



## Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

July 16, 2024

### AGENDA

Call to Order and Attendance

Approve Minutes of April 2, 2024 meeting

Receive Citizen Comment

LC-24-0701 Consider Local Landmark nomination – 2231 Windish Drive

LC-24-0702 Consider Certificate of Appropriateness – 774 N Broad Street

Adjournment

Commission Members, please contact me at 309-345-3652 or [lbrooks@ci.galesburg.il.us](mailto:lbrooks@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  
REGULAR MEETING  
TUESDAY APRIL 2, 2024 AT 5:30 P.M.**

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

**Staff declared a quorum was present.**

**Approve Minutes of March 5, 2024.**

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

**Minutes were approved by voice vote.**

**Discuss Citizen Comment**

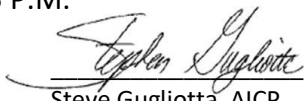
None.

**LC-24-0401 Consider Annual Historic Preservation Awards**

Members discussed that while the National Recognition of Preservation month is in May, it is a difficult time of year to come up with nominees. It would be better to present award near the end of summer or fall. This would allow time to drive the community during nice weather and see active projects.

There was also discussion finding “spark plugs” in the community which are people who promote preservation and organizations that are active preservationists. Additional discussion on having experts in various fields of historic preservation come and speak to the Commission as an educational component to learn more about construction techniques when doing preservation renovation projects or installing items such as solar panels. Staff will find the Rules and Procedures booklet created many years ago for the Landmark Commission and share with members.

There being no further business, Member Woolsey made a motion to adjourn, seconded by Member Sugai, approved by voice vote the meeting adjourned at 6:25 P.M.

  
Steve Gugliotta, AICP



## COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Galesburg Landmark Commission

FROM: Lucas Brooks, Associate Planner

DATE: June 25, 2024

**AGENDA ITEM:** LC-24-0701, Local Landmark application for 2231 Windish Drive.

**BACKGROUND:** Attached for the Commission's review is a Local Landmark designation application for 2231 Windish Drive. The property is owned by Church of God in Christ Inc., out of Memphis, TN. The local petitioner is Randy Davis, the pastor of Community Temple Church of God in Christ.

Section 151.001 establishes the definitions for architectural significance and historical significance. Listed below are those definitions for the consideration of the commission:

### *ARCHITECTURAL SIGNIFICANCE.*

- (1) The building or structure is the work of or associated with a nationally or locally noted architect, builder or architectural firm;
- (2) The building or structure is an example of a particular style (whether local or typical) in terms of detail, material, workmanship and with no or negligible alteration to the original structure;
- (3) The building or structure is one of the few remaining examples of a particular style, use or an example which does not clearly represent a major style and has undergone little or no alteration since its construction;
- (4) The building or structure is one of a contiguous grouping of such which have a sense of cohesiveness expressed through a similarity of characteristics of a style, period or method of construction and accenting the architectural significance of the area; and/or
- (5) The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

### *HISTORICAL SIGNIFICANCE.*

- (1) The building has a strong association with the life or activities of a person or persons who have contributed to or participated in the historic events of the nation, state or community;
- (2) The building or structure is associated with an organization or group (whether formal or informal) from which they have contributed to or participated in the historic events of the nation, state or community;
- (3) The building or structure or object is associated with an antiquated use due to technological or social changes in the nation, state or community, such as but not limited to a blacksmith shop, covered bridge and hitching post; and/or
- (4) The object is a monument to or a cemetery of historic personages.



## COMMUNITY DEVELOPMENT DEPARTMENT

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Section 151.036 establishes the general criteria to determine the designation of local landmarks. Listed below are those criteria for the consideration of the commission:

- (A) Historical Significance; or
- (B) Architectural Significance; and
- (C) Economic and functional potentials (the economic and functional potentials of the improvement are to be considered); and
- (D) Other qualities and characteristics (any other qualities and characteristics as in the judgement of the Commission shall be considered for the designation of a landmark).

The Commission shall review the application and other supporting documents, then formulate a recommendation on the application to City Council. A simple majority vote by the City Council is necessary for the approval of a landmark designation.

### **SUPPORTING DOCUMENTS:**

1. Local Landmark designation application
2. Aerial – General Location
3. Narrative & Bibliographic References

cc: File Copy



## LOCAL LANDMARK DESIGNATION APPLICATION

MUST BE TYPED OR COMPLETED IN INK. PLEASE PRINT CLEARLY AND FILL IN AS MUCH AS YOU CAN-IF YOU DON'T KNOW, ASK!

