

## Marengo Historic Preservation Commission

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[www.cityofmarengo.com](http://www.cityofmarengo.com)



**Dr. Gooder House**  
651 W. Washington St.  
Built in 1925, this is an excellent example of a craftsman-style house ordered from Sears and Roebuck's catalog and shipped to Marengo via rail. The mail order homes included plans, and specifications and most materials down to the nails. Dr. Gooder practiced medicine in Marengo for 45 years.

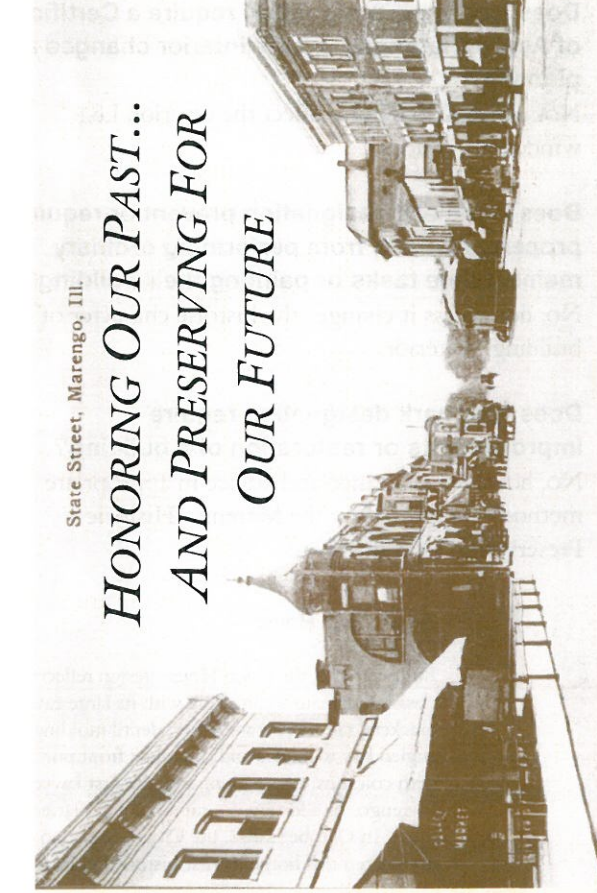
### ■ How can I learn more about historic preservation initiatives in my community?

The Marengo Historic Preservation Commission holds monthly meetings that are open to the public. Please consult the City of Marengo website at [www.cityofmarengo.com](http://www.cityofmarengo.com) for exact location, dates and time or contact City Hall for more information.

### ■ Volunteers/Donations

There are numerous volunteer opportunities for interested individuals to assist in local historic preservation efforts. Please contact the Historic Preservation Commission if you are interested in participating.

Do you have articles related to Marengo's earlier days lying around your attic or basement gathering dust? Please consider donating these items to Marengo's Historic Preservation Commission so they can be enjoyed by the entire community.



*HONORING OUR PAST...  
AND PRESERVING FOR  
OUR FUTURE*

Marengo, Illinois

# MARENGO HISTORIC PRESERVATION COMMISSION

## Information Resource

## MARENGO HISTORIC PRESERVATION COMMISSION Q & A

### What is Historic Preservation?

It is the process of protecting, restoring and preserving historic buildings and sites which are historically, culturally, archaeologically and/or architecturally significant.

### Why is Historic Preservation important to our community?

Historic Preservation is probably the simplest and most cost effective economic development program a community can establish. Through historic preservation efforts we can:

- Establish a sense of belonging and place
- Prevent destruction of symbols of our history
- Retain the uniqueness of our community

### What is the Marengo Historic Preservation Commission?

The Marengo Historic Preservation Commission consists of seven members, residents of the City of Marengo, appointed by the Mayor and approved by City Council.

The members are appointed on the basis of expertise, experience or interest in the area of architectural history, building construction or engineering, finance, historical and architectural preservation, or real estate.

### Henry Patrick House

304 E. Washington St.

Built in 1884, this majestic home has had much renovation done to return it to its original splendor. Three different Patrick families owned and lived in this historic home until 1913. The Patrick families

were among the most prominent early families to settle Marengo.



### What is the purpose of the historic preservation Ordinance?

Quoted from Marengo's Historic Preservation Ordinance:

- Provide a mechanism to identify and preserve the historic and architectural characteristics of Marengo which represent elements of the City's cultural, social, economic, political and architectural history.
- To promote civic pride in the beauty and noble accomplishments of the past as represented in Marengo's Landmarks and Historic Districts.
- To stabilize and improve the economic vitality and value of Marengo's Landmarks and historic areas.
- To protect and enhance the attractiveness of the City to prospective buyers, visitors and shoppers and thereby supporting business, commerce, industry, and provide economic benefit to the City.
- To foster and encourage preservation, restoration of structures, areas, and neighborhoods and thereby preventing future urban blight.

