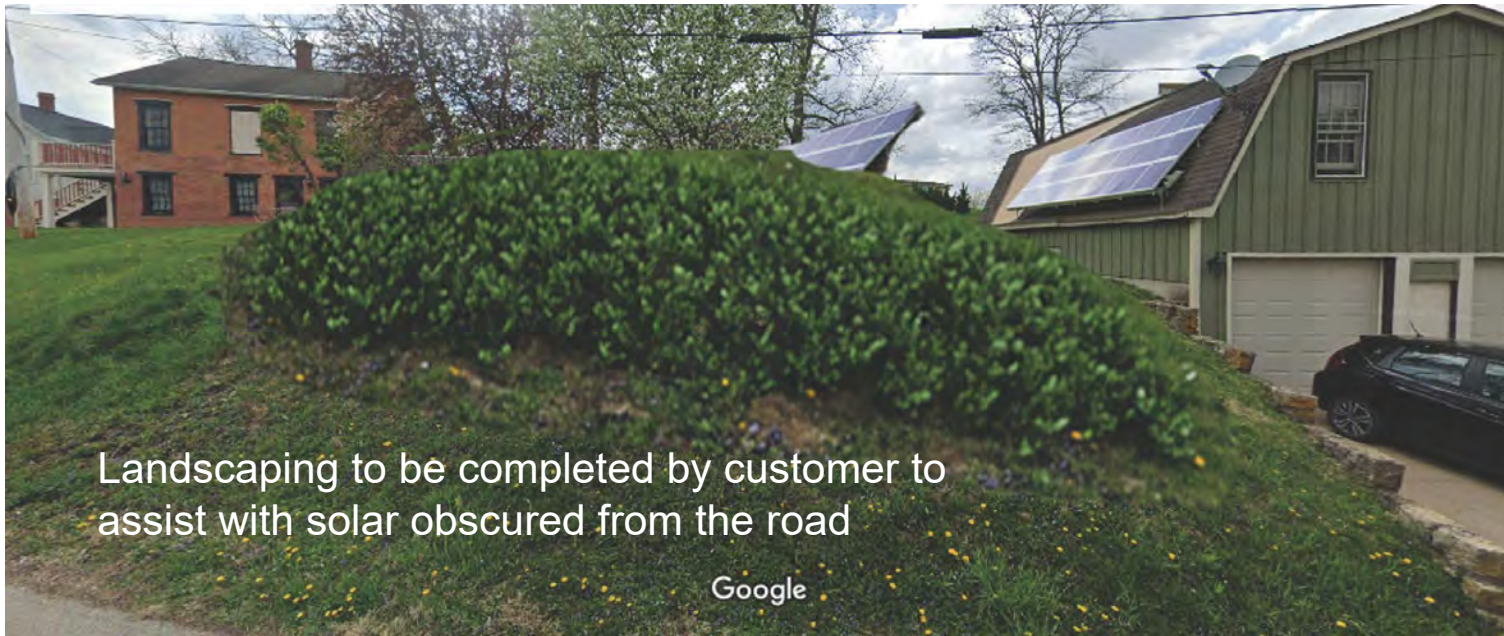
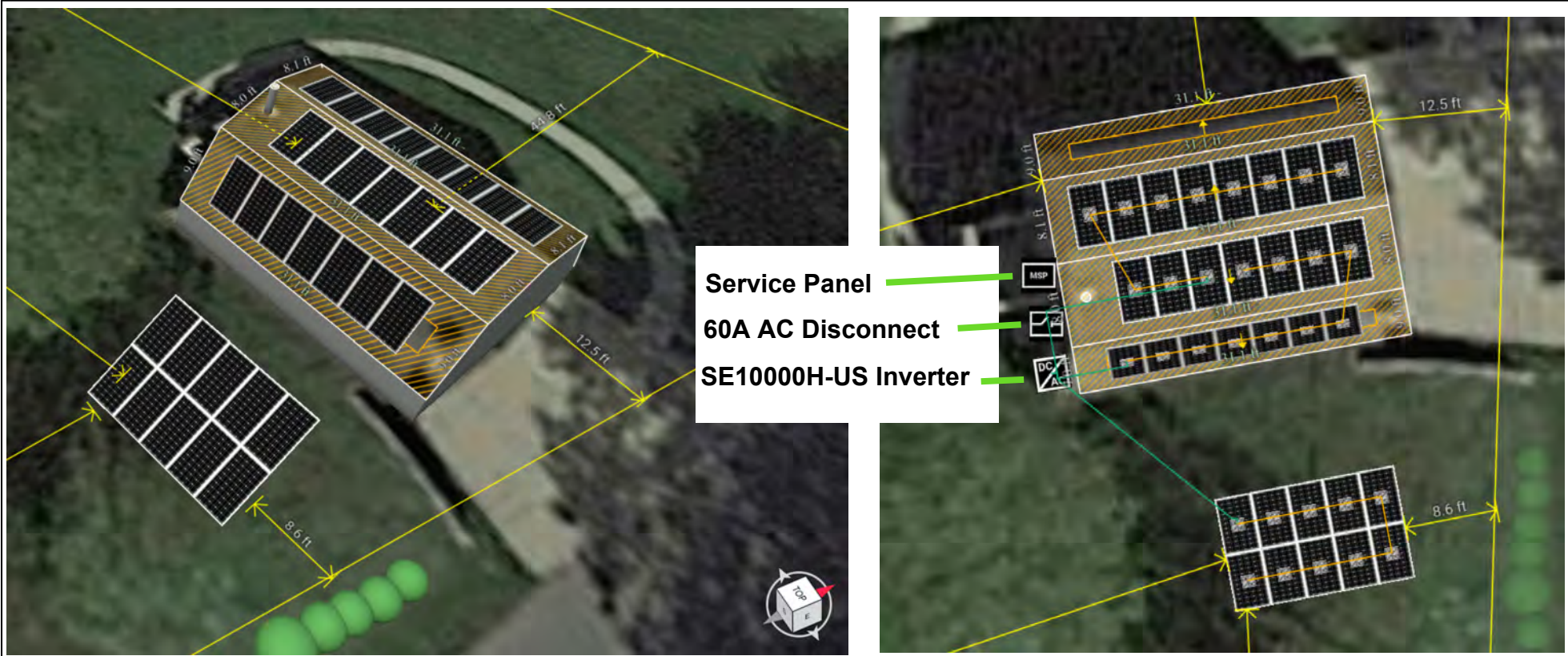
11.76kW DC Grid-Tied
Photovoltaic System



Designed By: Kenji Grahame	Project: Jim Asta
Date: 03/26/2024	Location: 500 N High St. Galena, IL 61036

Stateline Solar LLC
815-580-3011 310 W. Main St. Lena IL 61048





Designed By: Kenji Grahame	Project: Jim Asta
Date: 03/26/2024	Location: 500 N. High St. Galena, IL 61036

Stateline Solar LLC
815-580-3011 310 W. Main St. Lena IL 61048



EAGLE
MODULES

THE MOST DEPENDABLE SOLAR BRAND

EAGLE 66TR G4

370-390 WATT TILING RIBBON MONO MODULE

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Best-selling panel globally for last 4 years
- Top performance in the strictest 3rd party labs
- 99.9% on-time delivery to the installer
- Premium solar panel factories in USA and Malaysia

KEY FEATURES



TR Technology

Tiling Ribbon eliminates cell gaps to increase module efficiency and power.



