



Landmark Commission Agenda
Special Meeting – 2:00 p.m.
Symphony Center, 95 N Seminary St
August 27, 2024

AGENDA

		Call to Order and Attendance
	Receive	Citizen Comment
LC-24-0802	Tour	95 N Seminary for P.A.V.E.R. Award nomination
		Adjournment

Commission Members, please contact me at 309-345-3652 or 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



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Landmark Commission

FROM: Lucas Brooks

DATE: August 19, 2024

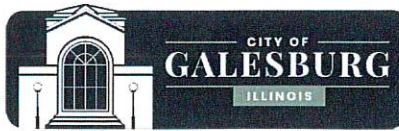
AGENDA ITEM: LC-24-0802, P.A.V.E.R. Award nomination of 95 N Seminary Street

The Landmark Commission is meeting for a tour of 95 N Seminary as part of the property's nomination for a P.A.V.E.R. Award.

The building was originally built for use as the Knox County Farm Bureau in 1932, which occupied it for 40 years. The Knox-Galesburg Symphony bought the property in 2021 to serve as a new training and education space, as well as an administrative hub. The Symphony Center project is ongoing and will include 107 N Seminary (the Knox County Oil Company building) when completed.

Supporting Documents:

1. Historic Preservation Awards Program nomination form for 95 N Seminary St
2. Letter of Support from Knox-Galesburg Symphony and Executive Director Lucas Wood
3. Brochure on project goals of Symphony Center (95 & 107 N Seminary St)



Historic Preservation Awards Program
Nomination Form

The presentation of awards began in 1979 and has been an annual event ever since. After reviewing the nominations, the GLC determines the type of recognition that is awarded based upon the historical correctness, quality or degree of difficulty of the project or efforts and overall aesthetic contribution. Projects must be completed to be eligible for recognition.

1. Address of Nominated Property: 95 N. Seminary, Galesburg, Illinois 61401

2. Properties may be nominated for one of the following categories: (unless otherwise noted, structures must be at least 50 years old)

() **Preservation.** This includes buildings that have been kept in their original architectural style and are being used for their original purpose.

() **Restoration.** Properties that have been restored to their original style or appearance.

() **Sympathetic Addition.** Construction of an addition to an existing structure that is consistent with the original architectural style of the property.

() **Compatible New Construction.** This category may include structures less than 50 years old. Any new structure that is consistent with the original architectural style of the neighborhood or that utilizes historic materials and techniques.

(X) **Leadership.** Any individual or group exhibiting significant local leadership or implementing a successful program in historic preservation is also eligible for recognition. — Adaptive Re-use

3. Property Type:

() Commercial () Residential (X) Public () Religious () Other Property

Non-profit

4. Briefly describe the project/activity for which the nomination is being submitted. (If more space is needed, please limit additional material to one page.)

Adaptive re-use and interior renovation of the Knox County Farm Bureau building (built 1932). The Knox-Galesburg Symphony's ongoing renovation of the site brings a previous community staple back into public use. The educational focus of the Symphony and this project cement it as a strong community partner. Work completed by Estes Construction, Legat Architects, and Habitat for Humanity.

5. Supporting documents: Attach any supporting documents (e.g., clippings, slides, brochures, letters of support, etc.) that may help to support your nomination. Any photographs submitted of the nominated property may be used for publicity, promotion or other purposes.

6. Property Owner:

Galesburg Knox Symphony

Name (printed)

Signature

Date

7. If different than owner, contact information for nominator:

Lucas Wood, Manager 309-299-4256 309 341-7268

Name (printed)

Signature

Date

95 N. Seminary, Galesburg, Illinois 61401

Mailing Address

Email (optional)

All applications are due no later than 5:00 p.m. on August 26, 2024.

The GLC reserves the right to disqualify any nomination that is incomplete or does not meet requirements.

Please submit your nomination to: City of Galesburg, Community Development Department.

August 12, 2024



Greta Woolsey
292 South Farnham St
Galesburg, IL 61401

Dear Mrs. Woolsey,

Thank you for your nomination of the Symphony for the Landmark Commission Award. I've enclosed our current campaign flyer which includes details of the project and I've outlined the work completed to-date below. I'm happy to answer any additional questions the Commission may have and am humbled by your nomination.

