



Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

December 5, 2023

AGENDA

Call to Order and Attendance

Approve Minutes of October 3, 2023 meeting

Receive Citizen Comment

LC-23-1201 Present Certificate of Appropriateness – 523 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
TUESDAY OCTOBER 3, 2023 AT 5:42 P.M.

MEMBERS PRESENT: Bob Miener, Deb Sugai, and Greta Woolsey, 3.
MEMBERS ABSENT: Suzanne Klohn, Mark Martin, 2.
OTHERS PRESENT: None.

Staff declared a quorum was present.

Approve Minutes of September 6, 2023

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

Minutes were approved by voice vote.

Discuss Citizen Comment

None.

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

The applicant, Hannah Lyon was present.

Members considered a request to install solar on the roof and the Chambers Street Design Guidelines and city ordinance. Members asked whether a ground installation was considered, if a contractor had been selected yet and if that contractor could attend a Commission meeting to discuss the project, how the panels would be mounted on the roof, how visible would they be from a public way, how high the panels would sit off the roof.

Debbie and Landon Hoyt, 591 N Chambers St were also present and stated they were in attendance due to interest in solar panels. They had mentioned they also had done some research about solar installations and how they can see a recent ground installation that was done at a property at 501 E Losey St. They mentioned it may be more expensive down the road to re-roof with solar panels in place since the solar panels would need to be removed and then reinstalled.

The applicant stated multiple companies have been contacted, but no decision yet on who would be used. An aerial showing a potential solar panel layout was provided and shows 10 panels to be located on the south side of the roof. It was mentioned this aerial was from one company, but most companies had similar suggestions that varied on number of panels. The owner stated they had not fully

considered ground mounted panels because they felt the cost would be more than double compared to roof mounted. It was mentioned the panels will likely be close to the existing roof and therefore follow the same roof pitch. The north side of the roof is too shaded for solar panels.

Commission members felt there was not enough information, and the fact that a contractor was not yet selected, to come to an educated decision on the overall effect of historic fabric of the proposed installation. It was suggested this item be tabled to give the applicant more time to gather information. The owner stated they may just construct a deck instead and wait until later to do a solar installation but may miss out on some current tax incentives. The applicant was encouraged to discuss further with the solar companies and bring more information and a contractor to the next meeting along with examples of the product and what the appearance would be if installed on the roof.

Member Woolsey moved to table the item to the November 7th meeting, seconded by member Sugai.

Roll Call #1

Ayes: Miener, Sugai, Woolsey, 3.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, Member Sugai made a motion to adjourn, seconded by Member Woolsey, approved by voice vote the meeting adjourned at 6:24 P.M.



Steve Gugliotta, AICP



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Galesburg Landmark Commission Letter December 5, 2023

AGENDA ITEM: LC-23-1201, Certificate of Appropriateness for 523 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 a 6-foot-high dog eared cedar fence to enclose the rear yard.

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 the residence 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:

- 1982 approval to install about 12 feet of fence at the southeast corner of the house
- 1999 approval to replace three fire damaged 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

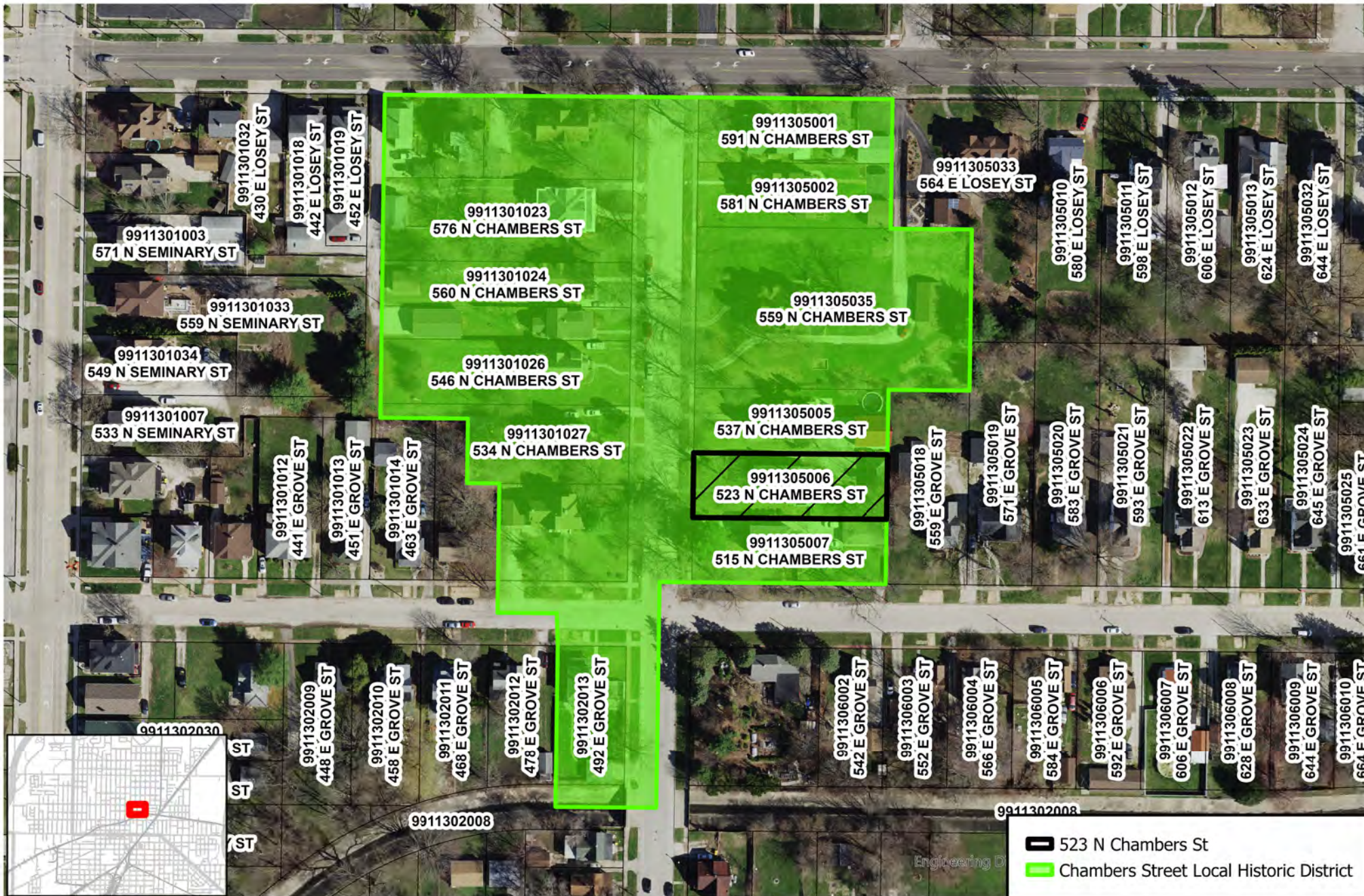
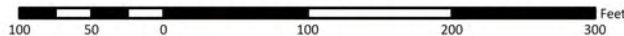


Community Development Department

Community Development Department

523 N Chambers St

Certificate of Appropriateness



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

November 14, 2023

CITY OF GALESBURG

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

Address (number/street): 523 N. Chambers

Name

common:

historic: William E. Wolf House

Photo Roll Number: 2 **Frame Number:** 23

Description

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

Irregular massing; 2 stories; asphalt shingle hip roof with gable projections and roof dormers; frame construction; no style. Rusticated stone (painted) recessed corner entrance porch (SW); low pediment, with second floor above. 1/1 double hung sash generally unornamented. Two gabled bays project on S. elevation. Some 12/1 sash remain on S. elevation. Pressed metal Classical cornice above porch.

Outbuildings

1 non-contributing frame double car garage.

Integrity

☐ unaltered ☒ slightly altered ☐ substantially altered

Apparent Alterations

Wide artificial siding. Aluminum awnings over windows. Rusticated stone and brick chimney removed on S. elevation. S. side entrance facing W. has had steps removed. Some window replacements.

History

construction date: c. 1895 **architect/builder:**

events, people, and dates associated with the property:

William E. Wolf was Galesburg's first professional architect. He arrived in Galesburg in 1887 and later started a firm with Galesburg's first college-educated architect J. Grant Beadle. Wolf designed such buildings as City Hall, Bank of Galesburg, First Baptist Church, Marquette Building, Lescher Building, Y.M.C.A. Building and various local residences. He also drew remodeling plans for public schools

National Register Status from 1894 to 1903.

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

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

Comments

Borderline contributing with prominent alteration of artificial siding; significance added as Wolf's residence.

Included in Chambers Street Historic District (local district).

Surveyor: The URBANA Group, Inc. (Alice Edwards)

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:

Troy or Walter Treash	523 N Chambers St	Galesburg, IL 61401
Primary contact name	Mailing address	City, State, Zip
773-315-3226		tgp720@msn.com
Phone	Fax	Email

NAME OF PROPERTY (Common or Historic):

Wolf House

SITE INFORMATION:

.30	523 N Chambers St., Galesburg	99-11-305-006
Acres	Site address or location	Property Identification Number (PIN)
:		.
.		

Legal Description (attach separate sheet if necessary)

DESCRIPTION OF EXISTING IMPROVEMENTS:

Returned from duplex to single family dwelling with two updated bathrooms and updated kitchen

Returned from duplex to single family dwelling with two updated bathrooms and updated kitchen

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

Plan to enclose back yard with 250' of Dog Eared Cedar Fence, 6'H with a 14' W Black Vinyl Gate, 4'H and install an automatic Gate Operator.

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Architect(s)	N/A			
Contractor(s)	Howe Overhead Doors, Inc	2192 Grand Ave.,	Galesburg, IL 61401	309-289-2211

*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.


Troy Treash (Nov 2, 2023 11:32 CDT)

Nov 2, 2023

Signature of owner

Date

APPROVAL



DISAPPROVAL



Signature of Landmark Commission Chairperson

Date

House Dropped tons off for 523 N Chambers



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011305006

Exterior