9BB Half Cell Technology

Uniquely designed 9 busbar mono half cut solar cells deliver ultra-high power in a small footprint.



Shade Tolerant

Twin array design allows continued performance even with shading by trees or debris.



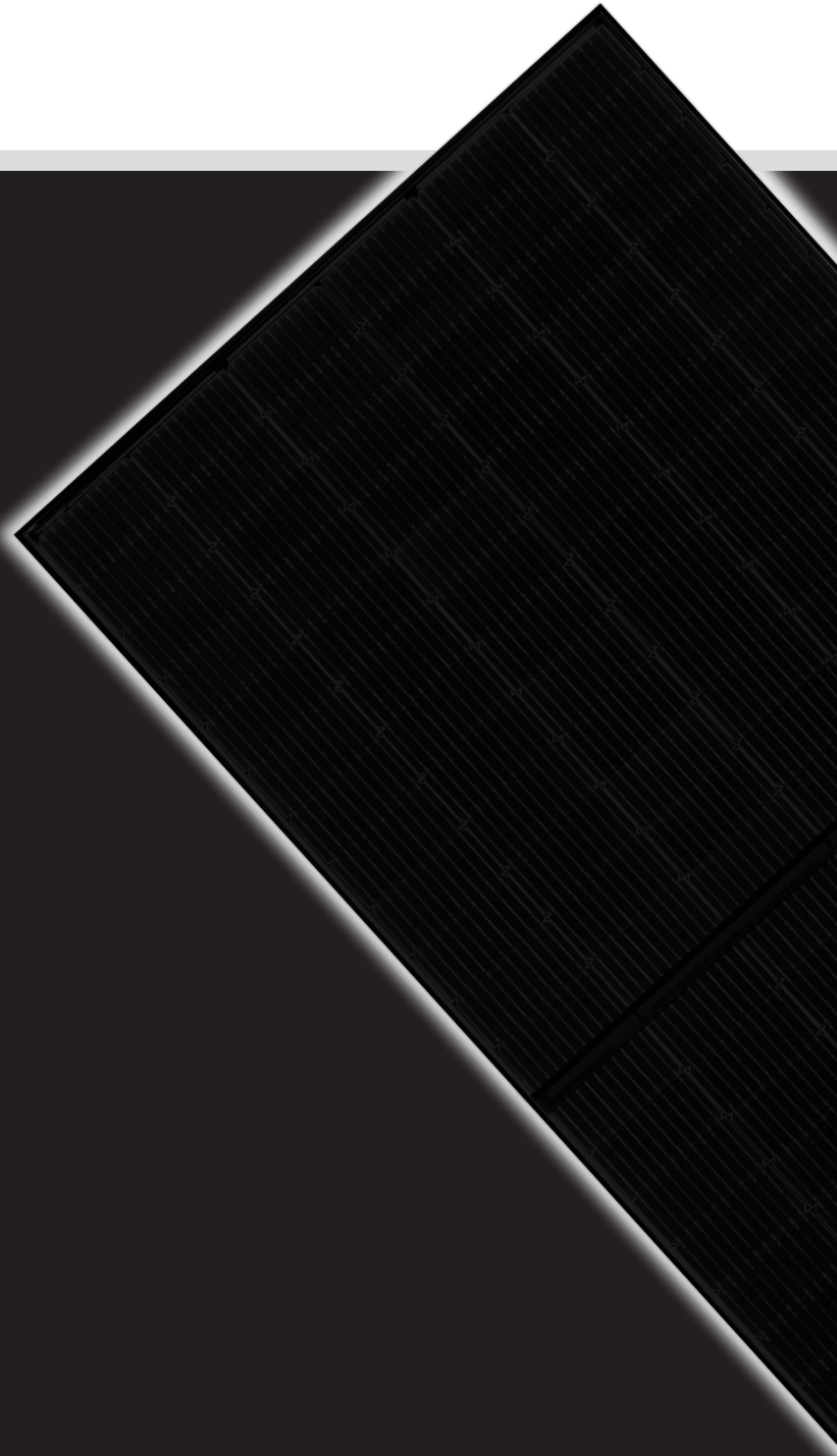
Designed for Long Life

Uses the same DuPont protective film as the Space Station, Mars Lander, and jetliners.

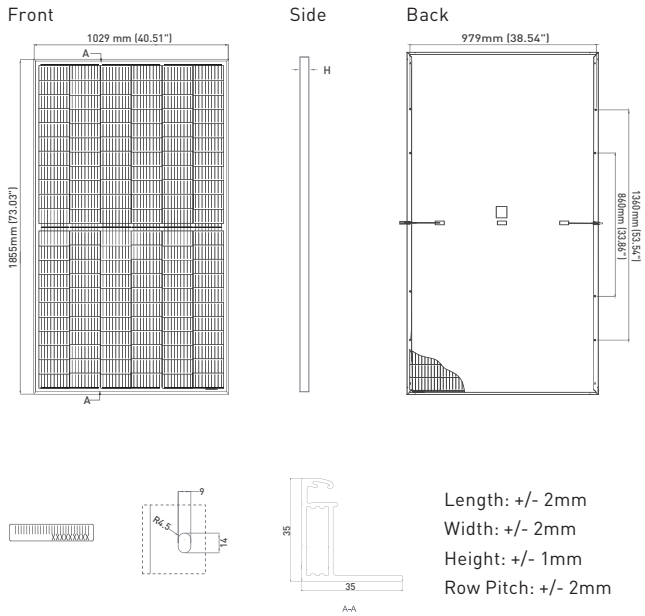


Leading Warranty

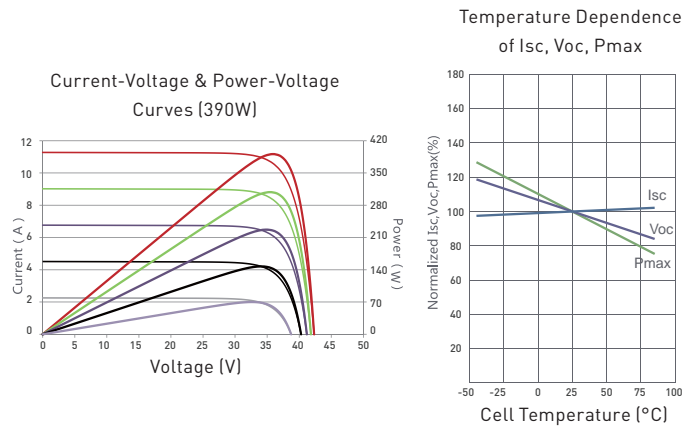
12-year product and 25-year linear power warranty; 98% guaranteed first year, max 0.55% annual loss.



