



Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

November 4, 2025

AGENDA

Call to Order and Attendance

Approve Minutes of October 7, 2025 meeting

Receive Citizen Comment

LC-25-1101 Consider P.A.V.E.R. nominations of 57 S Cherry St, 748 E Main St, and 1175 N Broad St

LC-25-1102 Consider Local Landmark nomination – 325 N Prairie St

LC-25-1103 Discuss Additional membership

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 OCTOBER 7, 2025 AT 5:30 P.M.**

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

Staff declared a quorum was present.

Approve Minutes of September 2, 2025.

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

Minutes were approved by voice vote.

Discuss Citizen Comment

LC-25-1001 Discuss Potential P.A.V.E.R. Award Nominees

Member Miener brought up 1175 N Broad St, which was not on the list provided in the agenda packet, but has a sympathetic addition that was constructed during Member Miener's time as the City's building inspector. The addition was well-planned and matches the siding and soffit measurements of the original building.

Member Woolsey took lead on 57 S Cherry St, which is home to Cherry St Brewing Company and received a facade revitalization grant from the City in 2022. The corbels were preserved during the construction work, with new brick and steel siding for the facade.

Member Sugai proposed 395 W North St, 440 N Prairie St, and 675 N Broad St, which although not preserved in a historical manner, are well-maintained with efforts put towards upkeep and beautification. Members agreed to refer these properties to a City Commission recognizing citizen property efforts.

Member Klohn, although not present for this meeting, has previously talked of 748 E Main St, which largely preserves the Prairie-style architecture of its design.

Staff will prepare nomination forms of 1175 N Broad St and 748 E Main St. Member Woolsey has already completed the nomination form for 57 S Cherry St. These three properties will be presented for final approval at the November meeting.

There being no further business, Member Treash made a motion to adjourn, seconded by Member Woolsey, approved by voice vote the meeting adjourned at 6:19 p.m.

Lucas Brooks

Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Landmark Commission

FROM: Lucas Brooks

DATE: October 28, 2025

AGENDA ITEM: LC-24-1101, P.A.V.E.R. Award nominations of 57 S Cherry St, 748 E Main St, and 1175 N Broad St.

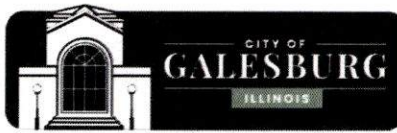
The Landmark Commission will make final consideration and vote on approving the P.A.V.E.R. award nominations for 57 S Cherry St, 748 E Main St, and 1175 N Broad St. The nominating forms for 748 E Main St and 1175 N Broad St were prepared by staff, and the form for 57 S Cherry St was prepared by Member Woolsey. The owners of 57 S Cherry St and 748 E Main St are planning to be attendance, while the owner of 1175 N Broad St cannot attend.

The descriptions from each nominating form are included below:

- **57 S Cherry St:** Put new roof on 2 of 3 buildings to preserve the interior and exterior integrity. Removed all the old awning and brick siding that was falling off. Replaced the siding and boarded-up windows in 47 S Cherry and 55 S Cherry upper levels. Put all new windows on the main floor. Sandblasted, tuckpointed, and painted the upper levels of all 3 buildings with accent colors to highlight the brick architecture. Applied new steel and brick siding to the main floor on all three buildings along with a new awning.
- **748 E Main St:** This home is a prominent example of historic architecture located on a major thoroughfare. The Prairie Style of the home, and the home itself, are well-maintained.
- **1175 N Broad St:** Sympathetic addition to the rear of the house that continued the siding in the same style and color, and maintained the same soffit extension depth. Completed by the current homeowner in the 1990s.