Built in 1932 as Knox County Farm Bureau building, 95 N Seminary has been in continuous use since that time. The Symphony purchased 95 and 107 N Seminary in March of 2021 after strategic conversations about our role as an arts partner in the community. We set out to develop a facility that would allow our programs to grow beyond performances, allowing us to open up more educational opportunities for members of Galesburg and surrounding communities.

We worked with Estes Construction and Legat Architects to develop a long-term plan to redevelop spaces in a phased approach. The first phase, now nearly complete, included the renovation of the first floor of 95 N Seminary to include teaching studios, performance and event space, and administrative offices for the Symphony. All the spaces have been acoustically developed to optimize the sound for classical music. We partnered with Habitat for Humanity for the interior demolition of the first floor and completed a total renovation starting from the exterior walls. Because of its continuous use, the building is in remarkably good condition for its age – one of the qualities that drew us to this site.

The primary aspect of this location that attracted us was the history as the Farm Bureau; this region is agriculturally rich and if it were not for the resources that agriculture provides, Galesburg and the surrounding communities would not have the many special attributes that make living here unique. We are honored to be able to provide a new, artistic "heartbeat" to this building and honor this heritage of agriculture while bringing powerful musical experiences to as many people as possible.

Thank you again for your nomination for a Landmark Commission Award. I am happy to discuss the project further or provide tours if necessary!

Sincerely,

A handwritten signature in blue ink, appearing to read "Lucas Wood".

Lucas Wood

Executive Director – Knox-Galesburg Symphony

2 East South Street • Box 195
Galesburg, Illinois 61401

309-341-7268
www.kgsymphony.org

Music for the Future

Creating a welcoming place for people to
LEARN, PERFORM, and INSPIRE



Facade improvements coming Spring 2024

Vision

Symphony Center is a *welcoming* and *inclusive* space for people of all ages, backgrounds, and economic levels to experience excellent music instruction, educational opportunities, and world-class chamber music performances. The programs that develop at Symphony Center will not only cultivate the future generations of musicians, but will inspire the next generation of Symphony performers and audience members. The *Music for the Future* Capital Campaign will fund the Phase 1 Renovation of this historic property and establish an endowment fund to support scholarships and operations. The two historic buildings on this site provide outstanding future expansion potential, allowing us to grow with our programs.

Impact

Symphony Center will improve the lives of those around us while positively impacting our community.

- Provides a place for unification through a shared love of music
- Lessons and performances for people of all ages, backgrounds, and economic levels
- Revitalizes and deepens the rich classical music heritage of this region
- Becomes a source of outstanding music education opportunities
- Redevelops historic downtown buildings
- Creates partnerships with area schools and other music organizations



Investment in the *Music for the Future* Campaign

The gifts shown in the chart below offer an example of how gifts of many sizes are the key to a successful campaign. Please visit the campaign page on the Symphony website at kgsymphony.org/music-for-the-future for the most current campaign status.

# Gifts Needed	Pledge Amount	Pledge Total
1	\$500,000	\$500,000
2	\$250,000	\$500,000
2	\$150,000	\$300,000
2	\$100,000	\$200,000
3	\$50,000	\$150,000
6	\$25,000	\$175,000
10	\$10,000	\$100,000
15	\$5,000	\$75,000
41		\$2,000,000 TOTAL

"We are now at a moment of **transformation**. The Symphony is poised to build on the past seven decades of performances to create a broader legacy of not just exquisite concerts, but also educational opportunities, music instruction for all ages, and immersive experiences for everyone. The new Symphony Center embodies this transformation."

Jeanne Harland
PRESIDENT - SYMPHONY BOARD OF DIRECTORS



After demo - before renovation



Large Studio



Great Room with Kaydenn String Quartet



Great Room furniture arrival

Campaign Goals

The *Music for the Future Campaign* has three funding purposes: the purchase of the former Knox County Farm Bureau building, the Phase 1 renovation, and the creation of a scholarship and operating endowment.

Purchase/Acquisition - \$400,000

Through initial funding, 95 and 107 N Seminary were purchased in March 2021. Phase 1 renovation planning began that summer. This portion of the campaign is fully funded.