### 1. NAME AND LOCATION OF PROPERTY

Historic Name MAYO General Hospital Hawthorne Center  
Address (number & street) 2231 W. WILSH AVE

### 2. PROPERTY OWNER(S) NAME AND ADDRESS

check the applicable box Public ☒ Private ☐  
check the applicable box Occupied ☒ Unoccupied ☐

Full Name(s) Church of God in Christ INC  
Address (street & number) 930 MASON ST  
City Memphis State TN Zip Code 38126  
Phone (H) \_\_\_\_\_ Phone (W) 901-947-9319 Email \_\_\_\_\_

### 3. NOMINATION PREPARATION BY

Full Name(s) Randy H. Davis  
Organization/title PASTOR  
Address (street & number) 1060 Spoden Lane  
City Galesburg State IL Zip Code 61401  
Phone (H) 309-509-8880 Phone (W) 309-343-2114 Email ctcogic4@gmail.com  
Date prepared May 7, 2024 Signature Randy H Davis

### 4. BOUNDARY DESCRIPTION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map showing proposed boundary. (Use continuation sheet if necessary).

SEE ATTACHMENT 1

### 5. CLASSIFICATION (check the applicable box)

Site ☐ Structure ☐ Building ☒ Object ☐

### 6. FUNCTION OR USE (Use continuation sheet if necessary)

Historic Function

Current Function

Army Hospital during WW II  
MAYO General Hospital  
University of Illinois extended campus

SEE ATTACHMENT 2

### 7. DESCRIPTION

Architectural Classification

Materials

Constructed by the U.S. Army  
Completed in 1944  
Classic Brick construction with solid  
wood A-frame structure, cottage plan

Brick, wood.  
Brick from the local brick manufacturer

### Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance

## 8. STATEMENT OF SIGNIFICANCE

### Criteria for Significance

(mark one or more of the boxes for the appropriate criteria)

- ☒ Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- ☒ Its location is the site of a significant local, state, or national event.
- ☒ It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- ☐ It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- ☒ Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- ☒ It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- ☒ Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- ☒ Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- ☒ It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

### Areas of Significance

Period of Significance

1943-1985

Significant Dates (date constructed & altered)

Significant Person(s)

U.S. Army

Cultural Affiliation/Historic Period

Builder

Architect

### Narrative Statement of Significance

(Explain the significance of the property as it relates to the above information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets).

SEE Attachment 3

## 10. PHOTOGRAPHS

Please include a photo

SEE Attachment 4

Applicants Signature:

