

MARENGO HISTORIC PRESERVATION COMMISSION

132 E. Prairie Street, Marengo, IL 60152
Phone: 815-568-7112 • Fax: 815-568-7130
www.cityofmarengo.com

© 2010 Marengo Historic Preservation Commission
Layout and cover drawings by Cindy Miller

The activity, which is the subject of the booklet, has been financed in part with federal funds from the Department of the Interior, administered by the Illinois Historic Preservation Agency. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior nor the Illinois Historic Preservation Agency, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior nor the Illinois Historic Preservation Agency.

This program receives Federal financial assistance for identification and protection of historic properties Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office for Equal Opportunity
National Park Service
P.O. Box 37127
Washington, D.C 20013-7127

or

Equal Employment Opportunity Officer
Illinois Historic Preservation Agency
One Old State Capital Plaza
Springfield, IL 62701

Landmark Sites

MARENGO, ILLINOIS 2010

INTRODUCTION

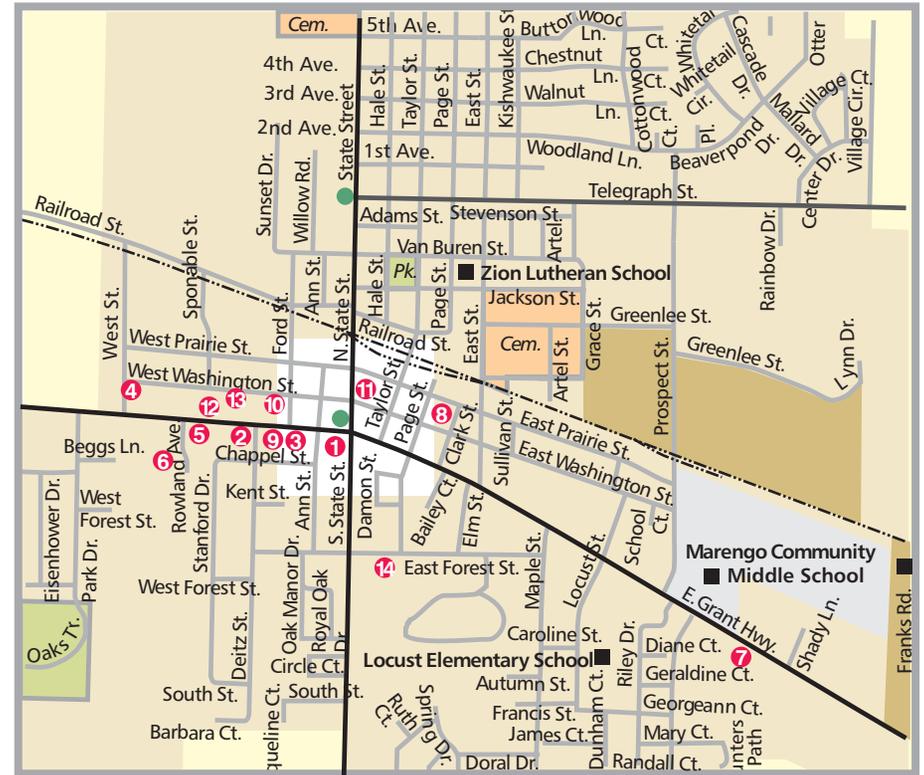
The Marengo Historic Preservation Commission (MPHC) is pleased to present this edition of the *Landmarked Sites Of Marengo*. The City of Marengo and a grant from the Certified Local Government Program jointly funded this project.

The mission of the MHPC is 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. The MHPC consists of seven members, all residents of Marengo, appointed by the Mayor and approved by the City Council.

If you would like information on how to landmark your home or business please call us at 815-568-7112. A packet of information will be sent detailing the process and the many benefits of a landmark designation. We also welcome and invite those interested in serving on the commission or participating in activities that promote our community’s history. Please contact a member of our commission or call City Hall at 815-568-7112.

Marengo Historic Preservation Commission

2010



- Amos Coon House 1
- Charles Hibbard House 2
- Orson Rogers House 3
- Dr. William Gooder House 4
- Charles Whittemore house 5
- Christopher Sponable House 6
- Loren Woodard House 7
- Henry Patrick House 8
- Thomas Hutchinson House 9
- John Hutchinson House 10
- George Samter Building. 11
- Pehr Lundgren House 12
- Prescott & Mary Read House. . . 13
- Ernest Robb House 14

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.

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.

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".

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.

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.

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.