Supporting Documents:

1. Historic Preservation Awards Program nomination form for 57 S Cherry St
2. Historic Preservation Awards Program nomination form for 748 E Main St
3. Historic Preservation Awards Program nomination form for 1175 N Broad 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: 57 S. ~~W~~ Cherry, Galesburg, IL
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.
 - ☐ **Leadership.** Any individual or group exhibiting significant local leadership or implementing a successful program in historic preservation is also eligible for recognition.
3. Property Type:
☒ Commercial ☐ Residential ☐ Public ☐ Religious ☐ Other Property
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.)
Put new roof on 2 of 3 buildings to preserve the interior & exterior integrity. Removed all the old awnings & the brick siding that was falling off. Replaced the missing & boarded up windows in 47 & 55 So. Cherry upper levels. Put all new windows in the main floor. Double glazed & painted all 3 buildings upper levels with accent colors.
5. Supporting documents: Attach any supporting documents (e.g., clippings, slides, brochures, letters of support, etc.) (over) 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:

Name (printed) _____ Signature _____ Date _____

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

Name (printed) _____ Signature _____ Date _____

Mailing Address _____ Email (optional) _____

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.

highlighting the brick architectural, applied new steel & brick siding to the main floor on all 3 buildings along with a new drawing.



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1. Address of Nominated Property: 748 E Main St
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.
 - ☐ **Leadership.** Any individual or group exhibiting significant local leadership or implementing a successful program in historic preservation is also eligible for recognition.
3. Property Type:
☐ Commercial ☒ Residential ☐ Public ☐ Religious ☐ Other Property
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.)
This home is a prominent example of historic architecture located
on a major thoroughfare. The Prairie Style of the home, and the
home itself, are well-maintained.
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:

Name (printed)	Signature	Date
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7. If different than owner, contact information for nominator:

Name (printed)	Signature	Date
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Mailing Address	Email (optional)
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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.



**Historic Preservation Awards Program
Nomination Form**

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1. Address of Nominated Property: 1175 N Broad St
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.
 - (X) **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.
 - () **Leadership.** Any individual or group exhibiting significant local leadership or implementing a successful program in historic preservation is also eligible for recognition.
3. Property Type:
() Commercial (X) Residential () Public () Religious () Other Property
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.)
Sympathetic addition to the rear of the house that continued the siding in the same style and color, and maintained the same soffit extension depth. Completed by the current homeowner in the 1990s.
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:

Name (printed)	Signature	Date
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7. If different than owner, contact information for nominator:

Name (printed)	Signature	Date
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Mailing Address	Email (optional)
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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.



COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Galesburg Landmark Commission

FROM: Lucas Brooks, Associate Planner

DATE: October 28, 2025

AGENDA ITEM: LC-25-1102, Local Landmark application for 325 N Prairie St.

BACKGROUND: Attached for the Commission's review is a Local Landmark designation application for 325 N Prairie St. The property is owned by the petitioners, Heather and Michael Acerra.

The property is being nominated for the historical significance of its original inhabitants, the Webster family. James Edwin Webster was a prominent businessman in Galesburg during the late 19th and early 20th centuries. He owned a hat and fur shop downtown, and later built an apartment building and the Annex Hotel (both since demolished) at the intersection of Ferris Street and North Prairie Street. His daughter, Inez Webster, attended Lombard College before working for the Galesburg and Knox County Free Kindergarten Home. During World War 1, she volunteered as a canteen worker with the YMCA in France. During the 1920s, Inez Webster worked for the Near East Relief Service running an orphanage near Beirut, Lebanon for Armenian refugees, later working for a large Russian orphanage in modern-day Armenia.

Additional supporting material on the Websters, including Inez Webster's memoir *My East* can be viewed at <https://drive.google.com/drive/folders/1zmKmp9P0JE3XXJ1w1j1rCe-mWWicxqC?usp=sharing>

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



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- (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.