Randy H. Davis

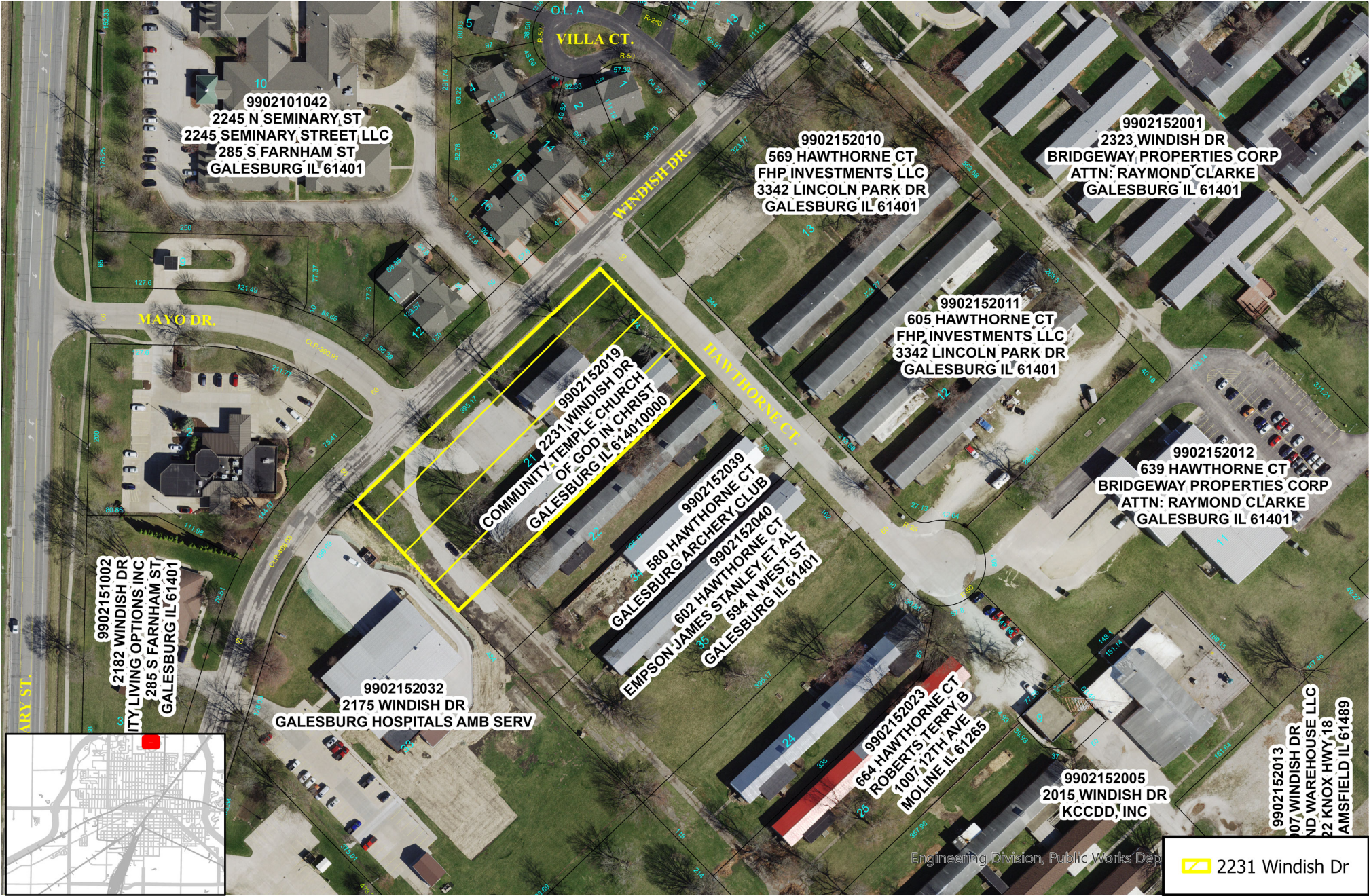
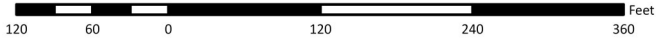
Date:

May 7, 2024



# 2231 Windish Dr

Proposed for Local Landmark Designation



## ATTACHMENT TWO

**HISTORIC FUNCTION:** In 1942, during World War II, the need for hospital beds for the wounded coming back from the South Pacific and North Africa, led to the construction, and opening of the Mayo General Hospital in 1944. Casualties were brought in from all over the world. It was a huge complex with 118 buildings on one level all connected under one roof. It had a capacity of 2,350 beds and saw over 19,000 patients in two and a half years. There were three mess halls that served 9,000 meals a day, a pool, a gym, a theater, a fire department. A railroad siding brought cars of wounded right up to the facility. **Three chapels allowed everyone to worship as they chose. Only one chapel building remains and serves as the worship home for Community Temple Church of God in Christ.** Many of the older trees on the compound were planted by German prisoners. The property has three of those trees.

The war ended in 1945. In September of '46, the hospital was declared surplus and closed. The University of Illinois reopened it as **the very first handicapped accessible campus in the United States.** Those soldiers who had been nursed back from their injuries needed a place that would accommodate their wheelchairs and other needs when they went to college on the G.I. Bill. The campus remained open for two years before the state decided to close it. The closure spawned a protest by the students who wanted to continue their education in Galesburg. **Those protests led to the Urbana-Champaign campus becoming an early leader in handicapped accessible facilities.**

The state of Illinois turned the groundbreaking campus into a hospital for the mentally ill. It addition housed patients and was designated a state research hospital. Many of us have referred to those buildings as The Research. What many of us don't know is that a lot of groundbreaking work was done at the Thudichum Research Laboratory. Many treatments that became standard were developed on North Seminary Street. **Drugs for the treatment of Parkinson's disease and infantile autism were developed and tested there.** In April, 1960, Time Magazine reported a presentation by Dr. Harold Himwich, the Galesburg laboratory director, to the American Academy of General Practice. In it Dr. Himwich reported his ground-breaking findings on how drugs affect different parts of the brain.