4. Recognition and Prestige. For many people, the single best incentive for preserving a historic property or for

TABLE OF CONTENTS SITE NUMBER

Amos Coon House	1
Charles Hibbard House.	2
Orson Rogers House	3
Dr. William Gooder House	4
Charles Whittemore House	5
Christopher Sponable House.	6
Loren Woodard House	7
Henry Patrick House.	8
Thomas Hutchinson House	9
John Hutchinson House	10
George Samter Building	11
Pehr Lundgren House.	12
Prescott & Mary Read House	13
Ernest Robb House.	14
Property Owner Q & A	
Glossary of Architectural Styles	
Benefits of Property Designated as a Landmark	
Site Map	

ARCHITECTURAL STYLES

Craftsman - This style was dominant for smaller houses during the period 1905 through 1930. The one story version is called the Bungalow style. Typical features are low-pitched gable roofs having wide enclosed eaves, roof rafters being exposed; porch columns being square but tapering towards the roof. Wood clapboard is the most common siding, however, wood shingles, stone, brick, concrete block and stucco are often used.

Mesker Facade

Many Main Street commercial buildings of the late 1800's and early 1900's reflect the widespread availability of mass-produced building parts, which ranged from individual components to entire building facades. While prefabricated architectural elements were available from a number of manufacturers, no other companies better exemplify this niche than the Mesker Brothers Iron Works of St. Louis, Missouri and George L. Mesker Company of Evansville, Indiana. They specialized in ornamental sheet metal facades and cast iron storefront components, which were ordered through catalogs and easily shipped by rail to any interested building owner. Their extensive product lines not only featured embossed sheet metal panels and cast iron but also entire storefront assemblies, as well as tin ceilings, fences, skylights, and freight elevators.

This page intentionally left blank

ARCHITECTURAL STYLES

Greek Revival - This style dominated American residential architecture from around 1830 to the 1860's. The identifying features of the Greek Revival are low pitched gabled or hip roofs: the cornice line of the main roof and porch having a very wide band of trim; a porch supported by prominent square or round classic columns; front doors often surrounded on the sides and top by a window made with rectangular panes of glass, this being encased in a larger decorative frame of wood or masonry. Window sashes most commonly had six-paned glazing. A row of small windows under the cornice is also frequently found.

Italianate - The majority of this house style was built between 1850 and 1880. The identifying features of the Italianate style include a low pitched roof with widely overhanging eaves having decorative brackets beneath: tall narrow windows that are commonly arched or curved at the top, often have elaborate crowns. Many of these houses have a square cupola or tower; the houses were rarely one story, two or three stories was most common.

Victorian - This style was popular during the end of the 1800's. There were several distinct styles within this category:

Mansard/Second Empire - this style is best characterized by its distinctive dual pitched, hipped roof. Identifying features are contained mostly with the roof style: dormer windows located on the steep lower slope of the roof; molded cornices along the top and bottom of the roof and iron cresting along the roof line. Other features are very similar to the Italianate style, with brackets under the eaves and elaborate window and door trim.

Victorian Cottage - This style is a smaller version of the Queen Anne house which was typically two stories. The cottage form uses the asymmetrical forms and variety of building materials popular with the style but on a smaller, less elaborate scale.



Amos Coon House
320 South State Street

Date Built: 1872
Builder: Unknown
Style: Italianate

Marengo Landmark Listed: October 28, 2002

This property was owned by a prominent and influential member of Marengo, Amos Coon, who was the first lawyer to practice in the community. In 1850, Mr. Coon became Marengo Township's first surveyor and platted the town of Marengo.

The home is a classic, well preserved example of Italianate period with its flat roof, large eave brackets, tall, narrow windows, dentil moldings, angled bay windows, and balconied front porch with columns. The home was built in 1872 and also received landmark designation by McHenry County Historical Society in 1986.



Charles Hibbard House
413 West Grant Highway

Date Built: 1846
Builder: Charles Hibbard
Style: Italianate
Marengo Landmark Listed: July 28, 2003

Charles Hibbard purchased seven acres from Christopher Sponable and started to build the house around 1846. It was finished and occupied in 1847. Charles Hibbard was one of the first storekeepers, going into a wholesale hardware firm of Hibbard, Spencer and Bartlett. During the Civil War, it is thought that the Hibbard house was used as a safe stop for runaway slaves. If it was safe for them to stop for food and lodging, a light would be hung in the window of the cupola. An underground room was located in the yard with a secret entrance next to the front porch.

This house has 14 rooms and was reported to cost around \$16,000 to build. The octagonal shaped cupola which tops the house gives the home its name - Cupola House - as well as provided ventilation and supposedly a lookout during the Civil War.

This home is also listed on the National Register of Historic Places.

