



Landmark Commission Agenda
Meeting – 5:30 p.m.
Community Development Conference Room
City Hall, 55 W Tompkins St
September 2, 2025

AGENDA

	Call to Order and Attendance
Approve	Minutes of August 12, 2025 meeting
Receive	Citizen Comment
LC-25-0901	Discuss Certificate of Appropriateness for 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 AUGUST 12, 2025 AT 5:30 P.M.**

MEMBERS PRESENT: Suzanne Klohn, Bob Miener, Deb Sugai, Troy Treash, Greta Woolsey, 5.
MEMBERS ABSENT: Mark Martin, 1.
OTHERS PRESENT: Lucas Brooks, Associate Planner.

Staff declared a quorum was present.

Approve Minutes of June 3, 2025.

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

Minutes were approved by voice vote.

Discuss Citizen Comment

None.

LC-25-0801 Discuss Options for Churchill school bell

Member Sugai said that the bell is still on-site at Churchill School on Maple Ave and that it is in good condition. Member Sugai said that the Historical Society has already contacted the school district and they were not interested.

Member Klohn suggested the Historical Society could contact Hope Cemetery to see if the bell could be placed at George Churchill's gravesite. Member Miener suggested that previous school buildings now in private hands might want to use the bell in landscaping their grounds. Member Woolsey said that the bell should be displayed at its original location, now the site of the Public Safety Building.

LC-25-0802 Discuss Annual Historic Preservation Awards

Staff asked members to keep an eye out for preservation work happening in the community. Member Woolsey suggested Cherry St Brewing Company's façade restoration and Member Miener suggested a home on the corner of North St and Academy St.

There being no further business, Member Treash made a motion to adjourn, seconded by Member Klohn, approved by voice vote the meeting adjourned at 5:58 P.M.



Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Galesburg Landmark Commission
FROM: Lucas Brooks, Associate Planner
DATE: August 26, 2025

AGENDA ITEM: LC-25-0901, 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 replacement of 7 windows.

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. Registered 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
- 2025 approval to repair and replace the front porch and entrance steps

SUPPORTING DOCUMENTS:

1. Aerial – General Location
2. Certificate of Appropriateness application
3. 1990 historic survey sheet
4. 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:

Angela & Gary Taylor	581 N. Chambers Street	Galesburg, IL 61401
Primary contact name	Mailing address	City, State, Zip
Phone	Fax	Email

NAME OF PROPERTY (Common or Historic):

Historic

SITE INFORMATION:

.30	581 N. Chambers Street, Galesburg, IL 61401	99-11-305-002
Acres	Site address or location	Property Identification Number (PIN)

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 lines of Lot Two (2) and Three (3) in said subdivision to Losey Street.

Legal Description (attach separate sheet if necessary)

DESCRIPTION OF EXISTING IMPROVEMENTS:

Replace 7 windows on lower half of South side of residence. Current windows which are wood are rotted out
Locks cannot be replaced due to rotten wood, sash and frames around windows are rotten to the point they
cannot be repaired. Heat & cold come through windows at due to rotten frames and sash.

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

Replace 7 windows with traditional style double hung windows; windows will be made out of FiberEx a
composite material but will look like traditional wood windows. They will have high efficiency glass to reduce
heat & cold from coming into residence and will provide other exits from residence if need be. Each window will be
custom made (see attached description and photos of current windows and proposed new windows.)

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Architect(s)				
Contractor(s)	Renewal by Andersen of Central IL		3307 W. Farmington Rd. Peoria, IL	309-305-2146

*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.