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

cc: File Copy

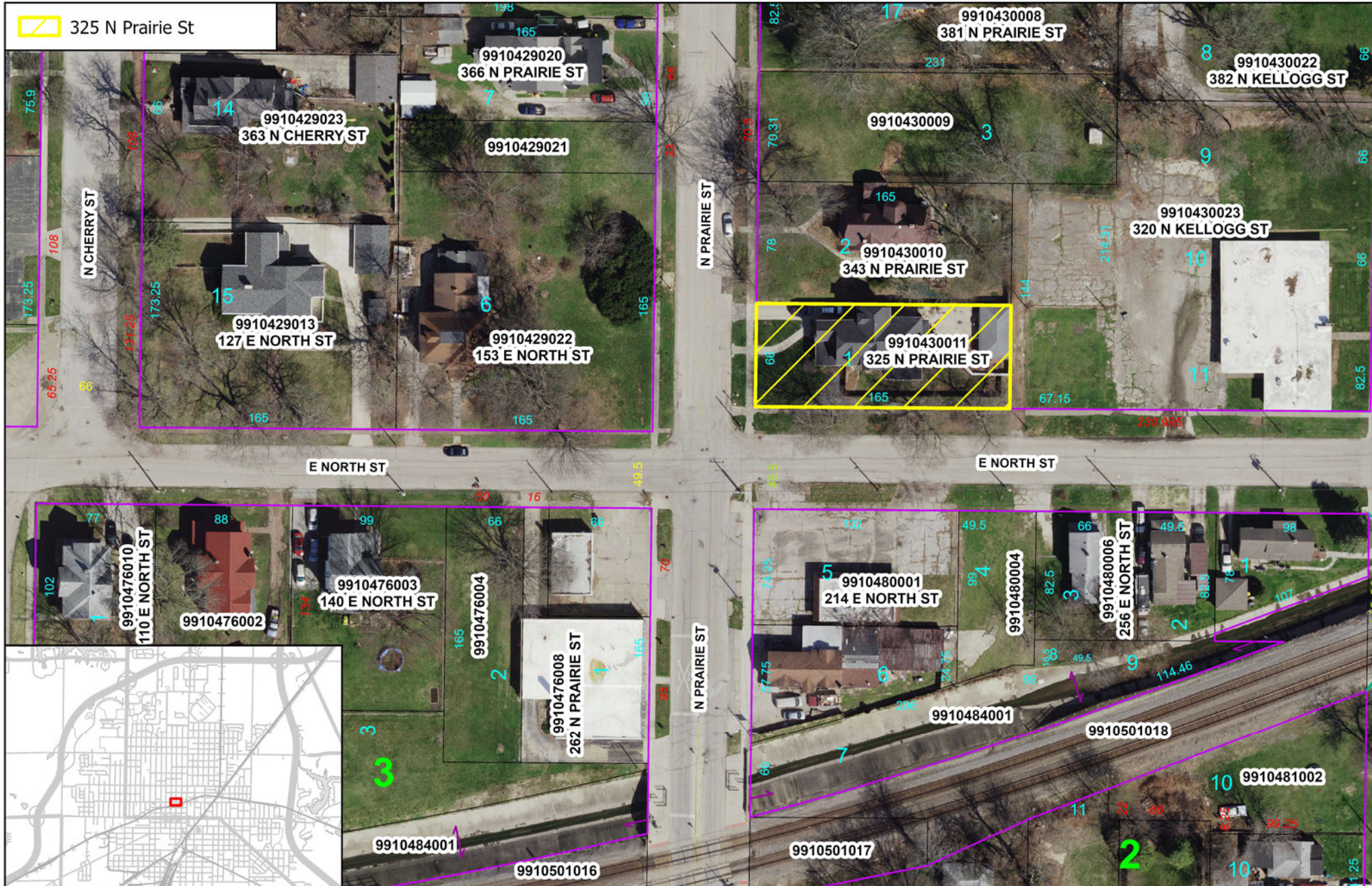


Community Development Department
Community Development Department

325 N Prairie St

Proposed for Local Landmark Designation

0 5 10 20 30
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

October 21, 2025



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 The James Edwin Webster + Harriet
Address (number & street) 325 N. Prairie Street March House

2. PROPERTY OWNER(S) NAME AND ADDRESS

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

Full Name(s) Michael and Heather Acerra
Address (street & number) 325 N. Prairie Street
City Galesburg State IL Zip Code 61401
Phone (H) [REDACTED] Phone (W) [REDACTED] Email [REDACTED]
or [REDACTED]

3. NOMINATION PREPARATION BY

Full Name(s) Heather Acerra
Organization/title owner
Address (street & number) 325 N. Prairie Street
City Galesburg State IL Zip Code 61401
Phone (H) [REDACTED] Phone (W) [REDACTED] Email [REDACTED]
Date prepared 6/09/24 Signature Heather Acerra

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).

