



Landmark Commission Agenda

Meeting – 5:30 p.m.

Erickson Conference Room

City Hall, 55 W Tompkins St

May 5, 2026

AGENDA

Call to Order and Attendance

Approve Minutes of November 4, 2025 meeting

Receive Citizen Comment

LC-26-0501 Consider Certificate of Appropriateness – 576 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, NOVEMBER 4, 2025 AT 5:30 P.M.**

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

Staff declared a quorum was present.

Approve Minutes of October 7, 2025.

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

Minutes were approved by voice vote.

Discuss 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

Member Klohn asked about the addition for 1175 N Broad St. Member Miener gave a brief history.

Kit Wilcox, owner of 57 S Cherry St, shares how they researched the history of the building and preserve that through photos on the walls of the restaurant. Their goal was to maintain the viability of the building for the future.

Michael Solotky, owner of 748 E Main St, says that they still have some interior work to finish, but would love to give a tour of the renovation.

Member Woolsey moved to approve the P.A.V.E.R. nominations, seconded by Member Miener.

Motion was approved by voice vote.

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

Staff provided a brief overview of the application and research provided by the applicant. Member Martin asked for clarification regarding Local Landmark designations being for either historical or architectural significance, while P.A.V.E.R.s are for architectural preservation / restoration, since the property has major changes from its original architecture.

Member Klohn supports the designation because of the historical significance case made by the applicant. Member Miener says he appreciates the community impact of the original family of the home, the Websters.

Member Martin moved to recommend the Local Landmark nomination to the City Council, seconded by Member Woolsey.

Motion was approved by voice vote, with no nays or abstentions.

LC-25-1103 Discuss Additional membership

Member Klohn proposed that either Member Martin, with his contracting experience, or Member Miener, with his experience as the building inspector, move from their current General Public slot to the open Architect/Designer/Builder slot so that a new member could be more easily recruited.

Member Martin says his own experience is not the best suited for that slot. Member Miener says he would be comfortable taking the slot with his experience.

Staff will inform the City Clerk and asks members to start soliciting interest for the open slot.

There being no further business, Member Klohn made a motion to adjourn, seconded by Member Woolsey, approved by voice vote the meeting adjourned at 6:17 p.m.



Lucas Brooks



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

TO: Galesburg Landmark Commission
FROM: Lucas Brooks, Associate Planner
DATE: April 28, 2026

AGENDA ITEM: LC-26-0501, Certificate of Appropriateness for 576 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 a Yankee gutter system and installation of a rubber roof for the front porch.

The applicant submitted contractor estimates describing the proposed work, as well as four photos of older homes in town with modern gutter systems. The two photos on the first page are 558 N Cherry St and 1139 N Prairie St, respectively. The two photos on the second page are 1089 N Cherry St and 1014 N Cedar St, respectively. None of these properties are Local Landmarks or in a Local Historic District.

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.

The property was part of the 1990 historic building survey. The survey sheet indicates the house was constructed circa 1911 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. 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.

Previous Certificate of Appropriateness requests at this address include:

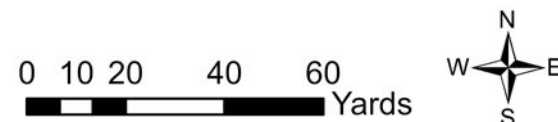
- 2019 approval to demolish a garage
- 2020 approval to renovate a garage
- 2023 approval to install a chain link fence in the rear yard

SUPPORTING DOCUMENTS:

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



576 N Chambers St



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

April 01, 2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION:

Robin Lefebvre 576 N. CHAMBERS ST, GALESBURG
Primary contact name Mailing address City, State, Zip

Phone

Fax

Email

NAME OF PROPERTY (Common or Historic):

SITE INFORMATION:

576 N. CHAMBERS ST. 99-11-301-023
Acres Site address or location Property Identification Number (PIN)

Seet: 11 TWP: 11 RANGE: 1 PECK SSDPT S11 T11 R1 LOTS
Legal Description (attach separate sheet if necessary)

DESCRIPTION OF EXISTING IMPROVEMENTS:

- yankee gutters failing / soffits rotting
- no changes to anything

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

new roof to eliminate yankee gutter system, removal
of wood soffit / replaced with ~~alum~~ new Fasciae's soffit,
ADD Gutters with leaf guards

OTHER INTERESTED PARTIES:

Relationship	Name	Company	Mailing Address	Phone #
Architect(s)			<u>2575 Grand Ave, Galesburg</u>	
Contractor(s)	<u>Joe Salle</u>	<u>Locke's Roofing & Siding</u>		<u>309.371.5535</u>

*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.

Loan S. Lefebvre
Signature of owner

3/24/26
Date

APPROVAL ☐

DISAPPROVAL ☐

Signature of Landmark Commission Chairperson

Date



Locke's Roofing & Siding, Inc.