ENGINEERING DRAWINGS



ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



MECHANICAL CHARACTERISTICS

Cells	Monocrystalline
No. of Cells	132 (2x66)
Dimensions	1855x1029x35mm (73.03x40.51x1.37 in)
Weight	21.3 kg (46.96 lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP67 Rated
Output Cables	12 AWG, 2053mm (80.83in) or Customized Length
Connector	MC4
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.35%/°C
Temperature Coefficients of Voc	-0.28%/°C
Temperature Coefficients of Isc	0.048%/°C
Nominal Operating Cell Temperature (NOCT)	45 ± 2°C

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1000VDC
Maximum Series Fuse Rating	20A

PACKAGING CONFIGURATION

2 pallets = 1 stack; 31pcs/pallets, 62pcs/stack, 744pcs/ 40'HQ Container

- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- IEC61215, IEC61730 certified products
- UL1703/61730 certified products (pending)
- ISO45001:2018 Occupational Health & Safety Standards



ELECTRICAL CHARACTERISTICS

Module Type	JKM370M-6RL3-B		JKM375M-6RL3-B		JKM380M-6RL3-B		JKM385M-6RL3-B		JKM390M-6RL3-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	370Wp	275Wp	375Wp	279Wp	380Wp	283Wp	385Wp	286Wp	390Wp	290Wp
Maximum Power Voltage (Vmp)	36.71V	33.49V	36.80V	33.57V	36.90V	33.70V	37.02V	33.90V	37.15V	34.02V
Maximum Power Current (Imp)	10.08A	8.22A	10.19A	8.31A	10.30A	8.39A	10.40A	8.45A	10.50A	8.53A
Open-circuit Voltage (Voc)	44.02V	41.55V	44.12V	41.64V	44.22V	41.74V	44.34V	41.85V	44.47V	41.97V
Short-circuit Current (Isc)	10.90A	8.80A	11.01A	8.89A	11.12A	8.98A	11.22A	9.06A	11.32A	9.14A
Module Efficiency STC (%)	19.38%		19.65%		19.91%		20.17%		20.43%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

☁ AM = 1.5
☁ AM = 1.5
🌀 Wind Speed 1m/s

*Power measurement tolerance: +/- 3%

The company reserves the final right for explanation on any of the information presented hereby. JKM370-390M-6RL3-B-D2-US

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

Application for a Certificate of Appropriateness

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

Applicant: Terry Cole Phone #: 563-370-9141

Applicant Mailing Address: 11672 W. Norris Ln.
City State Zip

Property Owner: Same

Property Building Address: 520 S. West St.

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

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

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: Construction of new home.

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

Conditions: _____

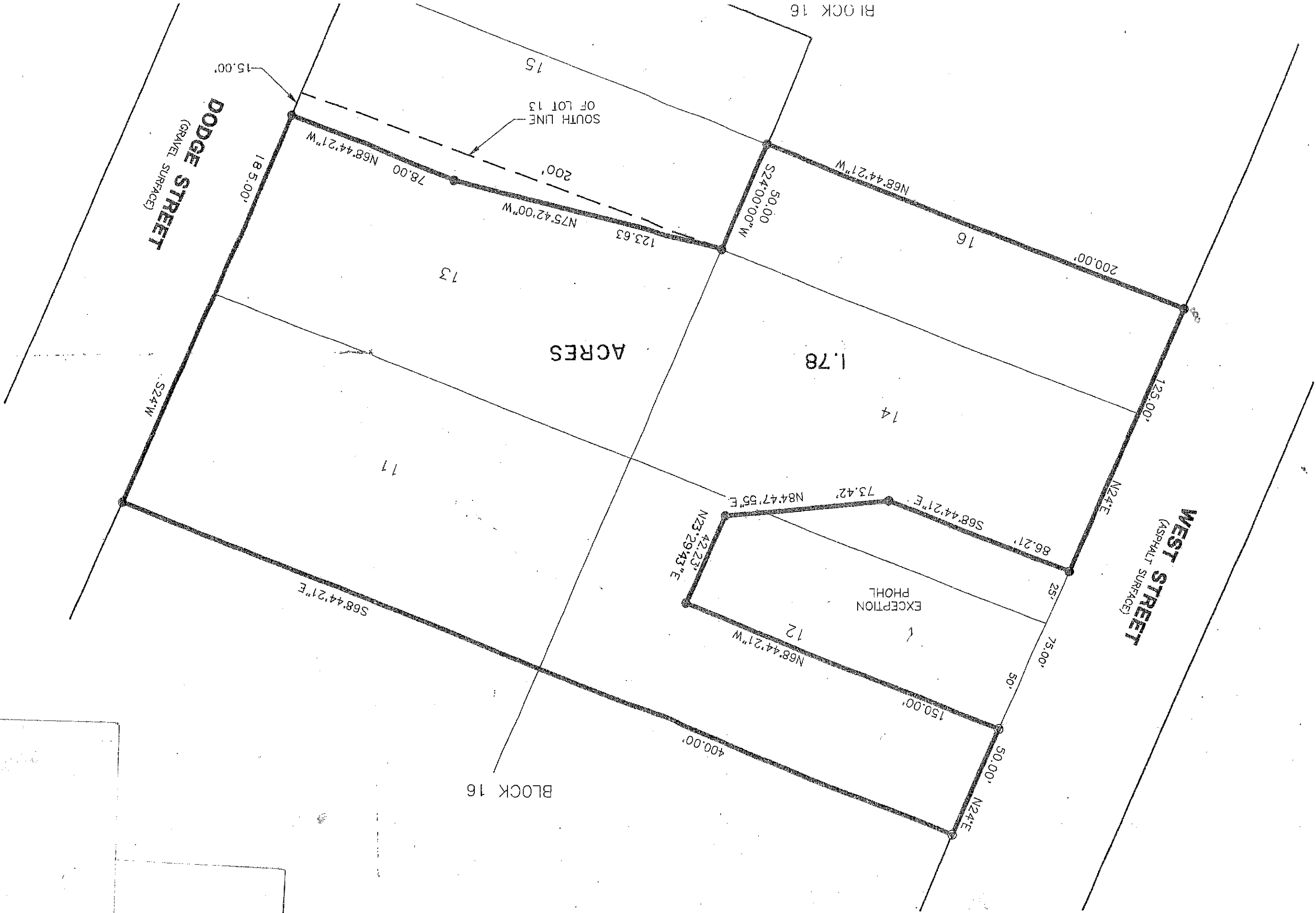
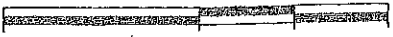
Building Official Date

GHCP Secretary Date

I understand and agree to the above listed conditions:

Applicant's Signature Date

1 inch = 40 ft.
(Scale in Feet)



BLOCK 16

1.78 ACRES

1.78

12

14

13

16

15

DODGE STREET
(GRAVEL SURFACE)

WEST STREET
(ASPHALT SURFACE)

BLOCK 16

15.00'

185.00'

S24°W

S68°44'21"E

400.00'

50.00'

75.00'

25'

86.21'

125.00'

200.00'