5. CLASSIFICATION (check the applicable box)

Site ☐ Structure ☐ Building ☒ Object ☐

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

Historic Function residence Current Function single family residence

7. DESCRIPTION

Architectural Classification Victorian Materials frame construction, smooth brick foundation

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

First 60 years of Galesburg's founding

(determined by Fire insurance maps)

Significant Dates (date constructed & altered)

1890 - construction

1918 - 1927 - kitchen bump out and 2nd story bump out over porch

1927 - Sun room on front added

Significant Person(s)

James Webster; Ines Webster

Harriet March

Cultural Affiliation/Historic Period

built 1890, Victorian

Builder

Grant Beadle

Architect

William Wolf (believed)

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).

Sanborn printed fire insurance maps

10. PHOTOGRAPHS

Please include a photo

Applicants Signature:

Heather G. Adams

Date: _____

Heather Zeigler Acerra

dprotosSenfg188i64au8ag5ti80t0l460 124f,7856507 2Myc6g28ac9c ·
Shared with Public



Many of you were very kind to remark about my home, which I now refer to as the Webster House. I was contacted by Georgia Gabriel, the great granddaughter of the original owners of the home and given these wonderful photos, which I now share with you with her permission. I hope you enjoy them. The original owners, pictured below, are Mr. James Edwin Webster and Mrs. Harriet Webster. The house has been through several "remodels" including what appears to be the first in 1902 (second photo of home). The picture of the children dining outside was taken in 1896. The photo of the living room at Christmas was taken in 1898. The picture of the four children are the Webster kids who were raised in the house. For those of you who are not aware, Michael and I spent 20 years remodeling the home which was divided into six apartments when we purchased it. I was also delighted to learn that it is a Victorian home, as it was built in 1890. We were told it was built in 1906. Georgia told me about her great grandmother and the men who were down on their luck and rode the trains searching for work. They would stop by the back porch and she would have them rake or do other chores in exchange for breakfast. My grandmother told me similar stories of helping these men during the depression. Happy Mother's Day everyone! Here's to the women of history whose domestic toil was no doubt far greater than ours but succeeded in raising happy families and helping those in need.

October 20, 2025

Dear Galesburg Landmark Committee Members,

I appreciate your review of my home, 325 N. Prairie Street for consideration for Landmark status. The primary reasons for which I am requesting this are: 1) architectural significance and 2) the unique contributions of its resident, Inez Webster and her family to Galesburg and the world at large.

In terms of architectural significance, after consulting with architectural historian and former Galesburg resident Andrew Elders, we have determined that James Edwin Webster had the house built by Beedle and Grant in 1891. William Wolfe was the likely architect as he was the only one in town and he designed many homes of similar stature in Galesburg at that time.

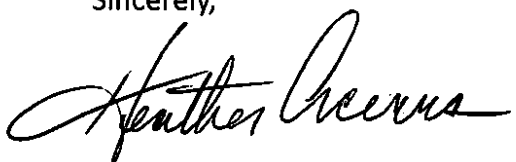
In terms of significant impact on Galesburg and the world, I have attached an article which appeared in the Register Mail in 1917, regarding Inez's impact on the local community. It highlights her work with the Galesburg and Knox County Free Kindergarten, which cared for 40 children. She served as the house secretary and treasurer, raising money for the institution, and then serving as "field secretary" wherein she would find homes for homeless children and then visit the homes in which they were placed.

Inez later went on to work for years with hundreds of Armenian refugee children in Syria and ended her time with the Near East Relief welfare organization running the largest orphanage in the world in Russia.

Her memoirs, which have been provided to you electronically, document the life of a true humanitarian and a woman who lived her Christian values in a way which was most unique and particularly adventurous for a woman of her time.

I appreciate your assistance in helping me promote her example to our community and our world through the recognition of her birth home, 325 N. Prairie Street.

Sincerely,

A handwritten signature in black ink, reading "Heather Acerra". The signature is fluid and cursive, with the first name "Heather" written in a larger, more prominent script than the last name "Acerra".

Heather Acerra