

What Is A Historic Landmark?

A Historic Landmark is a property that boasts architectural, landscape, historical, archaeological, or cultural importance of value or significance to the people of the City of Moline. A Historic Landmark provides the mechanism to protect the visible evidence of our traditions and history.

Who Can Landmark A Property?

Any person, group of persons, or association may request a Landmark or Historic District designation for any area, structure or site within the boundaries of the City of Moline which may have historic or architectural significance.

Does My Property Qualify?

To qualify for Landmarking, a structure or site should be over 50 years old and meet one or more of the following criteria:

- 1) Can be identified as being of a particular style of architecture.
- 2) Can be identified with a particular person or event.
- 3) Is important to a period of Moline's history.
- 4) Can be identified with a particular architect.
- 5) Retains all or most of its original architectural features.

What Tax Incentives Are Available To Landmarked Properties?

A single family, owner-occupied home that undergoes a rehabilitation may qualify for an eight-year property tax freeze at the pre-rehabilitation level if the property is listed on the National Register or is designated as a Moline Historic Landmark or lies within a designated Historic District. Rehabilitation of the property must follow the Secretary of the Interior's Standards for Rehabilitation and owners must spend at least 25 percent of the fair market value of the property on the project.

The Historic Preservation Tax Credit Program provides federal income tax incentives for the rehabilitation of historic **income-producing** properties listed on the National Register or contributing resources within a nationally designated historic district. Under this provision, a 20% tax credit is available for the substantial rehabilitation of commercial, industrial or rental residential buildings that are certified as historic.

Additional Information

The landmark guidelines and application are available on the Moline Preservation Commission's webpage at moline.il.us/departments/planning/historic/index.asp

The landmark process is explained in the Moline Code of Ordinances in Chapter 25, Article IV. The code can be accessed at moline.il.us For more information, contact:

Patrick Burke
Economic Development Manager
(309) 524-2034
pburke@moline.il.us



George W. Johnson Home-Moline Historic Landmark

Additional Assistance

The Moline Historic Preservation Commission meets the second Monday of the month in the Committee of the Whole on the second floor of City Hall at 4:00 p.m.

CITY OF MOLINE, IL

CONSIDERATIONS FOR LANDMARK DESIGNATION



"River Gateway to Opportunity"

www.moline.il.us

What Part Of The Structure Does Landmarking Affect?

Landmarking **DOES NOT** affect the use or design of the interior of the structure.

Landmarking **DOES NOT** require any review of normal maintenance.

Landmarking **DOES REQUIRE** review of any **MAJOR CHANGES** to the exterior of the structure that are visible from the street or avenue.

What Are Considered Major Changes?

- Removing or enclosing of a front porch.
- Putting an addition on the front or side of the structure.
- Removing windows or not replacing them with ones of a similar style.
- Removing rather than repairing an original tile, slate or copper roof covering.

Moline Landmarks are often the types of buildings (residences, office buildings, etc.) that can be adapted for new uses and the changing needs of their owners. Since the idea of Landmarking is to help preserve these important buildings and districts, the Moline Historic Preservation Commission strongly encourages the types of changes that will keep these buildings functional. However, any “significant changes” to a Landmark property are subject to review by the Moline Historic Preservation Commission and the Moline City Council. The reason: To ensure that the changes are compatible with the historic and architectural character that qualified it for Landmark status.



Former Depot-Moline Historic Landmark

What Is Considered Normal Maintenance?

- Painting the exterior of the structure. Color is **NOT** regulated.
- Putting on a new roof similar to that in place when the property was Landmarked.
- Tuckpointing and/or repairing of brickwork.
- Repairing of sidewalks.
- Repairing of exterior steps.
- Repairing the facade with like material.

Can I Demolish A Landmark?

Landmarks can only be demolished with the City Council's approval. Landmarked buildings are designated as Landmarks by the City Council because of their extraordinary significance. This significance is established by a list of criteria including its architectural and historical significance. A Landmark is given official protection from demolition by the City Council, as noted in the Moline Code of Ordinances. Any questions concerning a proposed demolition should be directed to the Historic Preservation Commission and the Planning & Development Department.

Can I Buy Or Sell A Landmark?

Yes, and the property retains its Landmarked status. Moline's Landmarked properties can be viewed at moline.il.us/departments/planning/historic.

When Is A Certificate Of Appropriateness Required?

A Certificate of Appropriateness must be obtained before any construction, alteration, demolition, repair or relocation affecting the exterior architectural appearance of any designated Landmark or structure within a locally designated Historic District can occur.

The application is reviewed by the Historic Preservation Commission to determine if the request will have an adverse affect on the integrity of the structure. If none is found, the Commission may approve the request. If the application is not in accordance with the Secretary of Interior's Standards for Rehabilitation, the Commission will forward its recommendation to City Council for a final determination.

What Is An Exemption For Economic Hardship?

An exception to the Certificate of Appropriateness shall be made if the applicant shows the City that a failure to grant the permit will cause an imminent threat to life, health or property. After a recommendation for denial of the Certificate of Appropriateness by the Historic Preservation Commission, the City Council may consider an exemption for economic hardship which has not been self-imposed or self-created by the applicant. In order to obtain such exemption, the applicant must show that the structure or structures cannot be used for the original intended purpose and/or no alternative reasonable use can be identified and the applicant can show evidence that economic hardship will be created if the structure or structures cannot be removed.



Scottish Rite Cathedral-Moline Historic Landmark