**CURRENT FUNCTION:** Serves as the worship home for Community Temple Church of God in Christ. A church that has served the Galesburg community with clothing give aways, and other community outreach events. The church has recently undergone a catastrophic period as the previous pastor was stricken with Alzheimers/Dementia and has been in a nursing home for the past three years. The congregation dwindled leaving a remnant to keep the church alive. The appointment of a new pastor in December of 2023 has led to a revitalization of the congregation. Returning members and new members are joining together to build the church back up to what it was and greater. The church hopes to utilize the 9600 square feet of the annex building to house a food kitchen and hopes to start a vocational training and familiarization school for high schoolers who are interested in pursuing careers in vocational skills.

Bulkeley, H, (2008), Remembering Hawthorne Center, The Register Mail, [Remembering Hawthorne Center \(galesburg.com\)](http://RememberingHawthorneCenter(galesburg.com))

September 20, 1946, saw the end of the [Mayo General Hospital](#) in Galesburg, Illinois. This massive, sprawling complex occupied 99 buildings across 155 acres and was one of 60 Army hospitals built during World War II. For safety, the Army distributed its hospitals far from major population centers, and Galesburg was 200 miles from both Chicago and St. Louis.

Construction on the \$5.5 million project began in May 1943. Seventy-seven brick buildings were completed by December. The complex was named after the Doctors William and Charles Mayo, brothers who had served in the Army's Medical Reserve Corp and helped their father establish [the Mayo Clinic](#) in Rochester, Minnesota.

This information was cited from an article about the broadcast **This Week In Illinois History: Army Abandons Massive Hospital Complex (September 20, 1946)** on Northern Public Radio. [This Week In Illinois History: Army Abandons Massive Hospital Complex \(September 20, 1946\)](#) | [Northern Public Radio: WNII and WNIU](#)

### ATTACHMENT 3

Bulkeley, H, (2008), Remembering Hawthorne Center, The Register Mail, [Remembering Hawthorne Center \(galesburg.com\)](http://galesburg.com)

This information was cited from an article about the broadcast **This Week In Illinois History: Army Abandons Massive Hospital Complex (September 20, 1946)** on Northern Public Radio. [This Week In Illinois History: Army Abandons Massive Hospital Complex \(September 20, 1946\) | Northern Public Radio: WNIJ and WNIU](#)



## COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Galesburg Landmark Commission  
FROM: Lucas Brooks, Associate Planner  
DATE: June 25, 2024

**AGENDA ITEM:** LC-24-0702, Certificate of Appropriateness for 774 N Broad Street.

**BACKGROUND:** Attached for the Commission's review is a Certificate of Appropriateness application from the owner of the property, for proposed installation of a 4-foot-tall black iron fence around the exterior of the lot, with gates for the driveway and front walkway, at 774 N Broad Street.

This property has been a Local Landmark since 1985. As a local landmark, they are required to apply for a Certificate of Appropriateness.

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.

There are no previous Certificate of Appropriateness requests for this address on file, and the property has won multiple P.A.V.E.R. awards, most recently in 2011.

**SUPPORTING DOCUMENTS:**

1. Certificate of Appropriateness application
2. Aerial – General location
3. 1990 historic survey sheet
4. Design Criteria for Local Landmarks
5. Proposed Fence & Fence Gate

cc: File Copy



Community Development Department

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## **CERTIFICATE OF APPROPRIATENESS**

### **GALESBURG LANDMARK COMMISSION**

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A C of A issued by the Galesburg Landmark Commission (GLC) shall be required before a Local Landmark or any improvement within a Local Historic District, visible from a public way, is: Changed or modified; Reconstructed; Erected, wholly or in part; Moved; Demolished, wholly or in part.

*Exception:* Exterior paint schemes, storm doors, storm windows, screens, window air conditioners, antennas, and similar cosmetic items are not subject to a C of A.

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Complete all blanks on the application and return to the Community Development Department at least three (3) weeks prior to a scheduled GLC meeting.

- \* If the proposed work will be conducted on a structure within a Local Historic District, then once an application is submitted, the City shall send a registered letter to all property owners within that Local Historic District informing them of the proposed work and indicating the date, time and location of the GLC meeting at which the application will be considered.

The GLC shall review applications utilizing the following criteria:

- Proposed work should not adversely affect the significant historical or architectural character that made the structure eligible for designation;
  - Proposed work is appropriate and consistent with the design criteria established by the GLC;
  - Proposed work will remedy conditions imminently dangerous to life, health or property as determined by the Building Inspector.
- \* If granting a C of A, the GLC has the authority to recommend conditions necessary to minimize the adverse impact of the proposed work.

Demolition or removal of a Local Landmark or a structure within a Local Historic District will require a public hearing to be conducted (See Galesburg Code of Ordinances 151.071).

The petitioner(s) or representative(s) should be present at the GLC meeting.

The GLC meets the 1<sup>st</sup> Tuesday of each month at 6:30 p.m.

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### OWNER INFORMATION:

Joshua Webber 774 N. Broad St Galesburg IL 61401  
Primary contact name Mailing address City, State, Zip  
3093686119 vbwebber3@gmail.com  
Phone Fax Email

### NAME OF PROPERTY (Common or Historic):

Issac Burton Home

### SITE INFORMATION:

774 N. Broad St 9910252017  
Acres Site address or location Property Identification Number (PIN)

Legal Description (attach separate sheet if necessary)

### DESCRIPTION OF EXISTING IMPROVEMENTS:

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

fence around property (iron) 4ft, black

### OTHER INTERESTED PARTIES:

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

\*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.

Joshua K. Webber  
Signature of owner

6-11-24  
Date

APPROVAL ☐

DISAPPROVAL ☐

Signature of Landmark Commission Chairperson

Date

9910252017

Search

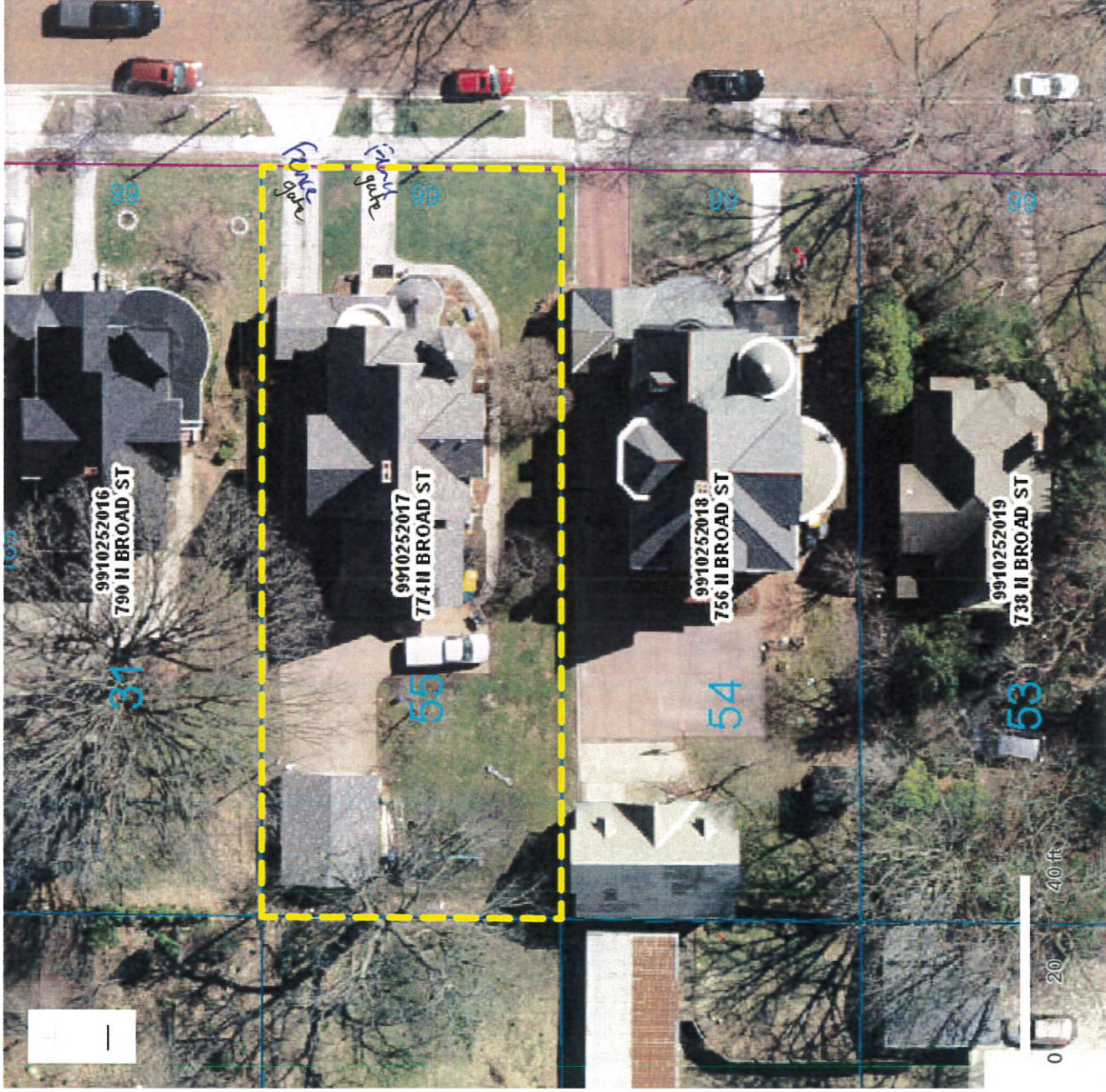
**PIN** 9910252017  
**Site Address** 774 N BROAD ST  
**Legal Description** R S JOHNSON S  
ADDN S D LOTS 1112  
13 14 15 21 22 23 29 30  
32 & N 3 RDS LOT 16  
LOT 55

