



Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

June 3, 2025

AGENDA

Call to Order and Attendance

Approve Minutes of April 1, 2025 meeting

Receive Citizen Comment

LC-25-0601 Consider Certificate of Appropriateness – 581 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, APRIL 1, 2025 AT 5:30 P.M.**

MEMBERS PRESENT: Suzanne Klohn, Mark Martin, Bob Miener, Deb Sugai, Troy Treash, Greta Woolsey, 6.
MEMBERS ABSENT: None.
OTHERS PRESENT: Lucas Brooks, Associate Planner.

Staff declared a quorum was present.

Approve Minutes of March 4, 2025.

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

Minutes were approved by voice vote.

Discuss Citizen Comment
None.

LC-25-0401 Consider Certificate of Appropriateness, 523 N Chambers Street

The applicant confirmed that the back of the house is likely a later addition to the additional structure, along with the side door. Member Klohn said that the removal would make the house look more uniform. Member Meiner offered some advice to the applicant regarding demolition and backfill to prevent moisture issues. Member Martin offered advice to the applicant to look out for clay tiles leading to an underground cistern, as that may also cause moisture issues.

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

Roll Call #1

Ayes: Klohn, Martin, Miener, Sugai, Woolsey, 5.
Nays: None.
Abstentions: Treash, 1.

Chairperson declared the motion approved.

There being no further business, Member Woolsey made a motion to adjourn, seconded by Member Martin, approved by voice vote the meeting adjourned at 6:01 P.M.



Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Galesburg Landmark Commission
FROM: Lucas Brooks, Associate Planner
DATE: May 27, 2025

AGENDA ITEM: LC-25-0601, Certificate of Appropriateness for 581 N Chambers St.

BACKGROUND: Attached for the Commission's review is a Certificate of Appropriateness application from the owner of the property, for the proposed repair and replacement of a front porch and entrance steps. The wood would be replaced with the same and painted to match the existing structure. The Overall Code Review Commission has approved a variance for this project, so that the replacement porch railings can be of a historically-accurate height.

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. The survey sheet indicates the house was constructed circa 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:

- 1991 approval to repair and replace the upper and lower front porch
- 1994 approval to construct a wood-sided detached garage

SUPPORTING DOCUMENTS:

1. Aerial – General Location
2. Certificate of Appropriateness application
3. OCRC approval letter
4. 1990 historic survey sheet
5. Chambers St Historic District Criteria

cc: File Copy



Community Development Department
Community Development Department

581 N Chambers St

Certificate of Appropriateness

0 12.5 25 50 75 Yards



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

May 19, 2025

CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION:

Primary contact name Angela Taylor Mailing address 581 N. Chambers St. City, State, Zip Galesburg, IL 61401

Phone [REDACTED] Fax [REDACTED] Email [REDACTED]

NAME OF PROPERTY (Common or Historic):

Common Historic

SITE INFORMATION:

Acres 0.30 Site address or location 581 N. Chambers Street Property Identification Number (PIN) 99-11-305-002

Legal Description (attach separate sheet if necessary) Lot Three (3) in Greenleaf's Subdivision in the city of Galesburg, Knox County, Illinois, together with right-of-way in and to the alley extending from the Southeast corner of Lot Three (3) along the East line of Lots Two (2) and Three (3) in said Subdivision to Casey Street.

DESCRIPTION OF EXISTING IMPROVEMENTS:

repair lower portion of porch and lattice; replace posts and other portions of porch floor and steps

DETAILED DESCRIPTION OF CONSTRUCTION, ALTERATION, DEMOLITION OR USE PROPOSED: See attached photos

Remove current lower posts that do not go into ground, wood/lattice is rotten causing porch to lean; will have footings poured and posts replaced. Stairs will be replaced. Any other rotten portions of porch floor will be replaced. All new construction will be designed to maintain current look.

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
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Architect(s)

Contractor(s)	<u>Terry Woolsey</u>	<u>Woolsey Home Improvement</u>	<u>1685 Jefferson St., Galesburg</u>	<u>[REDACTED]</u>
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*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.

Signature of owner Angela L Taylor Angela Taylor Date 4/15/2025

APPROVAL ☐

DISAPPROVAL ☐

Signature of Landmark Commission Chairperson

Date

City Hall 55 W. Tompkins Street

Galesburg, IL 61401

309-345-3619

www.ci.galesburg.il.us

Last updated May 5, 2022

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CITY OF
GALESBURG
ILLINOIS

May 12, 2025

Gary Taylor
Angela Taylor
581 N Chambers
Galesburg, IL 61401

Hello,

The Overall Code Review Commission meeting was held on Thursday, May 8, 2025 at 5:30 P.M. in the Curtis H Erickson Conference Room of Galesburg City Hall, to discuss your variance request.

Your request was item OC-25-0501, variance request of Section R312.1.1 of the 2021 International Residential Code in regards to guards at open sided walking surfaces.

After discussion the Overall Code Review Commission voted to approve your variance request with no modifications. You may proceed with your project.

If you have any questions regarding this letter please feel free to contact me at 309-345-3634.

Sincerely,



Code Compliance Supervisor
City of Galesburg
309-345-3634
eheiden@ci.galesburg.il.us

CITY OF GALESBURG

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

Address (number/street): 581 N. Chambers

Name

common:

historic:

Photo Roll Number: 2 Frame Number: 27

Description

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

Irregular massing; 2½ stories; asphalt shingle hipped gable roof; brick foundation; clapboard sided; Queen Anne and Eastlake styles. Much varied wall treatment: ship-lap sided first floor, patterned shingles in gables and at second floor base, and clapboards above. Several bays on second floor NW corner and N. elevation. Full-facade porch has turned posts and balusters; sunburst in pediment over entrance; rest of porch is shed roof. Regularly spaced 1/1 double hung sash. Wide fixed pane window with leaded transom on first floor.

Outbuildings

1 contributing frame garage.
Old picket fence partially remaining.

Integrity

☒ unaltered ☐ slightly altered ☐ substantially altered

Apparent Alterations

(Group of 3 windows on second floor above entrance appears to have been slightly reconfigured; not sure.)

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

Porch is in deteriorated condition, but retains all original features.
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.