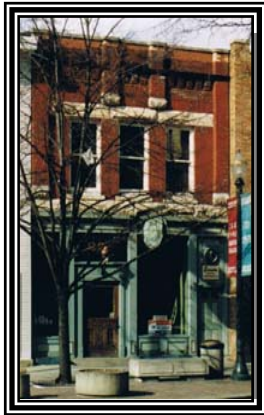


Examples of Local Joliet Landmarks



Patrick C. Haley
Mansion

Ca. 1891



Gem Theater

Ca. 1906



Thomas Hennebry

Ca. 1894

Where Can I Get More Information?

Residents are welcome to attend any of the Commission's regular meetings. They are held at 7:00 p.m. on the fourth Wednesday of every month in East Wing Conference room of the Municipal Building, 150 W. Jefferson St., Joliet Il.

Visit the Joliet Public Library to explore the history of a home or structure using the resources in the Local History section.

You can contact the Secretary of the Historic Preservation Commission for Landmark application forms & guidelines. at 815.724.4052 or e-mail bnewberg@jolietcity.org

Contact one of the Joliet Preservation Commissioners to answer any questions and assist with the paperwork.

For other informational materials, visit our website at www.joliethpc.com

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Historic Preservation Commission



City of Joliet Planning Department
150 West Jefferson Street
Joliet, IL. 60432

JOLIET HISTORIC
PRESERVATION
COMMISSION
Bridging the Past to the Present and Future

*What Is a
Local
Landmark?*



What is a Local Historic Landmark?

A local landmark is a house, office building (civic or commercial), factory, bridge, or other structure deemed by the city to be historically significant and thus worthy of protection.

Architectural significance can be based on the design of the building or the notability of its architect. Historic significance can be based on the fame of one of its owners or occupants, or on the building's role in a historic event. In addition, as a general rule, a structure should be at least fifty years old to be eligible for landmark status.

Why Seek Landmark Status?

The City of Joliet gives a landmarked building a bronze plaque denoting the building's historic name and date of construction. The plaque should be affixed to the front façade of the structure, usually near the front door or entrance.

A landmarked building is given extra protection through a city ordinance. Before it can be altered or demolished, the Joliet Historic Preservation Commission (JHPC) must review and approve the plans for any such changes. Alterations made to a landmarked building require both a building permit from the City and a **certificate of appropriateness** from the Historic Preservation Commission.

There can be financial advantages for the owners of landmarked buildings, too. Property taxes can be frozen – meaning no increases in building assessment – for ten years. Also, in some cases, federal income tax credits for renovations are possible. Contact the JHPC for more details.

What Else is Involved in Having Landmark Status?

Landmarked structures need to undergo a review process before they can be altered. Significant changes made to the front and possibly side facades may involve an administrative review by the Historic Preservation Commission Secretary. Major changes will require a certificate of appropriateness. Most landmark owners find these procedures coincide with their desires to maintain and enhance their historical properties. The Joliet Historic Preservation Commission can offer assistance in planning for the changes.

Again, do note that the **certificate of appropriateness** only applies to exterior modifications *that can be seen from the street*. Additions on the back, and any interior modifications, are not subject to Commission approval. Normal maintenance is not covered.

Landmark status does not force a landmark owner into restoring the property. If the owner decides to make major changes following the landmark status, then the review and certificate of appropriateness procedures must be followed.

It should be noted that although a landmark has some protection, its neighboring structures are not necessarily protected unless they, too, are landmarked. To preserve the character of an entire neighborhood or area, a local historic district can be formed. Contact the JHPC for more information.

What Rules Exist for Altering Landmark Buildings?

The City of Joliet has a Historic Preservation Ordinance, which was passed in 1990 and amended in 1991. This ordinance gives guidelines under which a landmark is nominated and details the process that must occur for landmark status to be granted. The Joliet Historic Preservation Commission recommends nomination to the Joliet City Council, who in turn, votes to approve all local landmarks.

The guidelines of the Joliet ordinance are based on a set of federal standards known as the Secretary of the Interior's Guidelines. This assures that Joliet's historic landmarks can meet acknowledged standards of historic preservation.

The guidelines for landmarked buildings are generally stricter than those for buildings in a local historic district. Joliet has several local historic districts that have adopted guidelines, which are used for any proposed alterations within the districts. These guidelines were prepared by the Joliet Historic Preservation Commission with input from the residents of the districts. Contact the Joliet Historic Preservation Commission for copies of the guidelines.

Another type of landmark status is placement on the National Register of Historic Places, which is granted to very notable buildings and sites. National Register status, however, does not necessarily offer the protection that a local historic landmark can have because the guidelines are only applied to projects that utilize federal funding.