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.



Ernest Robb House

209 East Forest Street

Date Built: 1850's, 1900's

Builder: Unknown

Style: Georgian with some Victorian characteristics

Marengo Landmark Listed: January 11, 2010

This is a unique house because it is three houses combined. Marengo's founder, Calvin Spencer, is supposed to have had a two room log cabin on this site in the 1850's. Langdon, a Marengo cobbler, took possession of the property and added three more rooms making a five room home, of which, the two back bedrooms are believed to be the original log cabin.

The Robb house was built prior to the 1900's on the corner of East Washington and Taylor Streets. In 1906, Mr. & Mrs. Ernest Robb purchased this property and sold it to McGill Metal Products after Mr. Robb's death in 1964. McGill decided to dispose of the old Robb house. In December 1977, former Marengo Police Chief Gene Westergren and wife Carol purchased the building, had it moved to Forest Street and attached to the front of the old Langdon house. The result is the thirteen room dwelling now sitting on that site. The current owners are Gary Dobry and Phyllis Wallington.



Orson Rogers House

309 West Grant Highway

Date Built: around 1880

Builder: Orson Rogers

Style: Italianate

Marengo Landmark Listed: September 27, 2004

Orson Rogers was one of Marengo's first settlers. He taught in the first school in 1837-1838. Imbedded in the south basement wall of the Roger's house is the tombstone of George W. Robinson, born September 22, 1854 - died September 8, 1855.

The tombstone and another gravestone were discovered when former owners remodeled. There are many unanswered questions such as: Was this house built over a cemetery or was the gravestone buried in the dirt of the basement? These questions go unanswered, but add fuel for the continuing myths in the community.



Dr. William Gooder House
651 W. Washington Street

Date Built: 1925
Builder: unknown
Style: Craftsman

Marengo Landmark Listed: September 27, 2004

This is a “mail-order catalog” home, shipped to Marengo by rail. The mail-order homes ordered from the catalog included plans, specifications and most materials down to the nails. They also provided cost estimates for such work items as labor and excavation so the customer would have an idea of the overall construction price. This is an excellent example of a Craftsman-style house.



Prescott & Mary Read House
429 West Washington Street

Date Built: 1873
Builder: A. Titus & S. C. Wernham, Sr.
Style: Italianate brick four square
Marengo Landmark Listed: January 11, 2010

P. L. Persons married Amanda Read, daughter of Prescott & Mary Read. Persons had the house built on lot 59 of land owned by his wife’s father and the house was remodeled in 1896 adding a one story wing on the east side. The property remained in the Persons family until 1930. The Read land was subdivided and lots to the west and to the east were sold. Unfortunately, this property was left without space for a driveway. Fred and Jeanne Spear purchased the property in 1964.



Pehr Lundgren House
614 West Grant Highway

Date Built: Late 1880's

Builder: Pehr Hjalmer Lundgren

Style: Gable front with wing; large wrap around porch with round posts; front dormer on wing; carriage house with cupola
Marengo Landmark Listed: January 11, 2010

The west half of the house was built first. At the turn of the century, an addition was put on the east side. Pehr and Delilah Renwick Lundgren had four children of which one, Carl Leonard, became a professional baseball player for the Chicago Cubs. The property remained in the Lundgren family until 1954. In 1954, Drs. Mladen "Jim" and Alice Mijanovich purchased the property. The Mijanoviches made the kitchen bigger, rearranged the rooms upstairs and added a bathroom. An interesting feature of the property is the carriage house with a cupola upon the roof.



Charles Whittemore House
439 West Grant Highway

Date Built: around 1900

Builder: unknown

Style: Victorian Cottage

Marengo Landmark Listed: September 27, 2004

Charles Whittemore owned the property until 1927. Mr. Whittemore was Mayor of Marengo for one year, 1919, City Attorney for over 20 years and practiced law in Marengo for over 35 years.

Much of this house is original including: the siding, doors and woodwork, windows and woodwork, lathe and plaster walls, and the stain glass window.



Christopher Sponable House 326-328 Rowland Avenue

Date Built: 1840
Builder: Christopher Sponable
Style: Greek Revival
Marengo Landmark Listed: September 27, 2004

The style of this house is of perfectly symmetrical side gable Greek revival with corner pillar motif and large sidelights at the front entry. Built as one of the first frame homes in the area, a basement was dug under the entire house and the walls were made of “hard heads,” stones found on the property. To obtain lumber for the house, Mr. Sponable had to go to Chicago, the nearest market. The only means of reaching there was by road, wading through mud in the summer and riding over frozen trails in the winter.