50.00'
S24°00'00"W

N68°44'21"W

123.63

N75°42'00"W

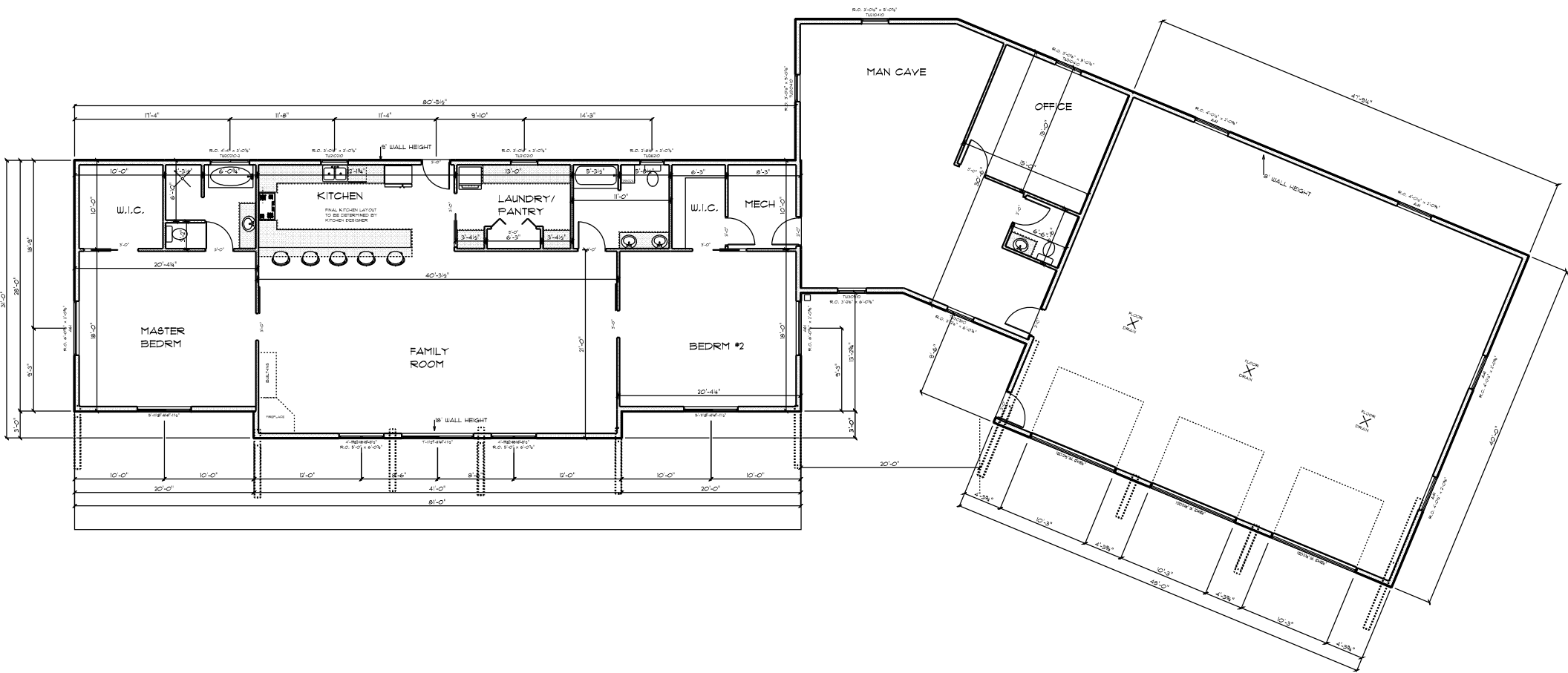
78.00'

200'

SOUTH LINE
OF LOT 13

N68°44'21"W







View from West St.

Not Visible from Dodge St.



Aerial View

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

Application for a Certificate of Appropriateness

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

Applicant: GERTRUDE HEIMERDINGER Phone #: 815 821-1297

Applicant Mailing Address: 803 RIDGE ST.
City State Zip

Property Owner: GERTRUDE HEIMERDINGER

Property Building Address: 803 RIDGE ST.

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

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

- Site Plan Elevations Floor Plans Materials Photos

Description of work to be performed: Removal + Replacement of siding, soffits + windows. Removal of (3) windows on front of home

City of Galena Use Only

- Approved Approved w/ Condition/Restrictions Denied

Conditions: _____

Building Official _____ Date _____

GHCP Secretary _____ Date _____

I understand and agree to the above listed conditions:

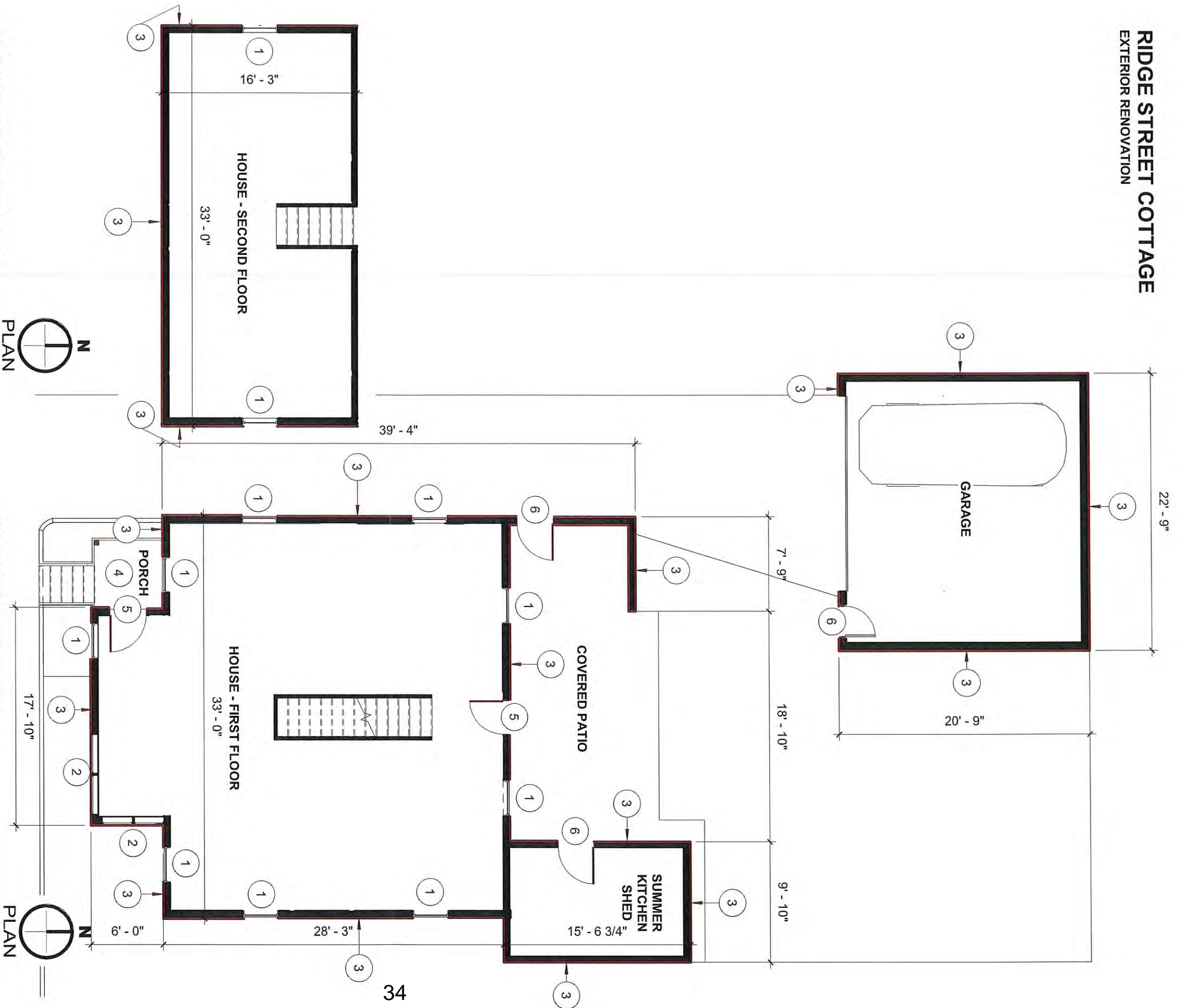
Gertrude Heimerdinger 3/27/24
Applicant's Signature Date





