

Why Be a Landmark?

Owning a historic property allows you to preserve local history or architecture. Living in a historic district or neighborhood supports traditional and historic neighborhoods and communities. Many owners find this experience to be an honor and a privilege, although it requires commitment and responsibility from the property owners. The JHPC welcomes the opportunity to work with you and support you in your endeavors.

Where Can I Get More Information?

Call the Joliet Historic Preservation Commission Secretary at 815.723.4052 or email the Secretary at bnewberg@jolietcity.org.

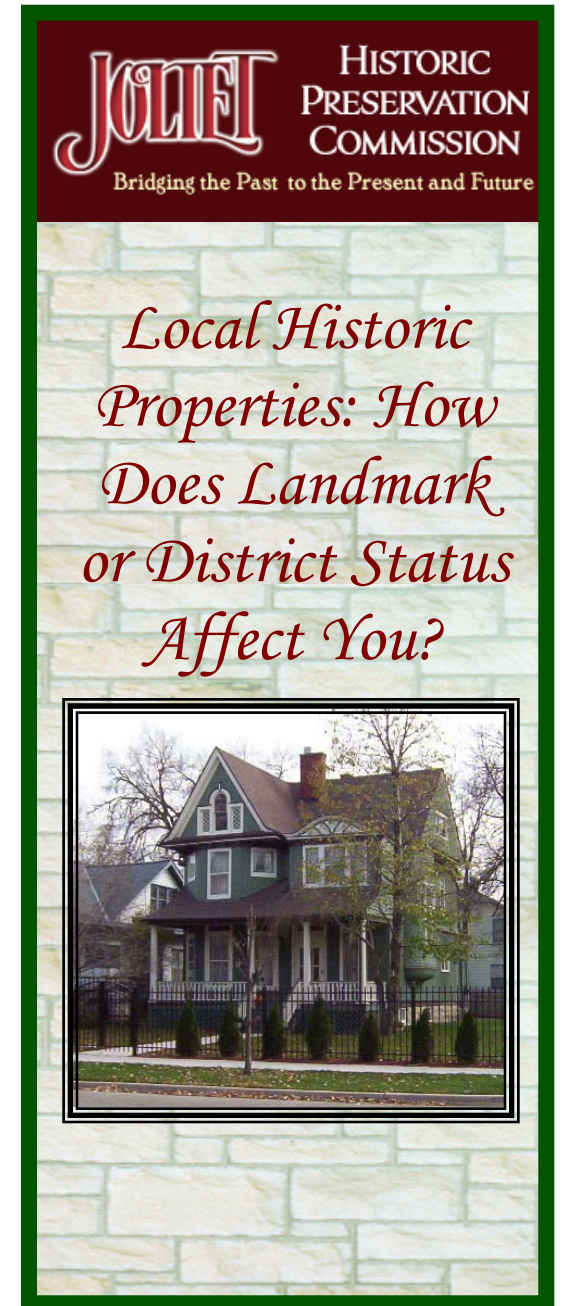
You may also review the brochure: What is a Certificate of Appropriateness and the JHPC Local Landmark and District Nomination Forms.

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



Local Historic Properties: How Does Landmark or District Status Affect You?

Becoming a Joliet Local Landmark or being included in a Joliet Local Historic District is an honor. It means that your property has been deemed to have architectural or historic significance to our city. This designation brings both benefits and responsibilities to the property owner. It is important to understand both when pursuing local landmark or district status and this brochure briefly outlines them.

What Are the Benefits?

As a local landmark in the City of Joliet, your building is awarded a plaque to display on the front façade to signify this honor. Also, pictures and descriptions of your property could be featured in Joliet Historic Preservation Commission (JHPC) publications and on the website at www.joliethpc.com

A local landmark or building included in a local historic district may also qualify you for grant monies or tax freezes. Presently the City of Joliet has an unveiling/paint grant for its local landmark and district properties as well as its National Register of Historic Places landmarks and districts. If your property qualifies, you can receive a rebate of 50% of qualifying costs up to \$2000 for such unveiling work as removal of synthetic siding or restoration of masonry surfaces. This rebate is also given for historically appropriate paint projects.

The State of Illinois has several financial incentives for historic properties.

- Property Tax Assessment Freeze for homeowners of landmark or district properties either locally designated or

included on the National Register of Historic Places.

- Illinois Heritage Grants for properties owned by a not-for-profit organization or unit of local government or otherwise publicly owned.
- Federal Historic Preservation Tax Credit Program, administered by the State of Illinois for rehabilitation of historic income-producing properties.

It is very important that you carefully read and follow the guidelines of these programs. You must first qualify for the programs, and you should consult the program managers about your property before you start any work.

There is another benefit, too, although is it difficult to quantify for any particular property. According to multi-state studies, landmarked properties and those in historic districts show rises in resale value, sell for more money, and sell more quickly. An important reason for this increase in value is that neighborhoods where historically designated properties are located tend to improve, contributing to this increase. Properties are better maintained, crimes rates decline, and residents take more pride in their neighborhoods. They become better places to live.

What Are the Responsibilities?

If your property becomes a local landmark or part of a local historic district, that does not mean that you will be required to restore your property to “historic standards.” If it is nominated as a landmark with architectural significance, however, it will have to meet certain standards before it can be designated.

Any changes you do make to the exterior façade of an historic property (beyond routine maintenance) need special approval called a Certificate of Appropriateness (COA). The changes to your property or structure must be made according to a set

of appropriate guidelines, which can include the Secretary of Interior’s Guidelines, Thematic District Guidelines, or Local District Guidelines.

Local landmark or district status is recorded on the property’s deed as an historic easement on your property. This easement stays with the property, so when you sell or transfer, the property maintains the local landmark or district designation.

As part of the nomination process as a local landmark or historic district, you will be asked to sign an owner consent form which indicates that you acknowledge the need to obtain certificates of appropriateness for exterior changes. Although the JHPC does not require owner consent for the designation, the historic preservation ordinance does require an indication that the property owner has been contacted for their consent.

As with all City of Joliet property owners, you must also comply with all City of Joliet codes and regulations. If you have or are interested in an historic or potentially historic property that is not in compliance with codes, it may still be possible to be considered for landmark status or applying for a grant program. You may need to submit work plans and a time table explaining how the property will be brought up to code. Contact the JHPC and the Planning Division of the City of Joliet on your project.