This house was also landmarked by the McHenry County Historical Society in 1999.



George Samter Building (Flatlander Market) 125 South State Street

Date Built: 1853
Builder: George Samter
Style: Commercial
Marengo Landmark Listed: September 25, 2006

George Samter built this structure in 1853 as a men’s clothing store. He, with his children and grandchildren, ran the business until 1971 when it was sold to Donald Harrison. He continued it as a men’s clothing store. Randy Hauschildt bought it and again ran it as men’s clothing store.

In 1995 he sold it to Mr. Chuck Bartels who made it a ManPower office until 2001. The property was then sold to Mr. and Mrs. Rocco Gailloro who opened the store as Flatlander Market.

The outside of the building has not changed. It has a Mesker Facade which was placed on the original building. It has remained a commercial property.



John Hutchinson House
206 West Washington Street

Date Built: 1872

Builder: D.A. Steadman

Style: Italianate

Marengo Landmark Listed: September 25, 2006

Builder D. A. Steadman also built the Marengo Opera House (corner of State & Washington). Mr. Steadman served in the Civil War, returned to Marengo in 1873 and continued building many businesses and houses in the town. Mr. Steadman was elected McHenry County Sheriff from 1877-1881.

This house is Italianate style and has a coach house or barn with matching details.

In the summer of 1875, owner, John N. Hutchinson was called to the pastorate of the Marengo Presbyterian Church. He served this position for nearly 14 years.

Present owners and occupants are Matthew & Ruth Nork Jeismann Hoszowski. Only two families have ever lived in this house, the Hutchinson's and the Nork's.



Loren Woodard House
927 East Grant Highway

Date Built: 1850's

Builder: Unknown

Style: Greek Revival

Marengo Landmark Listed: September 27, 2004

The Loren Woodard family were the first occupants in the home when it was built. Loren Woodard started a nursery business and founded the Marengo Pickle Factory. He was also one of the original stockholders of the Dairymen's Bank and a director of the original First National Bank of Marengo.

The style of this house is Greek Revival with bay, dentil moldings and corner pillars, and front portico.



Henry Patrick House
304 East Washington Street

Date Built: 1884

Builder: Unkown

Style: Victorian Mansard, also known as Second Empire
Marengo Landmark Listed: September 25, 2006

There has been much renovating to return this house to its original condition. Windows, which had been removed in the 1940's, were put back in the third floor. The widow's walk railing was put back on. This house has a mansard roof, which is the bell-shaped roof that adorns it. It has paired brackets supporting the extending cornice, and a side entrance leading to a hallway. There is a decorative bay window on the side elevation which exhibits very large paired brackets and narrow one-over-one windows.

In 1994 this house became the city of Marengo's first bed and breakfast - called the Washington Street Inn.