RIDGE STREET COTTAGE

EXTERIOR RENOVATION



PLAN KEY NOTES

- 1 EXISTING WINDOW TO BE REPLACED WITH DOUBLE PANE, LOW-E WINDOW.
 - 2 EXISTING WINDOW TO BE REMOVED AND WALL TO BE INFILLED TO MATCH EXISTING ADJACENT WALL.
 - 3 EXISTING SIDING TO BE REMOVED. HOUSE WRAP TO BE ADDED AND NEW SIDING INSTALLED THIS WALL.
 - 4 DEMO CURRENT RAILING AND INSTALL NEW RAILING. ANCHOR TO EXISTING CONCRETE STEPS PER MANUFACTURERS INSTRUCTIONS.
 - 5 EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW INSULATED DOOR.
 - 6 EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW NON-INSULATED DOOR.
- NOTE:
 A. ALL AREAS KNOWN OR DISCOVERED DURING CONSTRUCTION WITH WOOD ROT WILL BE REPLACED/REPAIRED.
 B. ALL DIMENSIONS WILL BE FIELD VERIFIED.



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

March 2010

Street Address: <u>523 Ridge St</u>		City: <u>Galena</u>		County: <u>Jo Darke</u>		Local Tax ID Number: <u>22-101-250-03</u>	
Common Property Name:				Historic Property Name:			
National Register Listed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)							
Determination: <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-Contributing		Architect and/or Builder (if known):			Approx. Date(s) of Construction: <u>c. 1900</u>		
Current Function: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> Landscape		
Historic Function: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:							
Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins			Integrity: <input type="checkbox"/> Unaltered <input type="checkbox"/> Slightly Altered <input checked="" type="checkbox"/> Severely Altered <input type="checkbox"/> Moved		Stories: <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:		
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input checked="" type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> NeoClassical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 th /20 th Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other:							
Plan: <input checked="" type="checkbox"/> Square <input type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other			Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:				
Roof Shape: <input checked="" type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input type="checkbox"/> Flat <input type="checkbox"/> Other:				Roof Materials: <input checked="" type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:		Other Roof Features:	
Window Type(s)/Features: <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other:				Window Lights: <input checked="" type="checkbox"/> 4/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other:		Window Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal
Door Type(s): <input checked="" type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input type="checkbox"/> Paneled <input type="checkbox"/> Batten <input type="checkbox"/> Flush <input type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:		Door Surround Details: <input type="checkbox"/> Transom <input type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding <input type="checkbox"/> Around Door <input type="checkbox"/> Other Surround Details:		Door Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary		Door Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal	
Wall Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input checked="" type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:							
Foundation Material(s): <input type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:							
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other: <u>enclosed</u>		Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input type="checkbox"/> Full-Height Entry <input type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:		Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:		Porch Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	
						Porch Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindlework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:							
Additional Comments (if needed):						Name of Surveyor: <u>Colin</u>	

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

Additional Information: _____



Galena, IL – Demolition of a

Structure Application

March 14, 2024

TABLE OF CONTENTS

Historical context, photos, background information	1-11
Application for demolition of the structure	12-19
Proposed project perspectives	20-24

BACKGROUND

ORIGIN DESIGN Project No.: 23064

HISTORY

1. James Ryan Packing House



2. 3-story in 1890s.



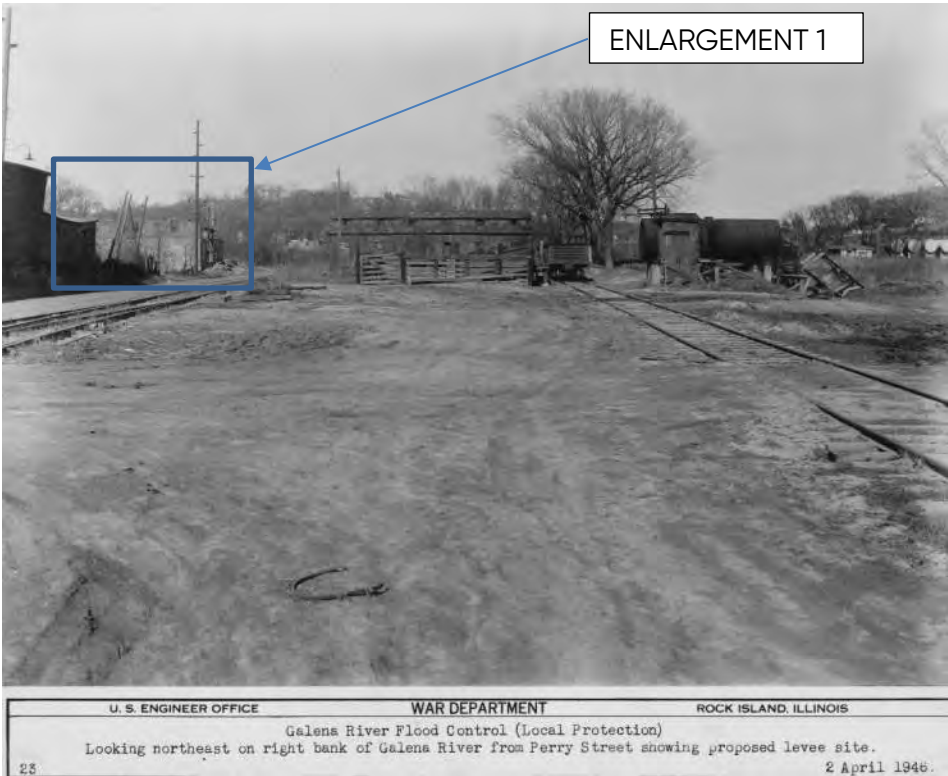
BACKGROUND

3. 2-story in 1911.



