



Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

April 1, 2025

AGENDA

Call to Order and Attendance

Approve Minutes of March 4, 2025 meeting

Receive Citizen Comment

LC-25-0401 Consider Certificate of Appropriateness – 523 N Chambers St

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

MINUTES

**GALESBURG LANDMARK COMMISSION
ERICKSON CONFERENCE ROOM OF GALESBURG CITY HALL
REGULAR MEETING
TUESDAY, MARCH 4, 2025 AT 5:30 P.M.**

MEMBERS PRESENT: Suzanne Klohn, Deb Sugai, Troy Treash, Greta Woolsey, 4.
MEMBERS ABSENT: Mark Martin, Bob Miener, 2.
OTHERS PRESENT: Lucas Brooks, Associate Planner.

Staff declared a quorum was present.

Approve Minutes of February 4, 2025.

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

Minutes were approved by voice vote.

Discuss Citizen Comment

None.

LC-25-0301 Consider Certificate of Appropriateness, 464 N Prairie Street

The applicant, Jacqueline Pettitt, and her husband were present.

The applicant is proposing to replace their damaged concrete front walkway with Purington brick pavers. This would mirror the look of the Smith-Moreland Mansion across the street.

Members Klohn and Treash are proponents of the project, and Members Sugai and Treash both complimented to ongoing cosmetic work also being conducted.

After Member Woolsey asked to confirm that the applicant had enough pavers for the project, the applicant made it clear that they have thousands of the pavers in their basement left by the previous owner.

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

Roll Call #1

Ayes: Klohn, Sugai, Treash, Woolsey, 4.

Nays: None.

Abstentions: Martin, Miener, 2.

Chairperson declared the motion approved.

Member Klohn asked staff to research the topics taught by Carl Sandburg Community College and the Galesburg Area Vocational Center to see if there is an opportunity for collaboration, as discussed by Dr. Kathryn Holliday at the February meeting.

There being no further business, Member Woolsey made a motion to adjourn, seconded by Member Sugai, approved by voice vote the meeting adjourned at 5:48 P.M.

A handwritten signature in cursive script that reads "Lucas Brooks".

Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Galesburg Landmark Commission
FROM: Lucas Brooks, Associate Planner
DATE: March 25, 2025

AGENDA ITEM: LC-25-0401, 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
- 2023 approval to install a 6-foot tall cedar fence to enclose the rear yard

SUPPORTING DOCUMENTS:

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

cc: File Copy

CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION:

Troy Treash 523 N. Chambers St Galesburg IL 61401
Primary contact name Mailing address City, State, Zip
773-315-9225 troytreash@gmail.com
Phone Fax Email

NAME OF PROPERTY (Common or Historic):

Wolfe House

SITE INFORMATION:

Acres Site address or location Property Identification Number (PIN)

Legal Description (attach separate sheet if necessary)

DESCRIPTION OF EXISTING IMPROVEMENTS:

Remove rotting porch + awning and close
"3rd" door to house on driveway side.

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

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Architect(s)				
Contractor(s)	Jason Lambin		309.335.5349	

*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
Signature of owner

3/9/25
Date

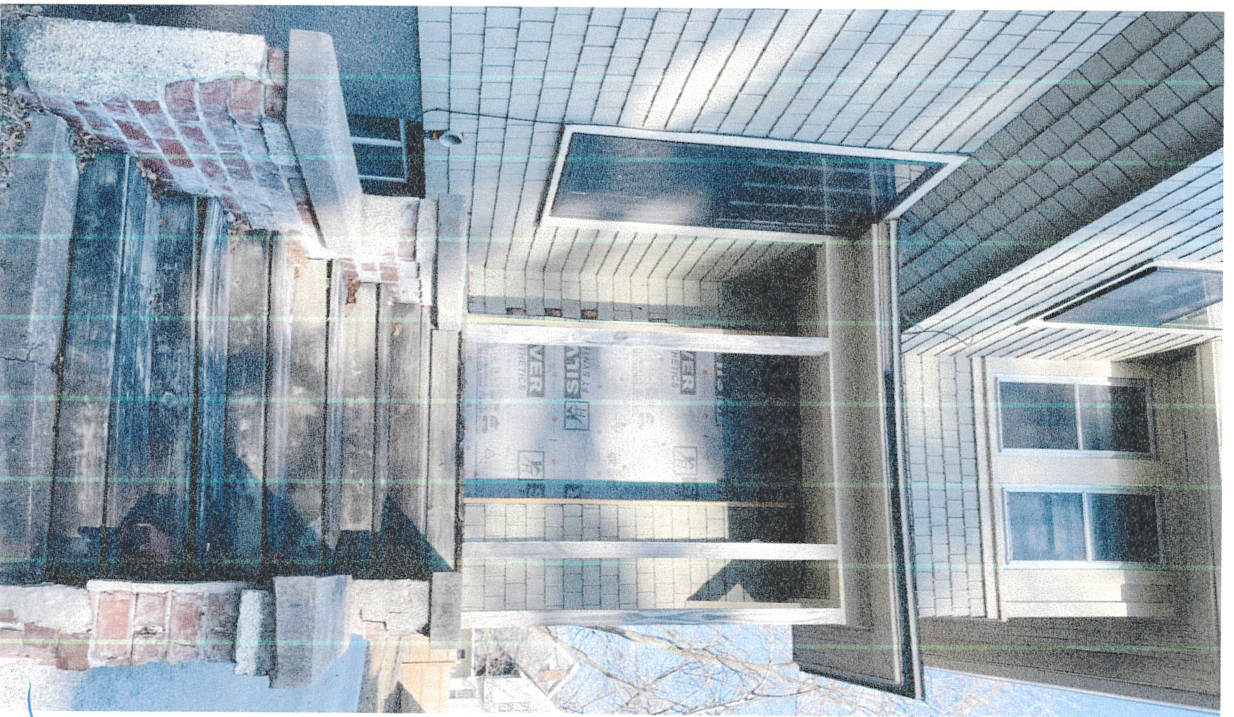
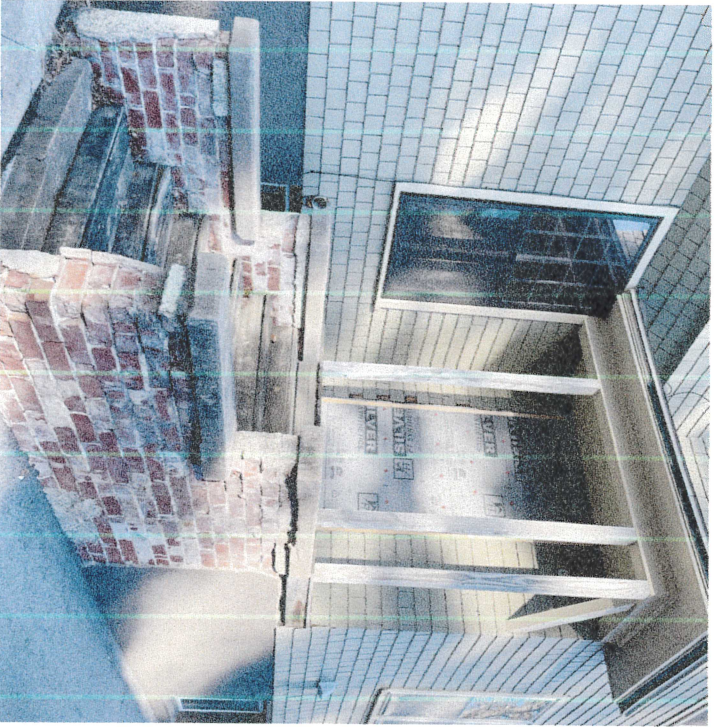
APPROVAL ☐

DISAPPROVAL ☐

Signature of Landmark Commission Chairperson

Date

①

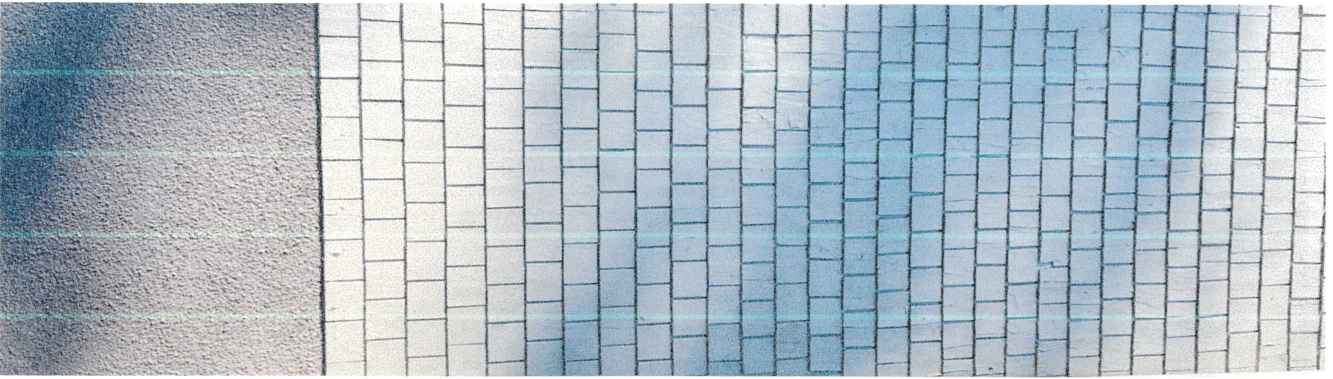


Taken
to
wall.

remove broken & rotted steps & bricks &
stucco
patch

②

replace cedar shakes
w/ stucco to match
rest of house to
create wall where
porch existed.



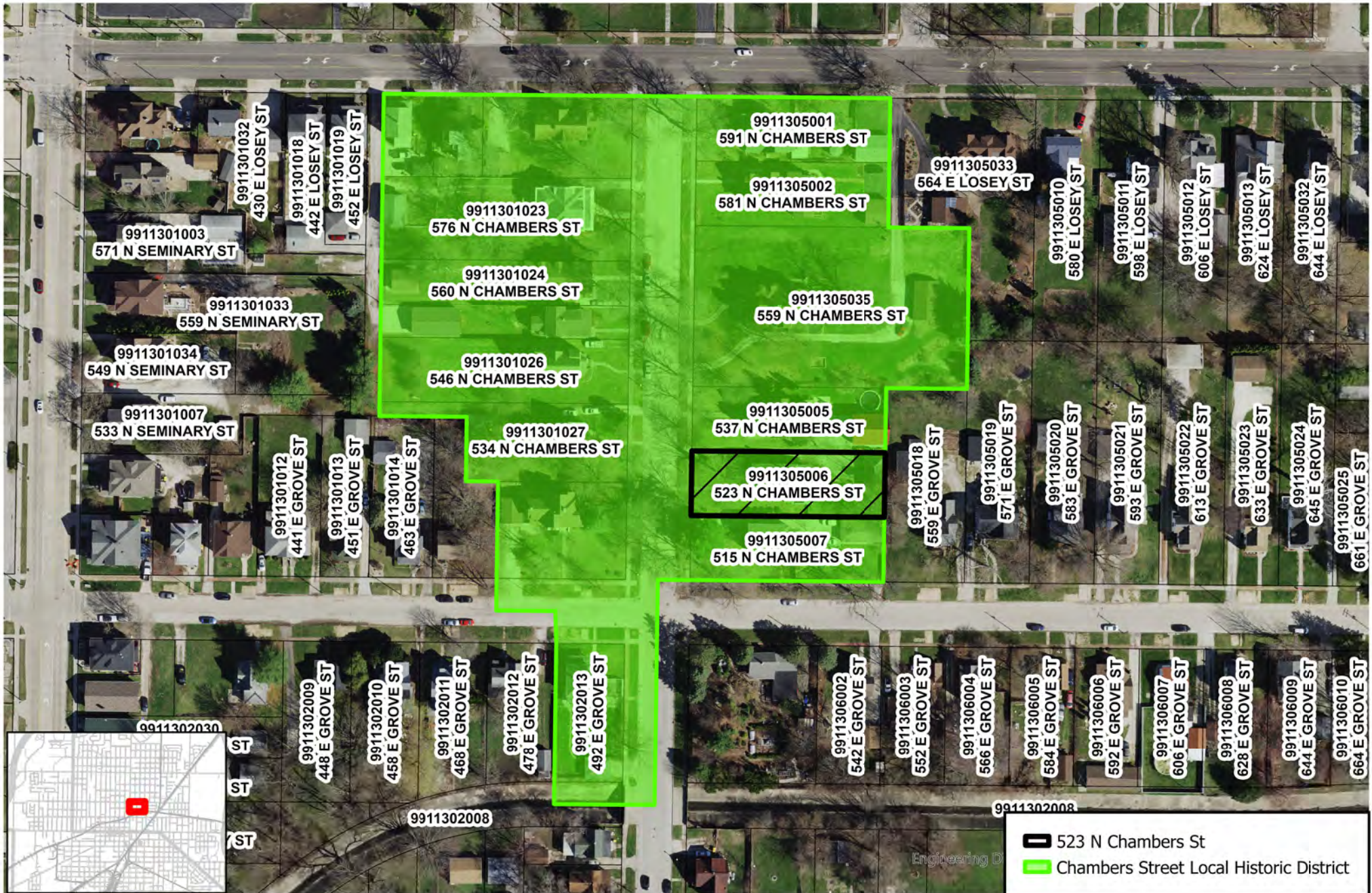
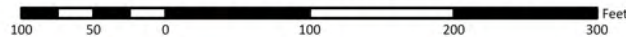


Community Development Department

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.