

Joliet

Historic Preservation

Commission

2018 Annual Report

A Certified Local Government

Sara Stovall, Chair

Sharon Merwin, Vice-Chair

Jayne M. Bernhard, Staff Liaison

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Overview

The Joliet Historic Preservation Commission (JHPC) was established in 1990 by City Ordinance No. 9296. The JHPC was created to identify and oversee the City's historic land marks, districts, and sites. This annual report has been prepared in fulfillment of the City of Joliet's annual reporting requirement under the National Park Service's Certified Local Government Program (CLG) established under the National Historic Preservation Act.

The CLG Program is a nationwide initiative providing technical assistance and small grants to local governments seeking to preserve the important and significant aspects of their heritage. The City of Joliet has been a "Certified Local Government" since 1995.

Joliet Historic Preservation Commission

The JHPC consists of twelve members: nine voting members and three non-voting members. All members are appointed by the Mayor, with advice from City Council, for a two year term. The voting members must be residents of Joliet while the three non-voting members may live outside Joliet. Non-voting members may not serve as officers of the JHPC.

The JHPC started 2018 with one vacancy (voting member) due to Commissioner Gerri Eck's resignation on January 24th 2018. In February 2018, Commissioner Paul Burden (Voting member) resigned. In April 2018, Commissioner Michael Grady (Voting member) resigned. The Mayor appointed three new members in April 2018: Kailee Lowry (Voting member), Mary Beth Gannon (Voting member) and Gideon Bluestein (Non-voting member). Commissioner Christine Policandriotes moved from a Non-voting member to a Voting member. The Commission ended 2018 with zero vacancies. Membership of the JHPC and meeting attendance can be found as an attachment to this report.

The JHPC elected a new Chair and Vice-chair at its January 2018 meeting. Sara Stovall was elected to Chair and Sharon Merwin to Vice-chair.

Staff support to the JHPC consisted of Planner Jayne M. Bernhard, AICP, for the entire year. The JHPC also benefited from having a historic preservation intern for the majority of the summer of 2018.

JHPC Committee Structure

The JHPC voted in January 2017 to combine the meetings of the three standing committees—District Committee, Nomination Committee and Public Awareness Committee—into one meeting that would take place on the same day as the regular Commission meeting but start one hour earlier. This meeting is called the "Committee of the Whole." Minutes for these meetings are attached. The JHPC amended their operating Rules of the JHPC in July 2018 and

redefined the three committees should they ever meet again. The new committees and their role can be found on page 10-11 of the amended rules of the JHPC (attached)

Year 2018 Goals and Objectives

At the December 2017 meeting, the JHPC approved the following goals for 2018.

1. Present "Retaining Historic Character in Your Neighborhood," a slide presentation, to at least three neighborhood groups
2. Initiate a survey of at least one area
3. Apply for a C.L.G. grant to conduct a survey
4. Nominate at least one property as a landmark
5. Review the purpose and use of urban conservation districts
6. Sponsor or co-sponsor one walking or bus tour
7. Update the Rules of the Joliet Historic Preservation Commission

The JHPC achieved several of these goals. The JHPC completed the presentation "Retaining Historic Character in Your Neighborhood" and presented it to the Cunningham Neighborhood Association in November 2018. The JHPC plans to make more presentations in 2019. Commissioner Kailee Lowry initiated a survey of the St. John's neighborhood. The City applied for a C.L.G. grant for a *Conditions Analysis and Structural Assessment* of the Joliet Prison, which received funding. The JHPC was very active with landmark nominations. The JHPC nominated three landmarks in 2018, two of which were recommended to the City Council for final approval and the third was recommended for a public hearing in January 2019. The JHPC intends to schedule all three landmark nominations for one of the February 2019 City Council meetings. The JHPC reviewed the purpose and use of urban conservation districts at their May and July meetings. More discussion on this can be found on Page Seven of this annual report. The JHPC did not sponsor or co-sponsor a walking or bus tour. City staff did not have the resources to plan a tour in 2018. The JHPC updated the Rules of the Joliet Historic Preservation Commission and adopted these updates at their July 2018 meeting. The amended Rules can be found as an attachment.

Functions and Activities

Permit Review

Certificates of Appropriateness (2018)

Certificates of Appropriateness (COA) are required when a proposed project may affect a designated historic property. In 2018, the JHPC reviewed and approved one COA with conditions: 708 Western Avenue—new garage.

The JHPC additionally conducted a courtesy review of the proposed demolition of 220 Lincoln Street, which is a property in the East Side National Register Historic District. The property had suffered extensive damage from a fire, and the property owner did not have the funds to fix the house.

Staff conducted administrative COA reviews for projects at 505 Western Avenue and 606 Campbell Street. The property owner of 505 Western Avenue replaced the roof and decking material on the porch with like materials. The property owner of 606 Campbell Street re-roofed the house with like material (slate).



FIGURE 1: COA APPROVED FOR A NEW GARAGE (NOT BUILT YET)



FIGURE 2: FIRE DAMAGE AT 220 LINCOLN STREET



FIGURE 3: COA FOR LIKE-FOR-LIKE PORCH ROOF AND DECKING MATERIALS AT 505 WESTERN AVENUE



FIGURE 4: COA FOR LIKE-FOR-LIKE SLATE ROOF REPLACEMENT AT 606 CAMPBELL STREET

Certificates of Economic Hardship in 2018

A Certificate of Economic Hardship is approved by the JHPC to authorize an exterior alteration, new construction, relocation, or demolition when a Certificate of Appropriateness (COA) was previously denied. An approval is issued on the basis that denial of the COA deprived the owner of the property a reasonable return on the property.

There were no applications for a Certificate of Economic Hardship in 2018.

Local Landmarks

Nominations Reviewed or Pending in 2018

The JHPC reviewed the following nominations for local historic landmark designation in 2018.

[601 North Center](#) – Preliminary review held on November 28, 2018. Public hearing held on December 19, 2018. The JHPC voted to recommended approval of nomination to the City Council. City Council is expected to vote on this nomination in February 2019.



FIGURE 5: PENDING LANDMARK AT 601 NORTH CENTER STREET

[903 Western Avenue](#) – Preliminary review held on November 28, 2018. Public hearing held on December 19, 2018. The JHPC voted to recommended approval of nomination to the City Council. City Council is expected to vote on this nomination in February 2019.



FIGURE 6: PENDING LANDMARK AT 903 WESTERN AVENUE

[312 Richards Street](#) -- Preliminary review held on December 19, 2018. Public hearing scheduled for January 23, 2019. If the JHPC votes to recommended approval of the nomination to the City Council, the City Council would likely vote on this nomination in February 2019.



FIGURE 7: PENDING LANDMARK AT 312 RICHARDS STREET

The JHPC also worked on a draft Landmark nomination for 352 Union Street. The owner of the property has requested more time to consider the proposed designation at the time of this writing.

Local Historic Districts or Thematic Districts

Local Historic Districts or Thematic Districts Reviewed or Pending in 2018

The JHPC did not review any new or pending nominations for local historic districts or thematic historic districts in 2018.

National Register

National Register Nominations Reviewed or Pending in 2018

The JHPC did not review any new or pending nominations to the National Register in 2018.

Surveys

Commissioner Kailee Lowry initiated a survey of the St. John's neighborhood in the summer of 2018. The survey is still in process. The JHPC, at its December COW meeting, discussed surveying the remaining historic buildings along Collins Street and / or preparing a historical narrative of this area.