Intersection of Franklin and Commerce Street, Flood of 1911 - Galena, Illinois

4. No roof, some walls standing in 1946



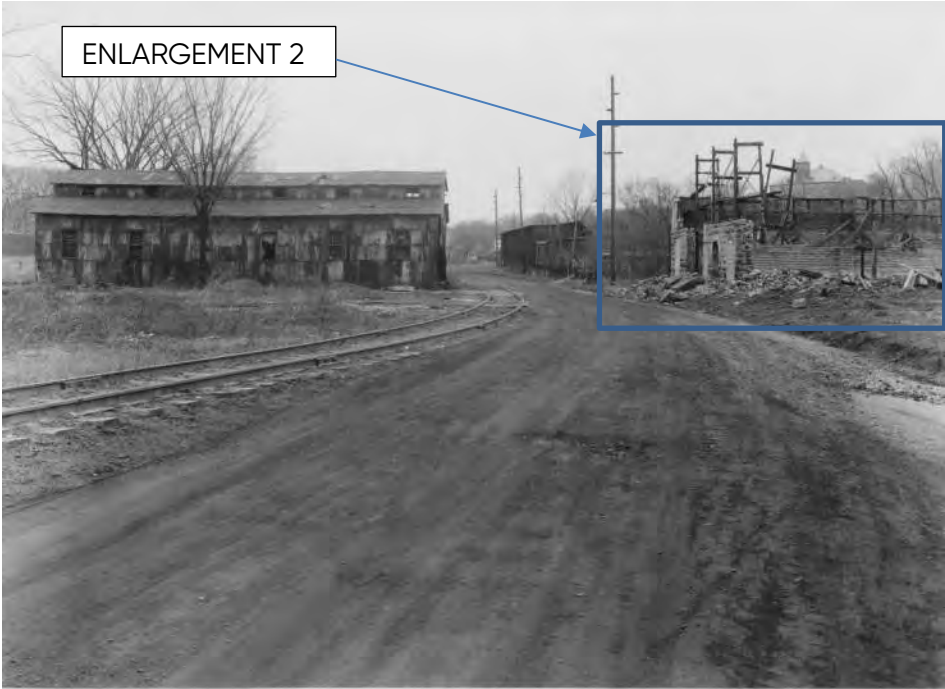
U. S. ENGINEER OFFICE WAR DEPARTMENT ROCK ISLAND, ILLINOIS
Galena River Flood Control (Local Protection)
Looking northeast on right bank of Galena River from Perry Street showing proposed levee site.
23 2 April 1946.

BACKGROUND

Enlargement 1: showing top of west wall below top of windows, top of south wall at top of limestone.



ENLARGEMENT 2



U. S. ENGINEER OFFICE WAR DEPARTMENT ROCK ISLAND, ILLINOIS
Galena River Flood Control (Local Protection)
Looking southwest on right bank of Galena River showing proposed levee site, view from Franklin Street.
29 3 April 1946.

BACKGROUND

Enlargement 2: showing top of wall on east below top of limestone.



EXISTING CONDITIONS

NORTH WALL – EXTERIOR



BACKGROUND

WEST WALL – INTERIOR



EAST WALL – INTERIOR



BACKGROUND

ROOF - INTERIOR



BACKGROUND

PROJECT PROPOSAL

Develop parking as shown below.





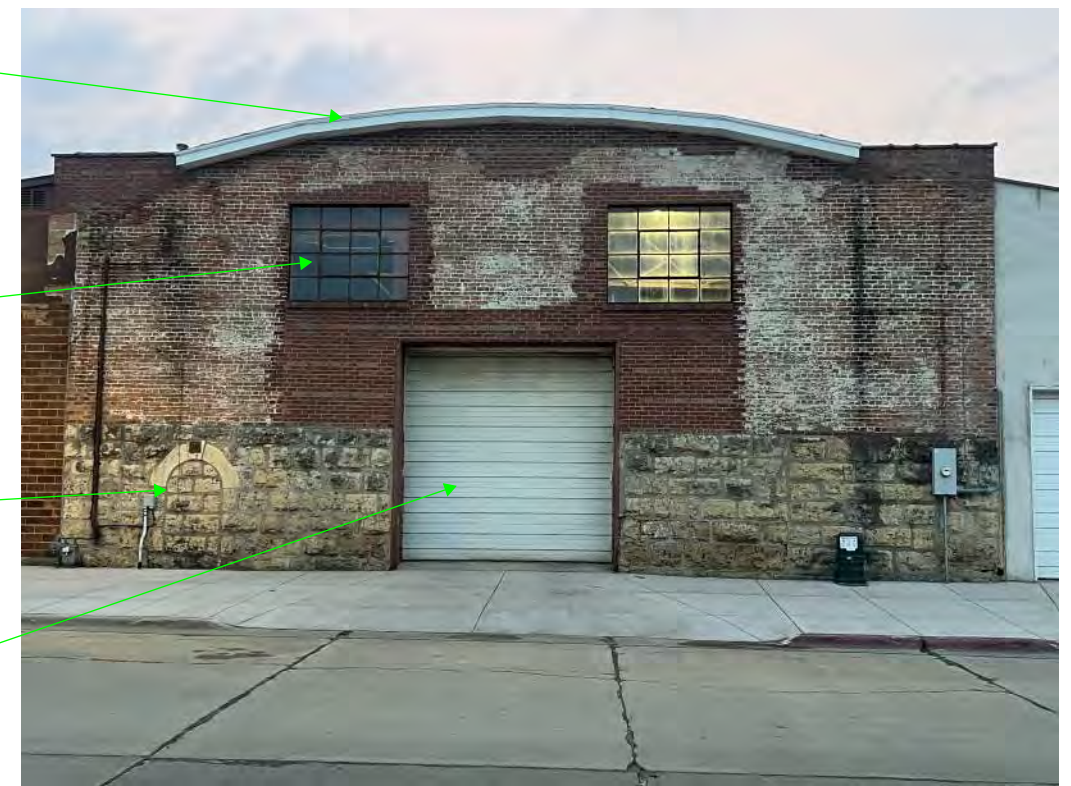
Intersection of Franklin and Commerce Street, Flood of 1911 - Galena, Illinois

ROOF
RECONSTRUCTED
AND NOT
CONSISTENT WITH
1911 CONDITION

WINDOW OPENINGS
SIGNIFICANTLY
DIFFERENT FROM 1911
CONDITION

REMANANTS OF ONE
ARCHED OPENING
REMAINING

OVERHEAD DOOR
OPENING GREATLY
EXPANDED IN
HEIGHT FROM
ORIGINAL



ENTIRE FRONT FACADE OF
EAST BUILDING AND
CONNECTING STRUCTURE
ALTERED



HISTORICAL CONTEXT



PORTIONS OF STRUCTURE
STILL REMAINING AFTER
PRE-1946 COLLAPSE

WEST WALL COLLAPSED TO
BRICK LINE ~32 COURSES ABOVE
TOP OF LIMESTONE WALL

EAST WALL COLLAPSED TO BRICK
LINE 16 COURSES ABOVE TOP OF
FOUNDATION

SNIP OF PHOTO TAKEN ON 3 APRIL 1946 - LOOKING WEST, REMAINDER OF EAST WALL,
REMAINDER OF SOUTH WALL AND INSIDE OF REMAINDER OF WEST WALL VISIBLE



TOP OF 16TH COURSE OF BRICK
ABOVE FOUNDATION

3 ARCHES AND LIMESTONE
WALL - REMAINING FROM
PRE-1946



SNIP OF PHOTO TAKEN ON 2 APRIL 1946 - LOOKING EAST, REMAINDER OF WEST AND SOUTH WALLS VISIBLE

PORTIONS OF STRUCTURE
STILL REMAINING AFTER
PRE-1946 COLLAPSE



EXISTING BRICK
INCONCLUSIVE IF
REMAINING FROM PRE-1946
DUE TO IRREGULARITY AND
DETERIORATION

LIMESTONE WALL -
REMAINING FROM PRE-1946



INTERIOR CONDITION OF WEST WALL

BUILDING ADDITIONS POST
1946



CITY OF GALENA, ILLINOIS

101 Green Street, PO Box 310, Galena, Illinois 61036



Application for Demolition of a Structure

Name of Applicant: _____

Name of Property Owner (if different than applicant): _____

Address: _____
City State Zip

Present Use of Property: _____

Site Information

1. A sketch that includes the following information:

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

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

Architecture

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

If other, please specify: _____


Approximate Age of Structure: _____

Method Used to Determine Approximate Age: _____

Describe any Unique Exterior Features or Materials: _____

Parcels within 250' of 233 N. Commerce St., Galena




NORTH
Map produced by the Jo Daviess County GIS Department on 10/12/2023. The orthophotography used in this map represents ground conditions in Spring 2021. All information is believed to be accurate, but is not guaranteed to be without error. This is not a substitute for an actual field survey.
Scale 1" = 100'