Thomas Hutchinson House
329 West Grant Highway

Date Built: Circa 1840

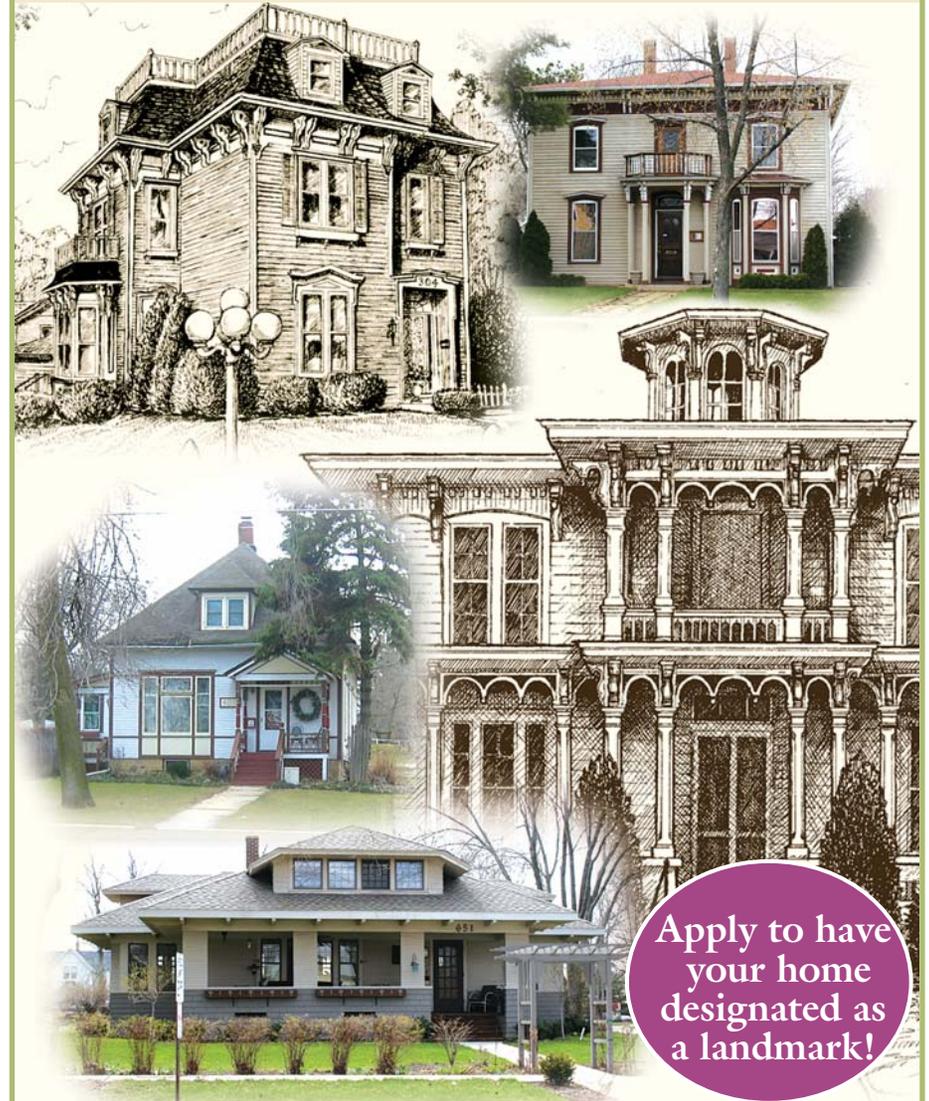
Builder: Unknown

Style: Greek Revival with paired brackets
Marengo Landmark Listed: September 25, 2006

Thomas Hutchinson purchased this property from the U. S. Receiver and it is possible that Mr. Hutchinson built the house. There have been several owners of this house but a member of the Swonguer Family has owned and lived in this home since 1929. The present owner, Bruce Swonguer writes, "In the late 1920's or early 1930's the house was completely rebuilt. The house was reinforced with large tie rods, lifted off the foundation, the old flagstone foundation removed, and replaced with 14 inch thick concrete. The flagstone was then used for sidewalks, chimneys and stone pillars in the front. The support posts in the basement were from the Borden Bottling Works."

Application For Landmark Designation

ON NEXT PAGE



MARENGO HISTORIC PRESERVATION COMMISSION

132 E. Prairie Street, Marengo, IL 60152
Phone: 815-568-7112 • Fax: 815-568-7130
www.cityofmarengo.com

© 2010 Marengo Historic Preservation Commission
Layout and cover drawings by Cindy Miller

The activity, which is the subject of the booklet, has been financed in part with federal funds from the Department of the Interior, administered by the Illinois Historic Preservation Agency. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior nor the Illinois Historic Preservation Agency, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior nor the Illinois Historic Preservation Agency.

This program receives Federal financial assistance for identification and protection of historic properties Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office for Equal Opportunity
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

or

Equal Employment Opportunity Officer
Illinois Historic Preservation Agency
One Old State Capital Plaza
Springfield, IL 62701

Landmark Sites
MARENGO, ILLINOIS 2010

CITY OF MARENGO

APPLICATION FOR LANDMARK DESIGNATION

MARENGO HISTORIC PRESERVATION COMMISSION

Anyone may nominate a property for Landmarking.
Only properties within the Marengo city limits are eligible.

ADDRESS OF PROPERTY FOR WHICH LANDMARK DESIGNATION IS BEING REQUESTED:

Number and Street Name

PARCEL OWNERS/TAXPAYERS OF RECORD:

Name: Last First Middle

Address: Number and Street

City State

Telephone: (Evening) (Day)

REAL ESTATE TAX BILL INFORMATION:

Parcel Identification Number (PIN):

Legal Description:

CURRENT USE OF STRUCTURE (PLEASE CHECK)

Single Family Residence Commercial

Mutli-Family Residence Industrial

Institutional Residence Church

Other

IF KNOWN: (OPTIONAL)

Original Use of Structure:

Date of Construction:

Original Owner:

Architect:

Builder:

WHY DO YOU BELIEVE THIS SITE IS SIGNIFICANT?

(Historical, Architectural, Significant Event or Impact on the Community)

Attach additional information such as supporting documents, past and present photographs, etc. if available.

Multiple horizontal lines for providing additional information.

Signature of Applicant Date

If applicant is not the owner please provide contact information:

Print Name:

Address:

Phone Number: