



Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

October 3, 2023

AGENDA

Call to Order and Attendance

Approve Minutes of September 6, 2023 meeting

Receive Citizen Comment

LC-23-1001 Present Certificate of Appropriateness – 546 N Chambers St

Adjournment

Commission Members, please contact me at 345-3637 or steveg@ci.galesburg.il.us if you have any questions or are unable to attend.

cc: City Manager
Deputy City Clerk
Executive Secretary
Buildings & Grounds
File Copy

MINUTES
GALESBURG LANDMARK COMMISSION
ERICKSON CONFERENCE ROOM OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
WEDNESDAY SEPTEMBER 6, 2023 AT 5:30 P.M.

MEMBERS PRESENT: Suzanne Klohn, Bob Miener, Deb Sugai, and Greta Woolsey, 4.
MEMBERS ABSENT: Mark Martin, 1.
OTHERS PRESENT: None.

Staff declared a quorum was present.

Approve Minutes of July 5, 2023

Member Woolsey made a motion to approve the minutes, seconded by Member Klohn.

Minutes were approved by voice vote.

Discuss Citizen Comment

None.

LC-23-0901 Consider Certificate of Appropriateness – 591 N Chambers St

The owners, Debbie & Landon Hoyt, and Chad Springer of Glass Specialty were present.

Members considered a request to replace windows and the Chambers Street Design Guidelines. No windows will be replaced on the north side. 13 total windows will be replaced. There will be standard low-e coating but it will not be a visible tint that would take away from the aesthetics. It was noted that the replacement windows will end up reducing the glazing area slightly from the original look.

Member Woolsey moved to approve the Certificate of Appropriateness, seconded by member Klohn.

Roll Call #1

Ayes: Klohn, Sugai, Woolsey, 3.

Nays: Miener, 1.

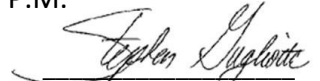
Abstentions: None.

Chairperson declared the motion approved.

General discussion.

Member Sugai, who is also on the Galesburg Historical Society, informed the Commission that their group is being asked to leave their current location. They are actively seeking a new climate-controlled location and hope to be moved by the end of the year, but are not having much luck in finding a new location. They did meet with members of the Galesburg Downtown Council, but there was no building space offered as available. It was suggested that they contact the Public Library to ask if they have any space available that could host displays of items.

There being no further business, Member Woolsey made a motion to adjourn, seconded by Member Klohn, approved by voice vote the meeting adjourned at 6:06 P.M.


Steve Gugliotta, AICP



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Galesburg Landmark Commission Letter

October 3, 2023

AGENDA ITEM: LC-23-1001, Certificate of Appropriateness for 546 N Chambers St.

BACKGROUND: Attached for the Commission's review is a Certificate of Appropriateness application from the owner of the property, for proposed installation of solar panels on the roof of 546 N Chambers St.

This property is located within the Chambers Street Local Historic District, which requires a Certificate of Appropriateness for exterior work that is visible from the right-of-way. Certified letters were sent to each property owner in the Local Historic District as required by ordinance.

When considering this request, the Landmark Commission shall utilize the adopted Design Criteria that was adopted by Council in 1979, a copy of which is attached.

The property was part of the 1990 historic building survey and the survey sheet indicates the house was constructed about 1885 and is a contributing structure to the National Historic District.

Section 151.069 establishes criteria for landmarks applying for a Certificate of Appropriateness. The Landmark Commission must find that the activity proposed will not adversely affect the significant historical or architectural character and is appropriate and consistent with the established design criteria or will remedy conditions imminently dangerous to life, health or property as determined by the Building Inspector.

Previous Certificate of Appropriateness requests at this address include:

- 1999 approval to replace front porch as is except for use of fiberglass pillars & brick façade over concrete block
- 2001 approval to replace shingles, restore wood windows, flash chimney, install gutters, replace cedar shakes on front, install storm windows over stained glass windows

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. 1990 historic survey sheet
3. Chambers St Historic District Criteria
4. Certificate of Appropriateness Application

cc: File Copy



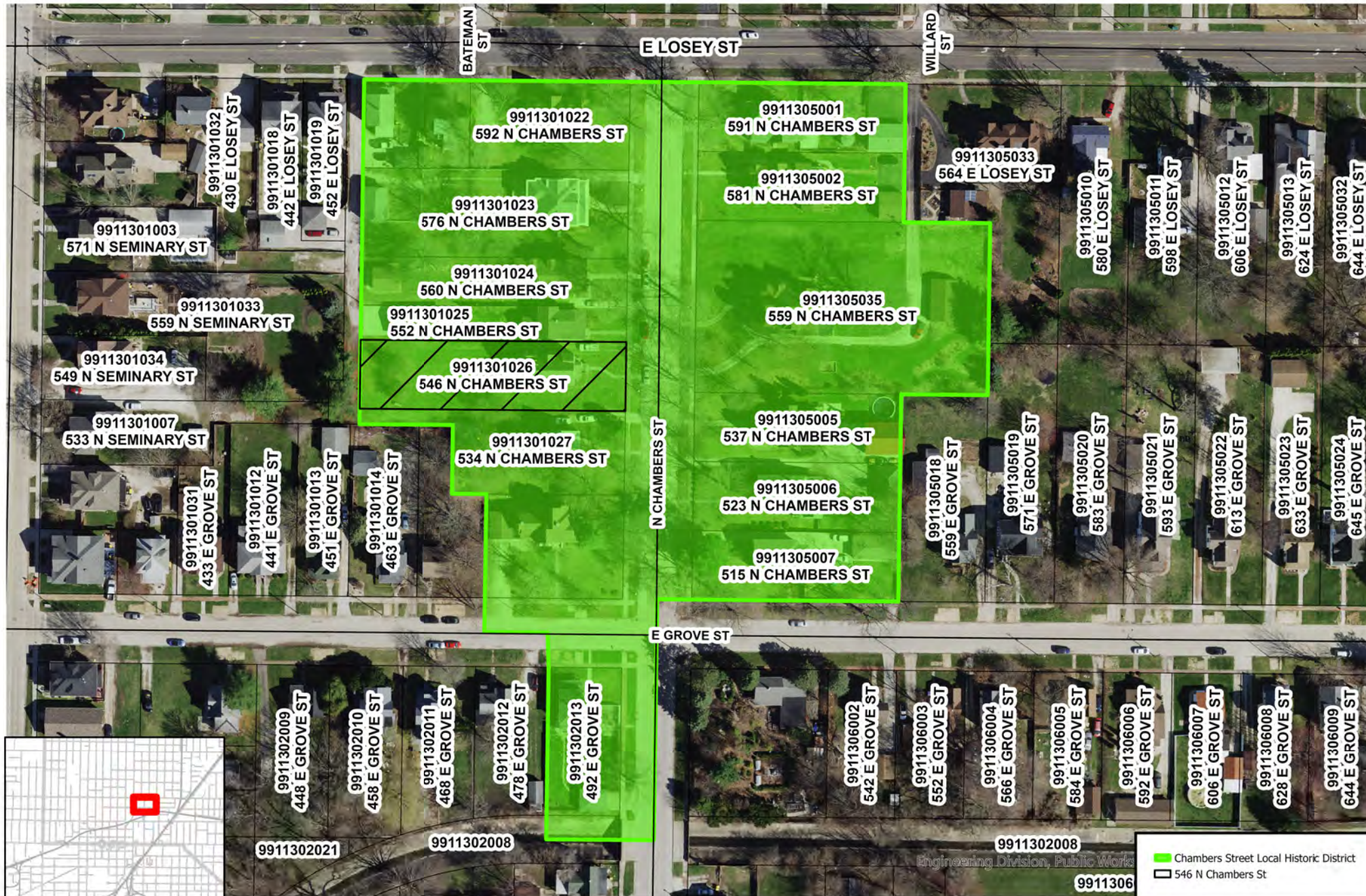
Community Development Department

Community Development Department

546 N Chambers St

Certificate of Appropriateness

100 50 0 100 200 300 Feet



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 14, 2023

CITY OF GALESBURG

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

Address (number/street): 546 N. Chambers

Name

common:

historic:

Photo Roll Number: 1 Frame Number: 20

Description

shape/plan, # stories, roof type, materials, style/influence/type:

Irregular plan; 2 1/2 stories; multiple intersecting gable roof; rusticated brick on first story, painted wood shingle walls above; Queen Anne style. Brick and wood east (front) porch with arched opening supported by short, paired, round columns and surmounted by shingled surfaces; simple central door flanked by 1/1 double hung windows. Southeast corner beveled with 1/1 double hung window behind corner columns and small balustrade; small enclosed porch above central door with clustered columns to north and steep, long gable slope to south; semi-circular window to north of balcony. North side has overhanging bay on second story with gable above. South elevation similar.

Outbuildings Brick foundation. Asphalt shingle roof.

Integrity

☒ unaltered ☐ slightly altered ☐ substantially altered

Apparent Alterations

None visible.

History

construction date: c. 1885 architect/builder:

events, people, and dates associated with the property:

National Register Status

listed: ☐ individually district: ☒ contributing ☐ non-contributing

potential: ☐ individually ☐ district Criteria: A B C D
explain potential:

Comments

A quite notable facade arrangement and use of materials.
Included in Chambers Street Historic District (local district).

Surveyor: The URBANA Group, Inc. (Brian Kolde)

Date: 1/9/90





DESIGN CRITERIA
for
CHAMBERS STREET HISTORICAL DISTRICT

All structures within the Chambers Street Historical District shall be subject to the design criteria established for Galesburg Landmarks which are on file in the Galesburg Community Development Department.

In recognition of the unique qualities which characterize this district the following criteria shall also apply to any new construction or real improvements:

- A) Front building lines shall conform with those in use on adjacent property at time of passage of this criteria.
- B) The appearance of the original siding of the existing structure should be maintained. The siding of new structures shall be compatible with other structure in the district.
 - 1. Clapboard
 - 2. Wood shingles
 - 3. Brick
 - 4. Stone
- C) Style of roofline shall be maintained.
 - 1. Hipped
 - 2. Gabled
- D) Front porches and front entrances shall be maintained in any new construction or improvements.
- E) Double sash windows shall be maintained in any new construction or improvements.
- F) Any new residential buildings shall be on a 2 – 2 1/2 story design.
- G) Fencing shall not be extended beyond the front wall of the building. On corner lots fencing shall not be extended beyond the side wall of that side visible from the cross street.
- H) Existing street lights will be maintained if possible, and inappropriate yard lamps shall be discouraged.
- I) Continued location of utility lines in the rear yards shall be encouraged. If new utility lines are necessary underground service is recommended. Locations of transformers shall be encouraged to be located behind the front building line.

CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION:

Hannah Lyon 176 S Seminary St Galesburg IL 61401
Primary contact name Mailing address City, State, Zip
(516) 759-3269 hlyon@gmail.com
Phone Fax Email

NAME OF PROPERTY (Common or Historic):

N/A

SITE INFORMATION:

.39 546 N Chambers St. 9911301026
Acres Site address or location Property Identification Number (PIN)

Legal Description (attach separate sheet if necessary)

DESCRIPTION OF EXISTING IMPROVEMENTS:

Fixed hole in roof, window repairs, gutters, wall repairs, fencing, landscaping,
Kitchen + bathroom installations, plaster repairs

DETAILED DESCRIPTION OF CONSTRUCTION, ALTERATION, DEMOLITION OR USE PROPOSED:

solar array on roof

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Architect(s)				
Contractor(s)				

*Each application shall be accompanied by architectural drawings, sketches, photographs, narrative project descriptions or other information that will enable the Commission to determine what the final appearance and use of the real estate will be and allow them to make an educated decision.

Hu J 9/13/23
Signature of owner Date

APPROVAL ☐

DISAPPROVAL ☐

Signature of Landmark Commission Chairperson

Date

Your Solar Design

Modules

VSUN 400-108M-BB (x10)

Inverter

Enphase IQ8PLUS-72-2-US(x10)

System Size

4 kW

Estimated Yearly
Production

5,602 kWh

SYSTEM

DETAILS