Parcel_ID	site_address	name_relationship_1	last_name_1	first_name_1	middle_initial_1	suffix_1
22-100-110-00	220 N MAIN ST GALENA IL	MAILTO	COX LAW OFFICES			
22-100-111-00	228 N MAIN ST GALENA IL	OWNER	GALENA INVESTMENTS LLC			
22-100-112-00	230 N MAIN ST GALENA IL	OWNER	RUH	PAUL		JR
22-100-113-00	232 N MAIN ST GALENA IL	OWNER	CORDERO	CARMELA		
22-100-114-00	236 N MAIN ST GALENA IL	MAILTO	COX	JOHN	W	JR
22-100-116-00	242 N MAIN ST GALENA IL	OWNER	KOUZ PROPERTIES LLC			
22-100-117-00	240 N MAIN ST GALENA IL	OWNER	MAGNUM RECOIL LLC			
22-100-119-00	244 N MAIN ST GALENA IL	OWNER	KOUZ PROPERTIES LLC			
22-100-159-00	201 N MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-160-00	203 N MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-161-00	205 N MAIN ST GALENA IL	OWNER	PLUYM REAL ESTATE LLC			
22-100-162-00	207 N MAIN ST GALENA IL	OWNER	PLUYM REAL ESTATE LLC			
22-100-163-00	209 N MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-164-00	211 N MAIN ST GALENA IL	OWNER	MAIN STREET HOSPITALITY LLC			
22-100-165-00	217 N MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-166-00	219 N MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-167-00	221 N MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO		
22-100-168-00	218 N COMMERCE ST GALENA IL	OWNER	ASK RESOURCES LLC			
22-100-169-00	MAIN ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-171-00	227 N MAIN ST GALENA IL	OWNER	GENDREAU	BRAD	D	
22-100-172-00	235 N MAIN ST GALENA IL	OWNER	LIVINGSTON	DEANNE		
22-100-173-00	239 N MAIN ST GALENA IL	OWNER	DORANTES-AYALA	JUAN SEBASTIAN		
22-100-174-00	243 N MAIN ST GALENA IL	OWNER	ZITO	JOHN JR		TRUSTEE
22-100-175-00	245 N MAIN ST GALENA IL	MAILTO	COX LAW OFFICES			
22-100-176-00	247 N MAIN ST GALENA IL	OWNER	BECKMAN	PATRICK & LINDA CANNOVA BECKMAN		
22-100-176-10	230 N COMMERCE ST GALENA IL	OWNER	LOPEZ	ALEX & ISIDRA		
22-100-177-00	249 N MAIN ST GALENA IL	OWNER	TTT&S DEVELOPMENT LLC			
22-100-177-03	COMMERCE ST GALENA IL	OWNER	GALENA CITY OF			
22-100-177-06	FRANKLIN ST GALENA IL	OWNER	LOPEZ	ALEX & ISIDRA		
22-100-376-00	PART OF FLOOD DIKE GALENA IL	OWNER	GALENA CITY OF			
22-100-379-10	317 N MAIN ST GALENA IL	OWNER	GRZESLO	FRED S & KARYN L		
22-100-380-00	305 N MAIN ST GALENA IL	OWNER	BATKA TRUST	DAVID	S	
22-100-380-10	309 N MAIN ST GALENA IL	OWNER	GRZESLO	FRED S & KARYN L		
22-100-381-00	101 FRANKLIN ST GALENA IL	OWNER	WILLS	ELDON C & MARY		TRUSTEES
22-100-382-00	301 N MAIN ST GALENA IL	OWNER	WK DEVELOPMENT LLC			
22-100-383-00	300 N MAIN ST GALENA IL	OWNER	LITTLE YOKYO 21 INC			
22-100-478-00	245 N COMMERCE ST GALENA IL	OWNER	GALENA CITY OF			
22-100-480-00	233 N COMMERCE ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-483-00	201 N COMMERCE ST GALENA IL	OWNER	RIGOPOULOS	DINO F & SOTIRI F		
22-100-485-00	115 PERRY ST GALENA IL	OWNER	FOTIS INVESTMENTS LLC			
22-100-508-00	214 N WATER ST GALENA IL	OWNER	JO-CARROLL ENERGY INC			
22-100-510-00	DIKE & ROADWAY GALENA IL	OWNER	GALENA CITY OF			

Parcel_ID	address_1	csz_1	name_relationship_2	last_name_2	first_name_2	middle_initial_2
22-100-110-00	COX, JOHN W JR 612 SPRING ST PO BOX 252	GALENA IL 61036	OWNER	FESSLER SELF-DECLARATION OF TRUST	ALFRED	J
22-100-111-00			MAILTO	OLANDER	DANA	
22-100-112-00	230 N MAIN ST	GALENA IL 61036				
22-100-113-00	5129 LONGHOLLOW RD UNIT 1218	GALENA IL 61036				
22-100-114-00	612 SPRING ST PO BOX 252	GALENA IL 61036	OWNER	FESSLER SELF-DECLARATION OF TRUST	ALFRED	J
22-100-116-00	219 S PROSPECT ST	GALENA IL 61036				
22-100-117-00	PO BOX 208	GALENA IL 61036				
22-100-119-00	219 S PROSPECT ST	GALENA IL 61036				
22-100-159-00	201 N MAIN ST	GALENA IL 61036				
22-100-160-00	201 N MAIN ST	GALENA IL 61036				
22-100-161-00	775 SINSINAWA AVE	EAST DUBUQUE IL 61025				
22-100-162-00	775 SINSINAWA AVE	EAST DUBUQUE IL 61025				
22-100-163-00	201 N MAIN ST	GALENA IL 61036				
22-100-164-00	213 N MAIN STREET	GALENA IL 61036				
22-100-165-00	201 N MAIN ST	GALENA IL 61036				
22-100-166-00	201 N MAIN ST	GALENA IL 61036				
22-100-167-00	201 N MAIN ST	GALENA IL 61036	OWNER	RIGOPOULOS	SOTIRI	
22-100-168-00	ATTN ANGELA STODDEN 6733 N HIGH RIDGE RD	GALENA IL 610369604				
22-100-169-00	108 COUNTRY VIEW CT	GALENA IL 61036				
22-100-171-00	5759 RIVERVIEW RD	THOMSON IL 61285				
22-100-172-00	235 N MAIN ST	GALENA IL 61036				
22-100-173-00	239 N MAIN ST	GALENA IL 61036				
22-100-174-00	PO BOX 290	GALENA IL 61036				
22-100-175-00	COX, JOHN W JR 612 SPRING ST PO BOX 252	GALENA IL 61036	OWNER	FESSLER SELF-DECLARATION OF TRUST	ALFRED	J
22-100-176-00	1415 BOLKINWOOD DR	FREEPOR IL 61032				
22-100-176-10	306 N BENCH ST	GALENA IL 61036				
22-100-177-00	7675 N MERIDIAN RD	GALENA IL 61036				
22-100-177-03	CITY HALL 101 GREEN ST PO BOX 310	GALENA IL 61036				
22-100-177-06	306 N BENCH ST	GALENA IL 61036				
22-100-376-00	CITY HALL 101 GREEN ST PO BOX 310	GALENA IL 61036				
22-100-379-10	10529 WHITTON RD	HANOVER IL 61041				
22-100-380-00	1A62 BLACKHAWK LN	APPLE RIVER IL 61001				
22-100-380-10	10529 S WHITTON RD	HANOVER IL 61041				
22-100-381-00	9062 W BUCKHILL RD	GALENA IL 61036				
22-100-382-00	314 THIRD ST	GALENA IL 61036				
22-100-383-00			MAILTO	LI	MI	
22-100-478-00	CITY HALL 101 GREEN ST PO BOX 310	GALENA IL 61036				
22-100-480-00	201 N MAIN ST	GALENA IL 61036				
22-100-483-00	201 N MAIN ST	GALENA IL 61036				
22-100-485-00	201 N MAIN ST	GALENA IL 61036				
22-100-508-00	793 US RTE 20 WEST PO BOX 390	ELIZABETH IL 610280390				
22-100-510-00	CITY HALL 101 GREEN ST PO BOX 310	GALENA IL 61036				

