



Galesburg Landmark Commission

Erickson Conference Room

September 1, 2026

5:30 p.m.

	Approve	Minutes of the June 2, 2026 meeting
	Receive	General Citizen Comment
LC-26-0901	Consider	Certificate of Appropriateness - 127 E North St, George Washington Gale House.
LC-26-0902	Consider	National Register of Historic Places nomination - 57 S Kellogg St., Orpheum Theatre.
LC-26-0903	Discuss	Annual Historic Preservation Awards.

COMMITTEE MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 309-345-3619.

MINUTES

**GALESBURG LANDMARK COMMISSION
ERICKSON CONFERENCE ROOM OF GALESBURG CITY HALL
REGULAR MEETING
TUESDAY, JUNE 2, 2026 AT 5:30 P.M.**

MEMBERS PRESENT: Suzanne Klohn, Mark Martin, Bob Miener, Deb Sugai, Troy Treash, Greta Woolsey, 6.
MEMBERS ABSENT: Hann Lyon, 1.
OTHERS PRESENT: Lucas Brooks, Associate Planner; Darrin Worsfold; Mike Budde.

Staff declared a quorum was present.

Approve Minutes of May 12, 2025.

Member Miener asked for the Commission to receive attribution for the drone footage of 576 N Chambers St.

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

Minutes were approved by voice vote.

Discuss Citizen Comment

LC-26-0501 Consider *Previously Tabled* Certificate of Appropriateness, 576 N Chambers Street

Neither the applicants nor contractor were present, so this item will remain tabled. Staff will contact the applicants and contractor.

LC-26-0601 Consider Certificate of Appropriateness, 515 N Chambers Street

The applicant brought photos to better illustrate the porch's present condition. He answered questions about issues with the rotted wood and other deterioration, as the porch is pulling away from the house. The replacement wood will visually match the existing product as much as possible, barring changes mandated by the building code. The project, using birch, will replace all wood below the start of the arched detailing on the support posts.

Member Miener asked after the condition of the foundation and recommended that the applicant pour footings for the replacement support posts. The applicant stated that John Shannon is the contractor and will appropriately jack the upper-story supported by the porch. Miener also advised the applicant about the need for a building permit.

Member Martin mentioned the previous maintenance work completed on the house and how he appreciates the dedicated upkeep.

Member Treash moved to approve the Certificate of Appropriateness, seconded by Member Woolsey, contingent on the applicant obtaining a building permit and the final appearance of the project visually matching the existing condition as much as possible.

Roll Call #1

Ayes: Klohn, Martin, Miener, Sugai, Treash, Woolsey, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

LC-26-0602 Consider Certificate of Appropriateness, 468 E Losey Street

The applicant presented his plan to replace the roof with the same color and style of shingle, and maintain the same roof pitch. Miener had questions for the applicant about the metal flashing near the dormers and advised on a few techniques for avoiding common issues with metal flashing.

The applicant stated that he is aiming to keep the current gutters. Miener advised using aluminum half-round gutters if the system needs replacing and to make considerations about moving the downspout to be more discrete if it also needs replacing.

Member Treash moved to approve the Certificate of Appropriateness, seconded by Member Klohn, contingent on the applicant obtaining a roofing permit.

Roll Call #2

Ayes: Klohn, Martin, Miener, Sugai, Treash, Woolsey, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

Martin requested that Staff create an aerial map of the Local Landmarks, similar to what it attached to memos concerning properties in the Chambers Street Historic District. Martin also raised the issue of 460 E Losey St, a property in the Chambers Street Historic District that has had exterior renovations (new windows, vinyl siding) in the past few years without obtaining a Certificate of Appropriateness. Staff will investigate the issue and generate the Local Landmarks aerial.

Martin also raised the issue of possible threat to the Clark E Carr House (560 N Prairie St), which Member Sugai reminded the commission is not a Local Landmark despite previous communications with the property owners.

Members Klohn and Woolsey also shared concerns about the George Washington Gale House (127 E North St), since it was recently put up for sale by Knox College. The property is a Local Landmark. Staff shared that the property had a “sale pending” sign for several days, so it is likely been sold to a private owner. Martin and Woolsey would like Staff to send a letter to the new owner concerning the Local Landmark status.

Miener raised a point about establishing clearer procedure for handling applications and confirming that all information is submitted prior to the public hearing. He shared a few ideas on how this could be accomplished:

- Including more background information about the property in question, such as its ownership history. Staff can research this information in the city’s historical directories.
- Including more details about the proposal specifics, especially sketches or drawings.
- Ensuring that the person performing the work will be in attendance at the commission meeting.
- Producing a “Finding of Fact” for the commission decisions to provide clarity on why the commission made the decision.
- Providing resources to prospective and proposed projects, which Woolsey supports.