### How is property designated a Marengo landmark?

Through a designation process outlined in Marengo's Historic Preservation Ordinance. The process begins by completing an Application for Nomination. Copies are available at City Hall.

### Who can nominate a property for landmark designation?

Anyone may nominate a property for designation.

## What are the benefits of having a property or site designated a historic landmark?

- 1. Eligibility for Rehabilitation Income Tax Credits and Tax Freeze Programs.** Historic Landmark designated properties that follow the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may qualify for tax incentives such as: (a) a property tax freeze for a period of 8 years if you have spent a minimum of 25% of the property's market value per county assessor for the costs of rehabilitating a historic owner-occupied residential property and (b) a 20% federal tax credit on rehab of income-producing properties (such as commercial, rental-residential) if the amount spent is greater than the building's adjusted basis.
- 2. Protection of Property Investment.** For most people, it is very important to protect the investment they have in their home and property, as well as to protect their quality of life. This often means ensuring that the neighborhood or surrounding area is protected from inappropriate or negative changes. This is becoming the most important incentive for people to have their property or their neighborhood designated by their local government as a historic building or historic district. Design guidelines and review procedures help to maintain the appearance and setting and value of their property. Local government preservation programs established by local ordinances can provide that type of "property investment protection".
- 3. Eligibility for Plaques.** Properties designated as landmark properties or sites are eligible to display official plaques in recognition of their historic status. These plaques are available to order, for a fee, through the Marengo Historic Preservation Commission.
- 4. Recognition and Prestige.** For many people, the single best incentive for preserving a historic property or for participating in a historic preservation program is the knowledge and self-satisfaction that they are helping preserve and protect an important and irreplaceable part of their community history. Present and future generations will honor them for their contribution because their efforts will ensure that countless people will enjoy that heritage for many years to come.
- 5. Higher Resale Value.** An important incentive for some owners is the added value that historic designation generally adds to the resale value of the property. The market-place likes historic properties; buyers seek them out. Studies done in several cities and states have documented the greater increase in value of designated historic buildings, especially within local historic districts, when compared to similar non-historic properties.
- 6. Preservation Stimulates Economic Revitalization and Private Investment - Increasing Tax Revenues.** Historic preservation has a positive economic impact on the community by returning vacant or under-utilized building space to use, stimulating investment in existing properties, attracting new businesses, adding jobs, attracting new residents and increasing tax revenue. Historic preservation, in general, stimulates pride and enthusiasm for the community by its residents and business people, as well as, visitors.
- 7. Rehabilitation/Restoration Costs** are generally less expensive than new construction, have more community benefits and make fewer demands on City services and transportation infrastructure than new construction. Numerous studies on the economic benefits of historic preservation are available through the National Trust for Historic Preservation.

## Property Owner Q & A

### If my property is designated a Marengo landmark, and I want to make changes, what is required?

No owner or person in charge of a historic landmark may reconstruct, alter or demolish all or any part of the exterior of the building or site without first filing a Certificate of Appropriateness with the Commission and gaining approval and technical guidance.

### Does landmark designation require a Certificate of Appropriateness if only interior changes are planned?

Not unless the changes affect the exterior, i.e.; windows and doors.

### Does landmark designation prevent or require property owner's from performing ordinary maintenance tasks or painting their building?

No, not unless it changes the historic character of the building's exterior.

### Does landmark designation require improvements or restoration of a building?

No, however assistance and advice in appropriate methods are offered by the Marengo Historic Preservation Commission.

### How would landmark designation affect either the sale or purchase of a structure or site?

Designation is recorded with the County and will be reported in a title search. Designation places restrictions on changes which are inappropriate to the historic integrity and threaten its historic value. Several decades of historic preservation efforts throughout the United States and other countries exemplify the economic value of retaining our historic structures and sites.

### Can the property owner withdraw their property from designation?

While a property owner may at any time appeal a designation, only City Council may decertify or rescind historic landmark designation.

### Is the Historic Preservation Commission part of the Marengo Society for Historic Preservation?

While both organizations are concerned with preserving our past, the Society is a non-profit, neighborhood organization. The Commission is a city ordained and appointed body.

#### Amos Coon House 320 S. State St.

Built in 1872, the Coon House design reflects classic Italianate architecture with its large eave brackets, tall narrow windows, dentil moldings, angled bay windows and balconied front porch with columns. Amos Coon was the first lawyer in Marengo. In addition, he surveyed and platted the town. In October 2002, the City of Marengo designated this home its first historic landmark.



The Marengo Historic Preservation Commission (MHPC) is pleased to present this informational resources brochure. The City of Marengo and a grant from the Certified Local Government Program jointly funded this project.

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P.O. Box 37127  
Washington, D.C. 20013-7127

or  
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