Parcel_ID	suffix_2	address_2	csz_2
22-100-110-00			
22-100-111-00		214 N EMERSON ST	MT PROSPECT IL 60056
22-100-112-00			
22-100-113-00			
22-100-114-00			
22-100-116-00			
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22-100-379-10			
22-100-380-00			
22-100-380-10			
22-100-381-00			
22-100-382-00			
22-100-383-00		300 N MAIN ST	GALENA IL 61036
22-100-478-00			
22-100-480-00			
22-100-483-00			
22-100-485-00			
22-100-508-00			
22-100-510-00			

Condition of Structure

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

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

Criteria for Review of Application

Is the building of such architectural or historical interest that its removal would be a detriment to the public interest?

This building is not of particular architectural interest due to the drastic alterations it has undergone and numerous non-historic building elements that are in place including, but not limited to, 3 sectional overhead doors, a large glass storefront and an arched roof with rubber membrane. This building does not afford historic interest when comparing to historic buildings in the surrounding area. It is obvious it has not been modified in accordance with the Historic Preservation Ordinance of the City of Galena over its lifetime.

Is the building of such old and unusual or uncommon design, texture, and material that is could not be reproduced or reproduced with great difficulty?

The building is constructed from wood, steel and masonry. Based upon historical photos, it appears the building was originally constructed from wood and masonry only. None of these materials are uncommon, however if the goal of the Historic Preservation Ordinance is to preserve and maintain the original character of the building, reproduction would be difficult due to the altered state the building is currently in and the limited information available to restore it to some designated or appropriate historical condition.

Would retention of the building help preserve and protect a historical place or the Historic District of the city?

We believe preservation of the limestone walls that are obvious building elements remaining after the collapse that occurred pre-1946 will help preserve and protect the historical significance of this building. Based upon available historic photo evidence, it appears the only building with elements still standing that were present prior to 1946 are in the west building section. Refer to the final page of this document for illustration of limestone walls proposed to remain.

Would retention of the building promote the general welfare by the following:

Increasing real estate values: The current condition of the property, considering it's detraction from the Historic District due the alterations that have been made, is more likely detracting from real estate values of nearby properties than increasing them.

Generating business, creating new positions, attracting tourists: We do not believe this building is a significant attraction of business to the downtown area. Demolition of the building with the potential for increased parking capacity has a higher potential for generating business than preserving the building.

Attracting new residents: Not applicable. We do not see the preservation or demolition of this building affecting attraction of new residents to Galena.

Encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage: Creation of a parking area with seemingly unnecessary historic limestone walls breaking up the outdoor space may peak curiosity and encourage research and/or study of the history of the site which would have a higher likelihood of achieving the goals of "Encouraging study and interest in American history, stimulating interest and study in architecture and design, and educating citizens in American culture and heritage" than if the building remained in its current state.

Making the City a more attractive and desirable place in which to live: The building in its current state does not contribute to the City's being an attractive and desirable place in which to live, therefore; it's preservation would not do so.

Would demolition of the building or structure adversely affect the cohesiveness and historical significance of the Historic District as a whole?

Due to the location of this building, on the outskirts of the downtown area, we believe its demolition would not adversely affect the cohesiveness and historical significance of the Historic District.



limestone walls to remain



limestone walls to remain - west wall to remain to greatest extent possible based on structural stability

PROPOSED PROJECT
PERSPECTIVES



PROPOSED PROJECT
PERSPECTIVES



PROPOSED PROJECT
PERSPECTIVES



PROPOSED PROJECT
PERSPECTIVES



PROPOSED PROJECT
PERSPECTIVES













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

March 2010

Street Address: 233 N. CONRAD ST.		City: GALENA	County: DANIELS	Local Tax ID Number: 32-100-480-10
Common Property Name: Galena Lumber		Historic Property Name: Ryan Packing House		
National Register Listed? <input type="checkbox"/> No <input type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input checked="" type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)				
Determination: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing			Architect and/or Builder (if known):	
Current Function: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:			Approx. Date(s) of Construction: c. 1860 + c. 1970	
Historic Function: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:			Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> Landscape	
Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins			Integrity: <input type="checkbox"/> Unaltered <input type="checkbox"/> Slightly Altered <input checked="" type="checkbox"/> Severely Altered <input type="checkbox"/> Moved	
Stories: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:				
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> Neo-Classical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 th /20 th Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other: 1 part commercial w/ 2 part garage bldg				
Plan: <input type="checkbox"/> Square <input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other:				
Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:				
Roof Shape: <input type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input type="checkbox"/> Flat <input type="checkbox"/> Other:				
Roof Materials: <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:				
Other Roof Features:				
Window Type(s)/Features: <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other:				
Window Lights: <input type="checkbox"/> 1/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other: 12x16/14ft				
Window Age: <input type="checkbox"/> Original or Historic <input checked="" type="checkbox"/> Contemporary				
Window Material: <input type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal				
Door Type(s): <input type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input type="checkbox"/> Paneled <input type="checkbox"/> Battled <input type="checkbox"/> Flush <input type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:				
Door Surround Details: <input type="checkbox"/> Transom <input type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding Around Door <input type="checkbox"/> Other Surround Details:				
Door Age: <input type="checkbox"/> Original or Historic <input checked="" type="checkbox"/> Contemporary				
Door Material: <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal				
Wall Material(s): <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Limestone <input type="checkbox"/> Paired Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:				
Foundation Material(s): <input type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Other:				
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:				
Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input type="checkbox"/> Full-Height Entry <input type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:				
Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:				
Porch Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Paired Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:				
Porch Age: <input type="checkbox"/> Original or Historic <input checked="" type="checkbox"/> Contemporary				
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:				
Additional Comments (if needed):				Name of Surveyor: Hannah Bolde + Michelle

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

Additional Information: 248 feet this building would contribute to a National Historic Landmark District with a period of significance from 1820 to 1900.