Angela Taylor	8/04/25
Signature of owner	Date

APPROVAL ☐

DISAPPROVAL ☐

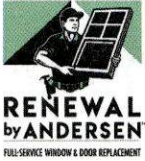
Signature of Landmark Commission Chairperson

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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Quote

DBA: RENEWAL BY ANDERSEN OF CENTRAL ILLINOIS AND QUAD CITIES

Legal Name: Polar Block Sales, Inc
3307 W Farmington Rd | Peoria, IL 61604
Axel Meyer

Angela Taylor
581 North Chambers St
Galesburg, IL 61401
Year Built: 1900
(309)337-8134

ID#:	ROOM:	SIZE:	IMAGE:	DETAILS:	PRICE:
101	Living	34 W 66 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	\$4,128 \$2,794
102	Living	34 W 66 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	\$4,128 \$2,794
103	Dining	30 W 78 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	\$4,128 \$2,794
104	Dining	30 W 78 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	\$4,128 \$2,794
105	family room	28 W 78 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	\$4,128 \$2,794

Proposed new windows

106 family room 28 W
78 H



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base
Frame, Traditional Checkrail, Exterior White, Interior
White**Glass:** All Sash: High Performance SmartSun Glass, No
Pattern **Hardware:** White **Screen:** TruScene , Full Screen**Grille**
Style: No Grille **Misc:** None

~~\$4,128~~
\$2,794

107 family room 30 W
78 H



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base
Frame, Traditional Checkrail, Exterior White, Interior
White**Glass:** All Sash: High Performance SmartSun Glass, No
Pattern **Hardware:** White **Screen:** TruScene , Full Screen**Grille**
Style: No Grille **Misc:** None

~~\$4,128~~
\$2,794

WINDOWS: 7 **PATIO DOORS: 0** **ENTRY DOORS: 0** **SPECIALTY: 0** **MISC: 0**

RETAIL TOTAL **\$28,896**
DISCOUNT TOTAL **\$9,336**
PROJECT TOTAL **\$19,560**



*Renewal by Andersen is committed to our customers' safety by
complying with the rules and lead-safe work practices specified by the EPA.*

DOUBLE-HUNG WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved contemporary or squared traditional check rails.

CONVENIENT

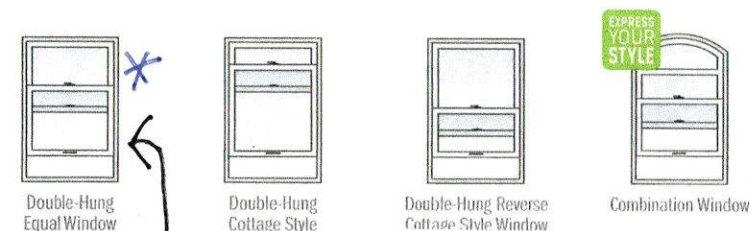
Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

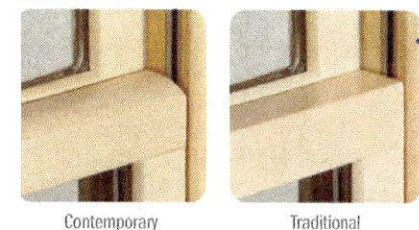
Fits perfectly in many restoration and renovation projects.