Treash agreed that a procedure that brings clarity and resources to prospective applicants would provide reassurance as well. Treash would like to see an outline of the procedure changes discussed by Miener as the topic of discussion for the next meeting.

Member Treash leaves at 6:40 P.M.

Woolsey would also like to include realtors in the procedure changes, as they should be fully aware of the Chambers Street Historic District, the Local Landmarks, and the policies for owning a historic property.

There being no further business, Member Miener made a motion to adjourn, seconded by Member Sugair, approved by voice vote the meeting adjourned at 6:50 P.M.



Lucas Brooks



Galesburg Landmark Commission

Agenda Item Overview

September 1, 2026

AGENDA ITEM: LC-26-0901 Certificate of Appropriateness - 127 E North St., George Washington Gale House.

BACKGROUND: Attached for the Commission's review is a Certificate of Appropriateness application from the property owner for the proposed installation of a vinyl fence. The fence would be 6 ft tall and enclose the rear yard of the home. The fence would be sourced from Menard's (see application attachment).

The property is designated as a Local Landmark, which requires a Certificate of Appropriateness for exterior work that is visible from the right-of-way.

The property was part of the 1990 historic building survey. The survey sheet indicates the house was originally constructed in 1840 for George Washington Gale, founder of Knox College and Galesburg.

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 property include:

- 2015 denial of proposed chimney removal while re-roofing.
- 2000 approval of proposed porch restoration and structural repair.

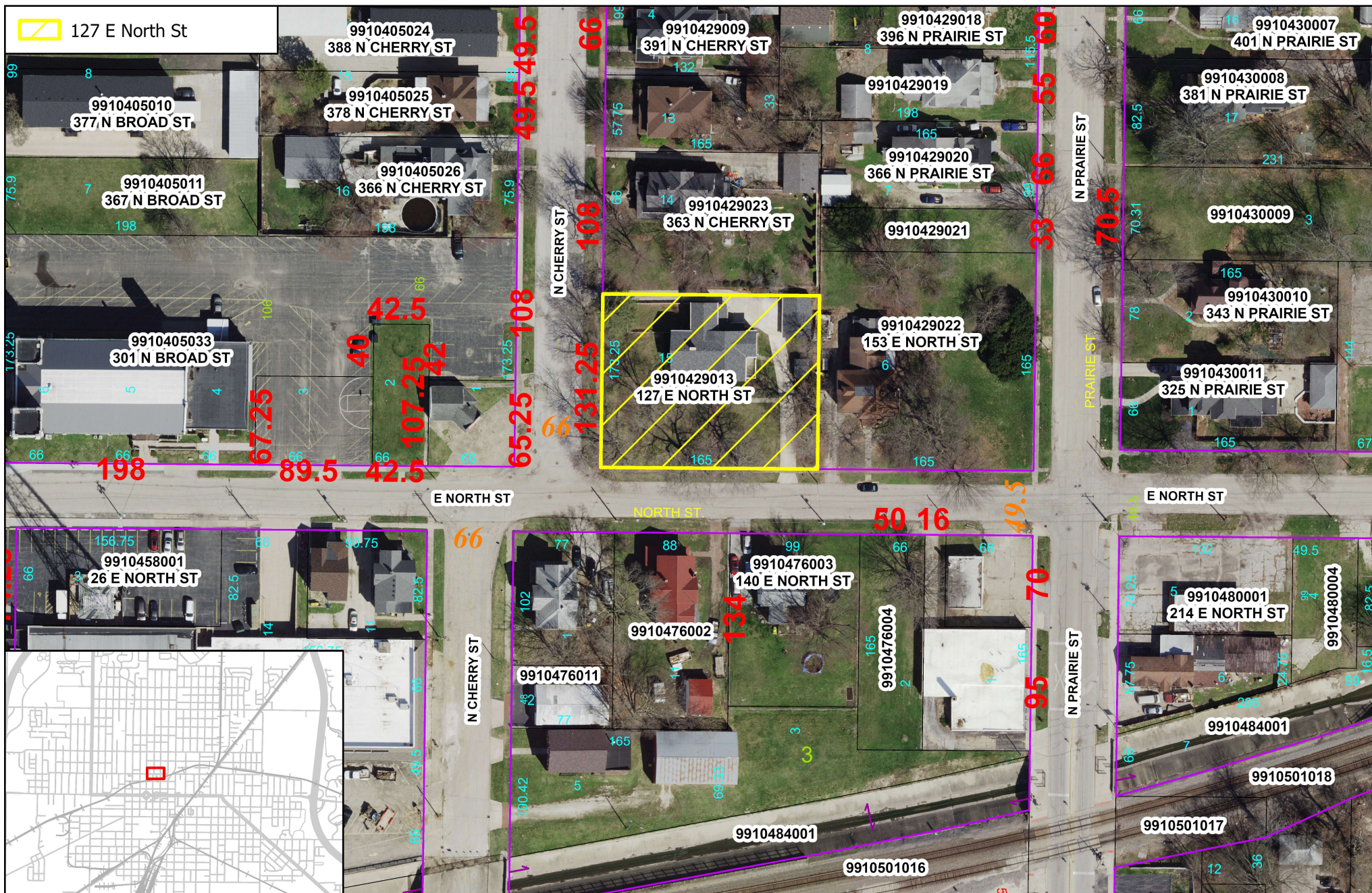
SUPPORTING DOCUMENTS:

1. Aerial - General Location
2. Certificate of Appropriateness application
3. 1990 Historic Survey Sheet
4. Designated Landmarks criteria

cc: File Copy



127 E North 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

August 27, 2026

CERTIFICATE OF APPROPRIATENESS APPLICATION

OWNER INFORMATION:

Primary contact name: Ian/Lucy Nevitt Mailing address: 127 E. North St Galesburg, IL 61401 City, State, Zip: 61401
Phone: 773 858 8332 Fax: Email:

NAME OF PROPERTY (Common or Historic):

GWH

SITE INFORMATION:

Acres: Site address or location: 127 E. North St Property Identification Number (PIN):

Legal Description (attach separate sheet if necessary)

DESCRIPTION OF EXISTING IMPROVEMENTS:

Vinyl fence

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

None

OTHER INTERESTED PARTIES:

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

*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: Ian/Lucy Nevitt

Date: 08/27/2020

APPROVAL ☐

DISAPPROVAL ☐

Signature of Landmark Commission Chairperson

Date



9910429023
363 N CHERRY ST

991042

9910429013
127 E NORTH ST

99104
153 E N

NORTH ST.

20 40 ft

77

88

99

66

65.25 108

131.25

108

173.25

15

165

6

50

16





CITY OF GALESBURG

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

Address (number/street): 127 E. North

Name

common:

historic: George W. Gale House

Photo Roll Number: 1 Frame Number: 34

Description

shape/plan, # stories, roof type, materials, style/influence/type:
T-shaped; two stories; intersecting gable roof; clapboard; Greek Revival influenced.
Two-story front gabled wing projects to south and intersects rear side-gabled wing to north. Front wing has door to west within low front gabled porch with square wooden posts and balustrade; door inset within vestibule; transom light above; two 1/1 double hung windows to east with three above (all with label molding); one-light fixed attic window. Rear cross gable wing probably a later addition; mostly 1/1 double hung windows without surrounds; French doors on east end. Applied cement foundation. Asphalt shingle roof.

Outbuildings

garage-- non-contributing.

Integrity

☒ unaltered ☐ slightly altered ☐ substantially altered

Apparent Alterations

No modern changes visible.

History

construction date: 1840 architect/builder:
(with several later additions)

events, people, and dates associated with the property:

Reverend George Washington Gale led a colony of Presbyterians and Congregationalists to the area of Knox County that later became known as Galesburg. His plan was to establish a manual labor college (which is now known as Knox College). He led the first forty families to the area in 1836-1837. Gale was responsible for the formation of the college and the original planning of the city of Galesburg.

National Register Status

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

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

Comments

Galesburg Historic Landmark

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

Date: 1/9/90





DESIGN CRITERIA
For
DESIGNATED GALESBURG LANDMARKS

The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features is to be avoided.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance are not appropriate. New additions or other real improvements shall be designs which are compatible with the materials, size, scale, color and texture already prevailing in the structure or site. (This shall not be construed to mean that the design shall duplicate the original structure.) If any real improvements must be constructed which are not compatible with the surroundings, they shall not be visible from the public right-of-way. Visibility from the public right-of-way shall be restricted through one of three ways:

- 1) The real improvement must be located behind an existing structure so as to be hidden from the public right-of-way.
- 2) The real improvement must be screened from view of the public right-of-way by fencing which is compatible with the structures or site;
- 3) The real improvement must be screened from view of the public right-of-way by natural vegetation which would provide year-round screening (e.g. evergreens).

Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right and this significance will be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be preserved.

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary and possible, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Exterior paint schemes, storm doors, storm windows, screens, window air conditioners, antennae, landscaping, and similar cosmetic items (not to include siding materials) are not subject to a Certificate of Appropriateness; however, such items as permanently mounted air conditioner units (either central or a wall unit for which a hole is to be cut through the structure) shall not be visible from the public right-of-way.