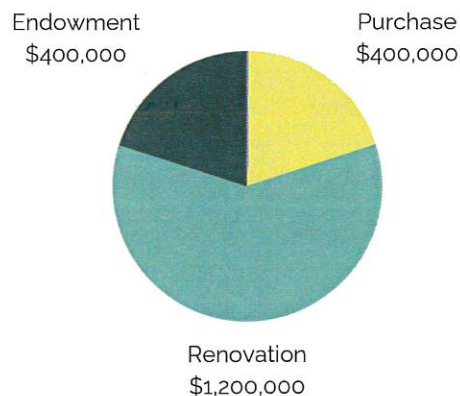
Renovation - \$1,200,000

The renovations completed in Phase 1 brought code compliance and educational capabilities to the main floor of 95 N Seminary Street. Multiple teaching studios, a performance/event space, and administrative offices were created in this phase. This portion of the campaign is 40% funded.

Endowment - \$400,000+

Access to education regardless of financial ability is the primary principle that has motivated this project. The Symphony Center Endowment Fund will provide vital scholarship and operating support for generations to come. Fully funding this portion of the campaign will provide nearly \$20,000 of assistance annually.

The Galesburg Community Foundation has generously pledged an endowment match of 3:1. For every \$3 pledged before June 30, 2024, the Foundation will add \$1, up to a total of \$100,000.



*Your investment in **Symphony Center** today provides a legacy of music for the future - a legacy that brings joy, enriches lives, and builds community spirit.*

Recognition & Naming Opportunities

The Symphony recognizes donors who may wish to name a space at Symphony Center or fund a lasting legacy towards one particular program, such as naming a teaching studio, performance space, or endowing a scholarship. Donors may wish to use this as an opportunity to honor a loved one, friend, or a musician who made a lasting impact on their life. We will be happy to discuss how to best direct and recognize your gift. Unless specifically directed, gifts will fund renovation costs and all remaining funds will be endowed.

Naming Opportunity	Gift Amount
The Great Room (performance and event space)	\$150,000
Named Scholarship Endowment	\$50,000
Large Lesson/Group Studio	\$50,000
Entry Lobby	\$50,000
Ensemble Studio	\$25,000
Practice Room	\$20,000
ADA Lift	\$10,000

Additional custom recognition and naming opportunities are available.

Music for the Future FAQ

A capital campaign is a special multi-year effort to raise funds above and beyond annual operating costs. Capital campaigns often enable long-term sustainability and organizational improvements. Structures and endowments create permanence - a link between past, present, and future. For the Symphony, this campaign will not only ensure access to great music education, but it will create the next generation of musicians and music patrons.

How much money do we need to raise?

Our funding goal is \$2 million. Initial support has brought the total raised to \$890,000. We are now in the public phase to raise the remaining 55% of our goal.

Is a gift to the campaign separate and in addition to my regular giving?

Yes. A gift to the campaign is separate from any individual or recurring donations you have already established. Individual gifts, sponsorships, and donations to Symphony's Annual Fund provide financial resources necessary to support the orchestra's day-to-day operations. Support for the *Music for the Future* campaign represents an additional investment in the KGS.

Is my contribution to the campaign tax deductible?

Yes. Charitable gifts to the Symphony, a 501(c)(3) nonprofit organization, are tax deductible to the extent provided by the law. Your tax professional can provide more details about your specific situation.

What happens if I make a pledge and my income drops? Is my pledge legally binding?

No. Pledges are not legally binding. If your family financial situation should change, simply re-evaluate your ability to fulfill the pledge and inform the Symphony of any changes.

How are the endowed funds managed?

The Symphony Center Endowment Fund and any individual named funds created during this campaign will be held and managed by the Galesburg Community Foundation. Annual disbursements from the fund(s) will be made by the Foundation in accordance with their distribution policy.

In what ways am I able to give?

Gifts to the Music for the Future campaign can be made in a variety of ways: check, cash, IRA rollover, appreciated assets, or any combination of these. Examples of appreciated assets include stock shares, land, grain, any many others. To learn more about ways to support music education, access, and appreciation, please contact our Executive Director **Lucas Wood** at 309-381-3810 or lucas@kgsymphony.org.