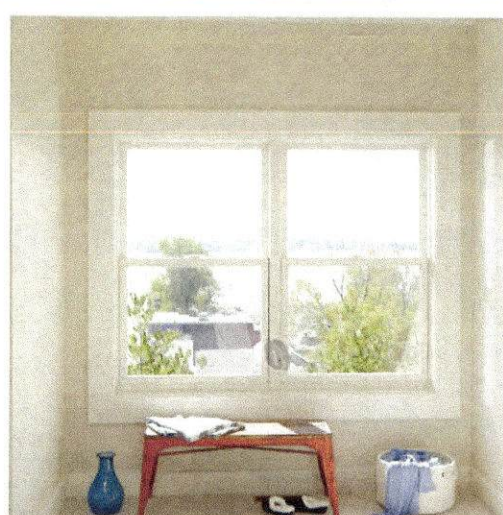
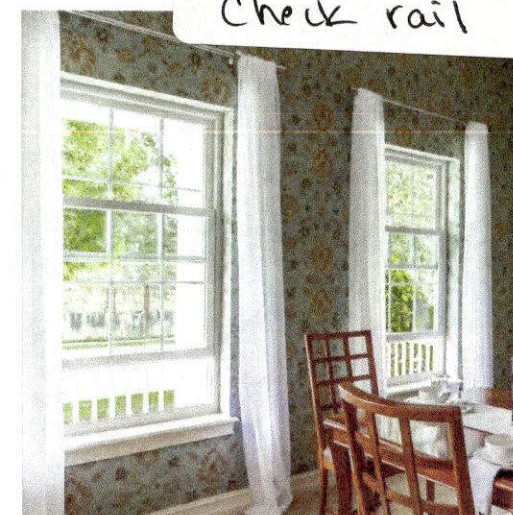
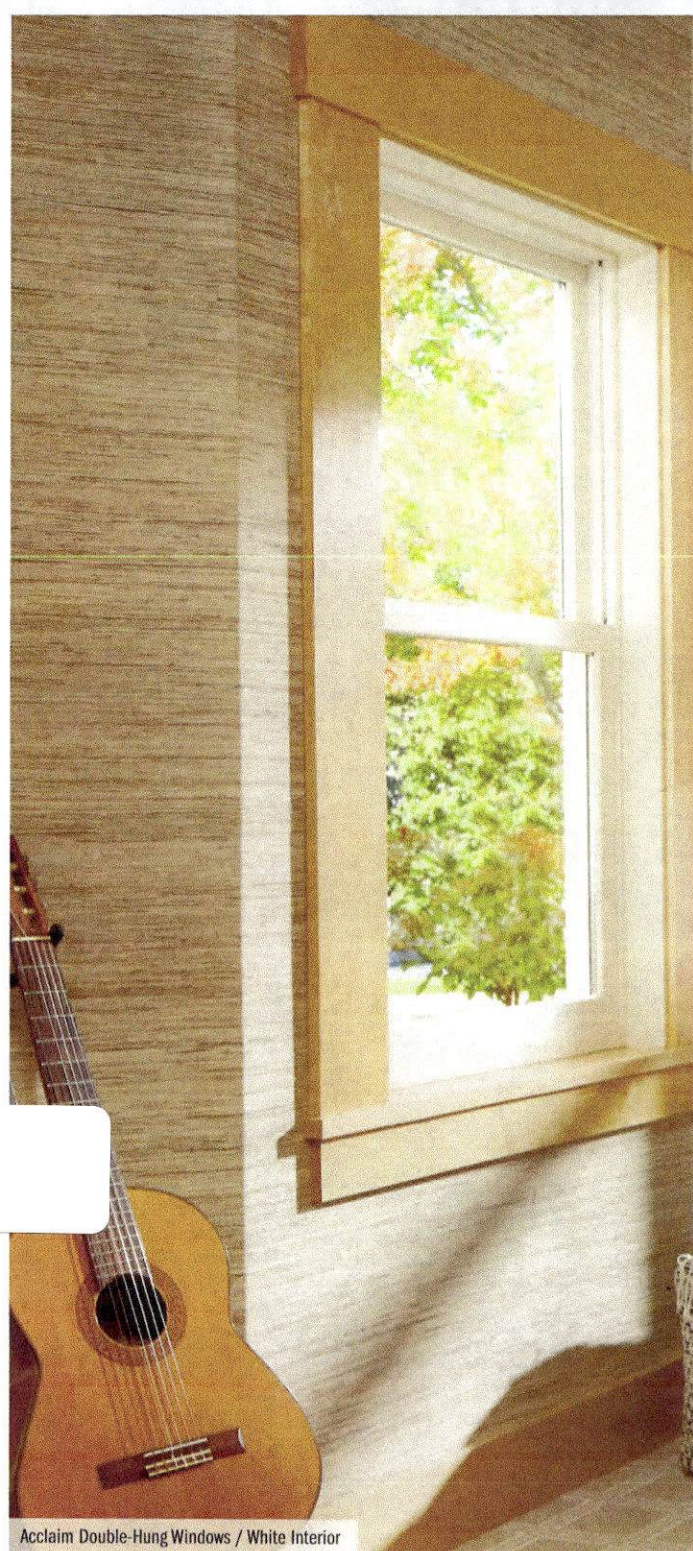
EXPRESS YOUR STYLE