**Subdivision** JOHNSON'S, R. S.,  
ADD., SUB. OF LOTS  
11 THRU 15, \*  
**Owner** JOHNSON-DECHOW  
DENISE M  
**Mailing Address** 1572 N WEST ST  
GALESBURG IL  
61401

**Non-Farm Building (estimated full market value)** \$200,250  
**Non-Farm Land (estimated full market value)** \$12,000  
**Estimated Total Value** \$212,250

[Knox County Tax Information](#)

**Ward** Heather Zeigler Acerra  
(5)  
**Zoning** R-3A  
**Refuse Collection Day** [THURSDAY / EVEN](#)



Engineering Division, City of Galesburg

Powered by Esri

**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**

CITY OF GALESBURG

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

Address (number/street): 774 N. Broad

Name

common:

historic: Isaac Burton House

Photo Roll Number: 14 Frame Number: 7

Description

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

Irregular massing; 2-½ stories; asphalt shingle hipped gable roof; rusticated stone foundation; clapboard walls; Queen Anne (high style). SE corner semi-hexagonal tower rises three stories with steeply pitched roof. Porch curves from tower to pedimented entrance bay; porte cochere extends to N. over drive. Porch has rusticated stone base, slender wood columns in pairs on raised bases, and simple wood balustrade; modillioned cornices. Varied wall treatment: tower has diamond, scale, square, and clapboard patterns. Windows are multi-muntined in two front gable peaks. 1/1 double hung sash vary in size among tower floors. Half-round stained glass window and round arched window grouping Outbuildings on second floor facade. Gable peak detailing. Paired brackets alternate with modillions on facade cornice.

1 contributing. Double car gable front frame garage (early 20th century).

Integrity

XX unaltered \_\_\_\_\_ slightly altered \_\_\_\_\_ substantially altered

Apparent Alterations

none apparent.

History

construction date: 1894 architect/builder:

events, people, and dates associated with the property:

National Register Status

listed: \_\_\_\_\_ individually district: XX contributing \_\_\_\_\_ non-contributing

potential: \_\_\_\_\_ individually \_\_\_\_\_ district Criteria: A B C D  
explain potential:

Comments

Galesburg Historic Landmark

One in a row of several high style Queen Anne buildings on N. Broad. Notable for its varied wall treatments and massing.

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

Date: 1/23/90





## **DESIGN CRITERIA**

**For**

### **DESIGNATED GALESBURG LANDMARKS**

The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features is to be avoided.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance are not appropriate. New additions or other real improvements shall be designs which are compatible with the materials, size, scale, color and texture already prevailing in the structure or site. (This shall not be construed to mean that the design shall duplicate the original structure.) If any real improvements must be constructed which are not compatible with the surroundings, they shall not be visible from the public right-of-way. Visibility from the public right-of-way shall be restricted through one of three ways:

- 1) The real improvement must be located behind an existing structure so as to be hidden from the public right-of-way.
- 2) The real improvement must be screened from view of the public right-of-way by fencing which is compatible with the structures or site;
- 3) The real improvement must be screened from view of the public right-of-way by natural vegetation which would provide year-round screening (e.g. evergreens).

Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right and this significance will be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be preserved.

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary and possible, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Exterior paint schemes, storm doors, storm windows, screens, window air conditioners, antennae, landscaping, and similar cosmetic items (not to include siding materials) are not subject to a Certificate of Appropriateness; however, such items as permanently mounted air conditioner units (either central or a wall unit for which a hole is to be cut through the structure) shall not be visible from the public right-of-way.