Licensed, Insured & Bonded

2575 Grand Avenue • Galesburg, Illinois 61401

309-371-5535

Name: <u>Robin Lefebvre</u>	Total Square: _____
Address: <u>576 N Chambers St</u>	Size: _____
<u>Galesburg IL</u>	Style: <u>centivent</u>
Phone: <u>[REDACTED]</u>	Email: _____
	Color: <u>white</u>

House

Siding

General

- | | | | |
|--|---|---|--|
| ☐ Tear Off | ☐ Install Fan Fold | ☐ Install Vinyl Siding | ☐ Wrap Doors |
| ☐ Layover | ☐ Install House Wrap | ☐ Panel Thickness @ .042 | ☐ Wrap Garage Doors |
| ☐ Remove & Haul Away Debris | ☐ Starter Strip | ☐ Panel Thickness @ .046 | ☒ Install Gutters 5" or 6" |
| ☐ Clean Gutters | ☐ Corner Post | ☐ Insulated Panel @ .046 | ☒ Install Downspouts |
| ☐ Magnetize to Remove Nails | ☐ J Channel | ☐ Install Gutter Guard | ☒ Fascia & Soffit |
| ☐ Window Wraps | ☐ Install Windows | | |

Install 6" gutters and 3x4 downspouts

Install gutter, RX on house

DEPOSIT \$ _____

BALANCE DUE UPON COMPLETION \$ _____

21,200.00

Outstanding balances are subject to accrue interest after 30 days

SEE REVERSE SIDE FOR GENERAL CONDITIONS

Date: 3/19/20

Prepared By: [Signature]

Joe Salle

ACCEPTED

The above proposal is hereby accepted.

Date _____

By: [Signature]



Locke's Roofing & Siding, Inc.

Licensed, Insured & Bonded

2575 Grand Avenue • Galesburg, Illinois 61401

License #104-016553

Office: 309-371-5535 • Fax: 309-740-7719 lockeroofingsiding@gmail.com

Name: Robin Lefebvre Pitch: multi Layers: Total Square
Address: 576 N Chambers St
Galesburg IL
Phone: Email: Color Bourbon

General

House

Roofing

- ☒ Tear Off
- ☒ Remove & Haul Away Debris
- ☐ Clean Gutters
- ☒ Magnetize to Remove Nails

Rubber Roof

- ☒ Install Fiber Board with plates & screws
- ☒ Install Rubber Roof with glue
- ☒ Install Turn Bar around all edges

- ☒ New Drip Edge & Color white
- ☒ Ice & Water Barrier Roof Edge
- ☒ Ice & Water Barrier In Valleys
- ☒ OC Synthetic Paper
- ☐ Install Box Vent @ Qty
- ☒ Install Ridge Vent
- ☒ Pipe Flashing
- ☐ Install Sheeting @ \$ per SQ

- ☒ Install Owens Corning TRU DEF Duration Shingles class 3 impact resistance (Limited lifetime Warranty 130 mph)
- ☐ Install Metal Roofing
- ☐ Step Flashing
- ☐ Counter Flashing Chimney
- ☐ Remove Chimney
- ☐ Remove Skylight
- ☐ Replace Skylight
- ☐ Reflash Skylight

Install rubber on front porch
sheet over yankee gutter system (1/2 osb)
Install rubber on flat area around bottom
edge of roof

- Satellite Dishes on the roof will be removed. You will need to contact your dish company to have re-installed
- If any additional sheeting or extra work is needed there will be an extra charge

DEPOSIT \$

BALANCE DUE UPON COMPLETION \$ 34,900.00

Outstanding balances are subject to accrue interest after 30 days

SEE REVERSE SIDE FOR GENERAL CONDITIONS

Date: 3/19/21

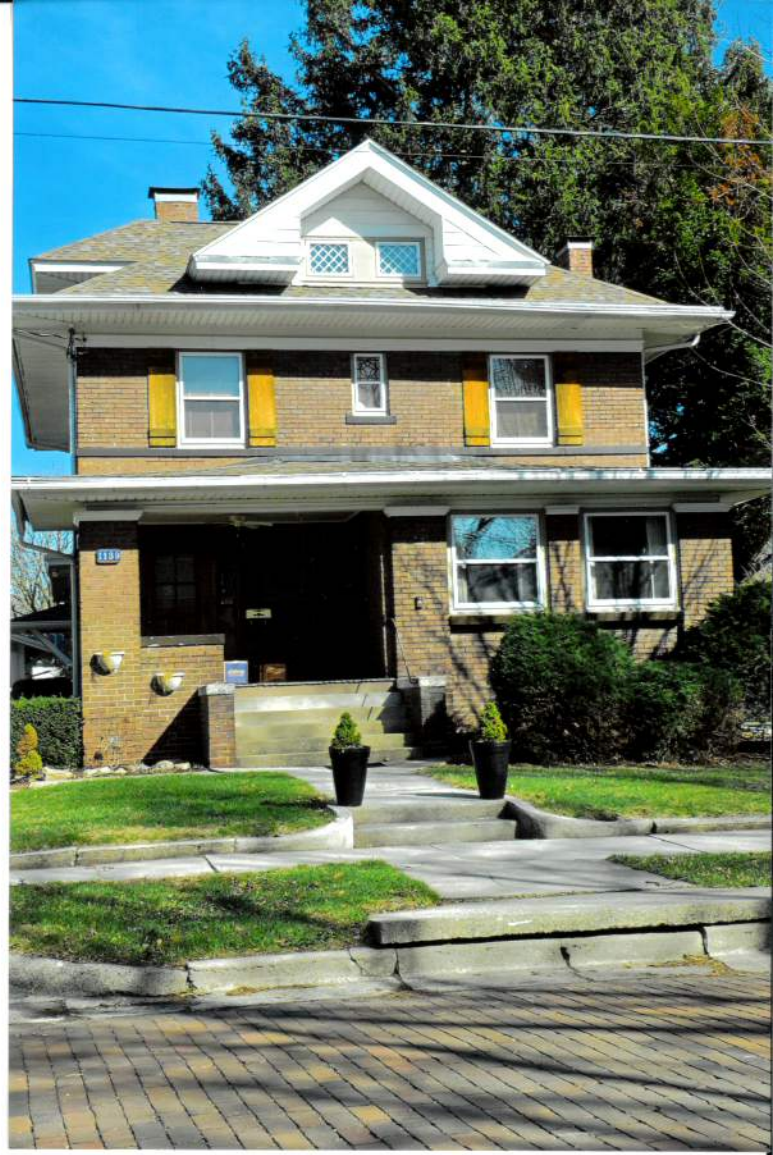
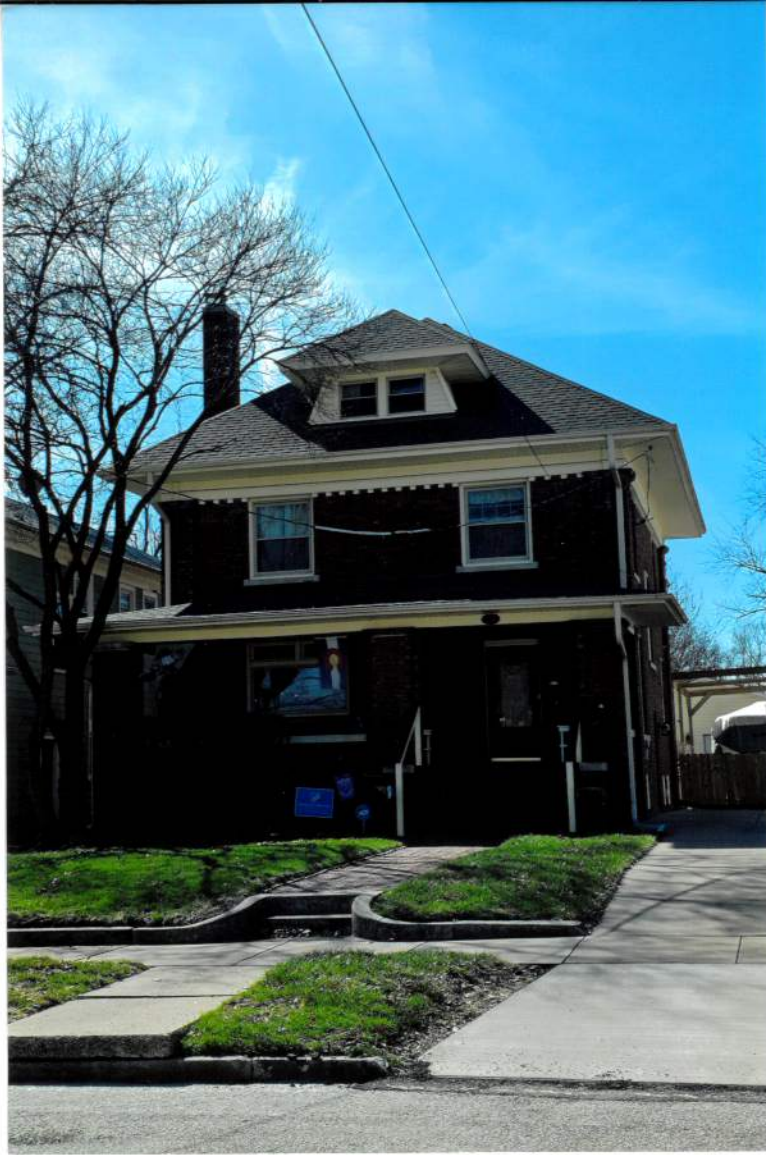
Prepared By: [Signature]

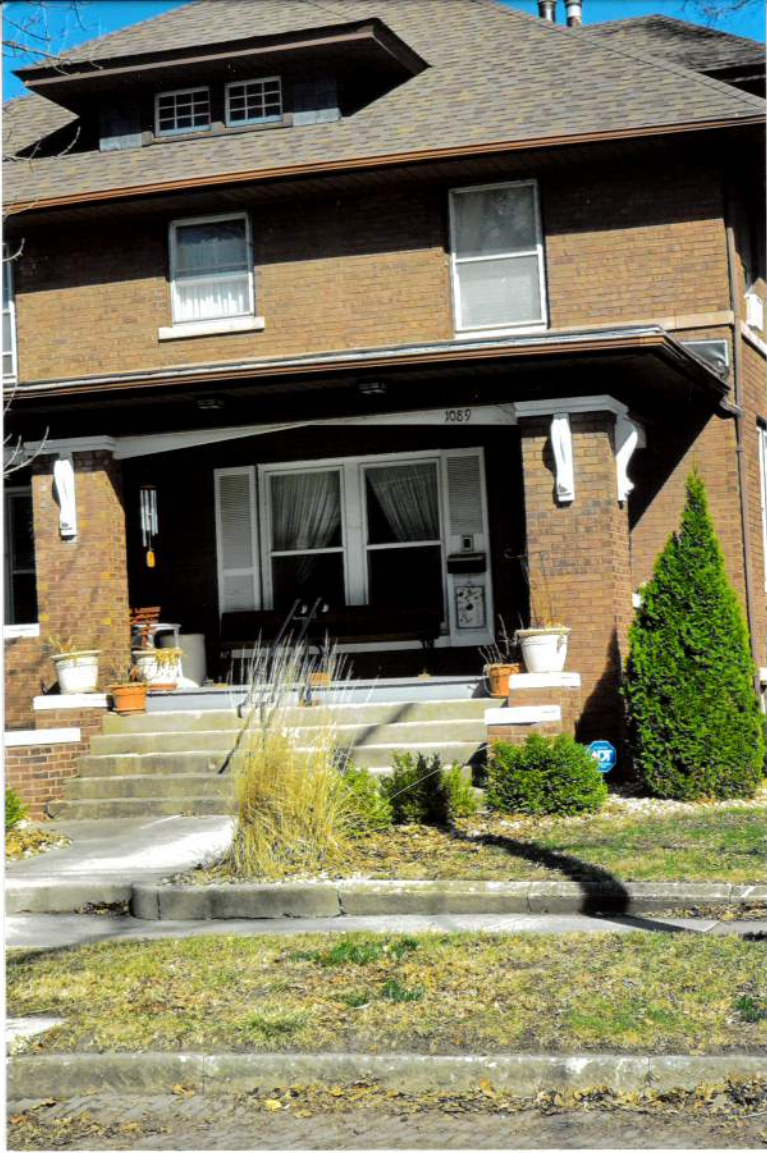
ACCEPTED

The above proposal is hereby accepted.

Date:

By: Gilles Lefebvre





CITY OF GALESBURG

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

Address (number/street): 576 N. Chambers

Name

common: Daughters of the American Revolution

historic: Peter T. Olsen House

Photo Roll Number: 1 Frame Number: 18

Description

shape/plan, # stories, roof type, materials, style/influence/type:
Square plan; 2 1/2 stories; pyramidal roof; brick with limestone string courses;
Craftsman influenced. Front (east) elevation: full width, flat-roofed porch with
solid brick railing, brick posts, and stone coping and capitals; central door with
leaded glass sidelights; large 1-light windows flank with 3-light leaded glass transoms;
on second story are paired 5-vertical-light-over-one windows to north and south; single
window in center; large gabled roof dormer above with paired 5-vertical-light-over-one
window surrounded by stick-work; similar dormers on north and south elevations. Regular
fenestration on side elevations. Asphalt shingle roof.

Outbuildings

large frame garage behind house with hip-on-gable roof-- contributing

Integrity

☒ unaltered ☐ slightly altered ☐ substantially altered

Apparent Alterations

None visible.

History

construction date: 1911 architect/builder: Peter T. Olsen

events, people, and dates associated with the property:

Peter T. Olsen was the builder. The Olsen family lived in the house until it
was taken over by the Daughters of the American Revolution. Peter T. Olsen
worked for J. Grant Beadle, a local architect.

National Register Status

listed: ☐ individually district: ☒ contributing ☐ non-contributing

potential: ☐ individually ☐ district Criteria: A B C D
explain potential:

Comments

Included in Chambers Street Historic District (local district).

Surveyor: The URBANA Group, Inc. (Brian Kolde)

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.