Check Rail Options

Double-Hung Equal Window



Example of "Traditional" Check rail







Windows to be replaced
#1 + #2



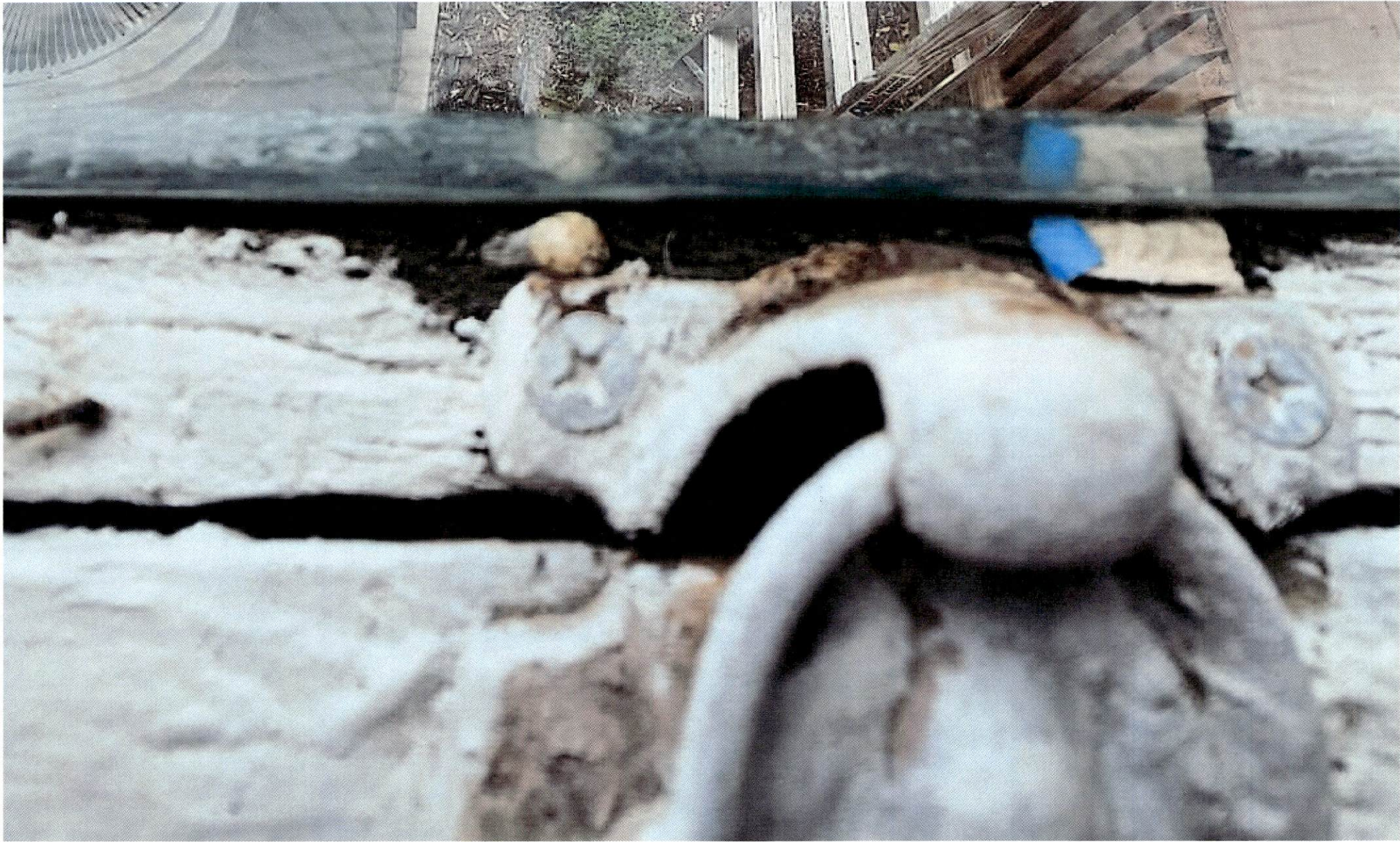
Windows to be replaced
3-7



Rotten and cracked
sills/frames in windows



Gaps between sills,
frames, glass panes



Rotten wood around
locks; deterioration.



broken ropes | pulleys, rot;
had to screw windows together

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

XX 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:** XX 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.