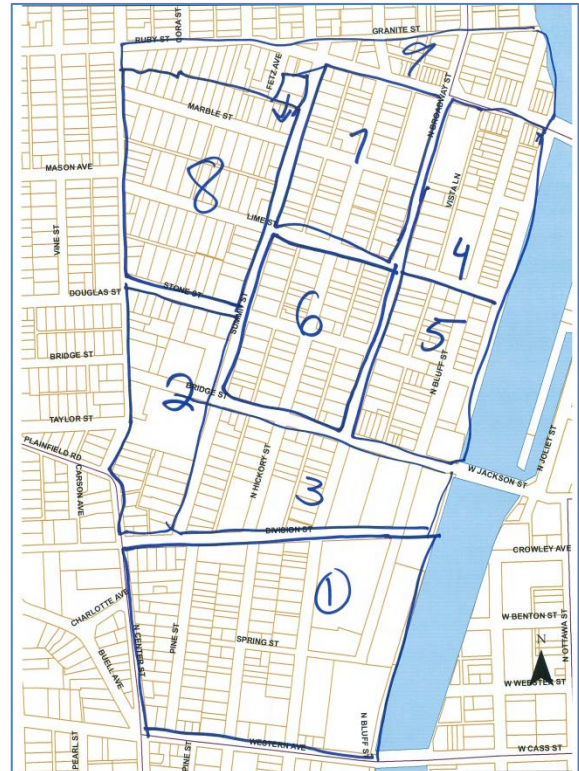


FIGURE 8: QUADRANT MAP OF PART OF ST. JOHN'S NEIGHBORHOOD

Other Activities

Certified Local Government Grant: The City received a Certified Local Government Grant for a Conditions Analysis and Structural Assessment of Prison West. The City has a contract with Klein and Hoffman Associates to perform the work, which includes the assessment of the following six (6) priority structures at the Prison: Administration Building, East Cell Block, West Cell Block, Chapel, Hospital, and Brick Stack of Power House. The total contract amount is \$74,000. The State will reimburse the City for up to \$51,840 of total project costs. The City has committed \$12,600 toward total project costs and the Joliet Area Historical Museum has committed \$9,600. The project will start in January 2019 and is expected to be completed by June 2019.



FIGURE 9: SLIDE FROM THE CITY COUNCIL PRESENTATION ON THE AWARD OF CONDITIONS ANALYSIS AND STRUCTURAL ASSESSMENT CONTRACT

Update of JHPC Rules (bylaws): The JHPC reviewed and discussed the JHPC Rules (bylaws). Minor changes were made. The JHPC decided to retain the three standing committees in its Rules, despite the committees being inactive for several years. The JHPC refined the purpose of these three committees should they become active. The updated Rules can be found as an attachment.

Urban Conservation Districts: The purpose and utility of the City's existing urban conservation district regulations was discussed. The City has not established an urban conservation district since the adoption of the Historic Preservation Ordinance in 1990. A St. Pat's Urban Conservation District was explored in the 2000's but never formally proposed. The City's staff liaison to the JHPC believes that the existing regulations would need to be substantially rewritten in order for urban conservation districts to be used as a historic preservation tool. The JHPC has asked City staff to prepare suggested changes to the Historic Preservation Ordinance for further future discussion.

Candidates for future landmark nominations: The JHPC maintains a list of candidates for future landmark nominations, which is actively discussed at each COW meeting. Three of the candidates on this list were submitted to the JHPC for landmark designation in 2018. At the time of this writing, these petitions are awaiting JHPC or City Council action.

Historic Preservation Award: the JHPC awarded four properties with a 2018 Historic Preservation Award:

- 318 South Midland Avenue for the interior restoration Craftsman bungalow.
- 604 North Raynor Avenue for the front façade restoration of the Neoclassical Cathedral of St. Raymond church
- 50 West Jefferson Street for the adaptive reuse of a portion of the Beaux Arts Joliet Union Station for MyGrain Brewery
- 310 Bridge Street for the exterior preservation of the castellated Romanesque Sehring Mansion



FIGURE 10: INTERIOR OF 318 SOUTH MIDLAND AVENUE



FIGURE 11: CATHEDRAL OF ST. RAYMOND NONNATUS AT 604 NORTH RAYNOR AVENUE



FIGURE 12: INTERIOR OF MYGRAIN BREWING COMPANY AT 50 WEST JEFFERSON STREET



FIGURE 13: EXTERIOR OF SEHRING MANSION AT 310 BRIDGE STREET

Retaining Historic Character in Your Neighborhood Campaign: The JHPC refined its PowerPoint presentation aimed at educating residents about the importance of preserving the architectural character of their home and neighborhood. The presentation and handouts were available at the April 2018 Joliet Landlord Conference. Commissioner Sharon Merwin also gave this presentation at the November 2018 Cunningham Neighborhood Association meeting. The JHPC expects to give this presentation to several more neighborhood groups in 2019. Additionally, the JHPC discussed other methods to promote and retain neighborhood character such as a media campaign and the implementation of small grant programs.



FIGURE 14: SLIDE FROM RETAINING HISTORIC CHARACTER IN YOUR NEIGHBORHOOD PRESENTATION

St. John's neighborhood survey: Commissioner Kailee Lowry volunteered to initiate a survey of the historic St. Johns neighborhood. The survey is still in process at the time of this writing.

Guidance to local property owners: City staff continues to offer feedback and guidance on renovations to older homes. In one particular case, City staff helped a property owner in the St. John's neighborhood modify his proposed porch plans to be more consistent with the architectural style of his house.

Demolition of the J.P. Wilhelmi Farmstead: Located at 2008 S. Chicago Street/Route 53, the 2009 Joliet Township Rural Historic Structural Survey identified the John P. Wilhelmi farmstead as a "contributing" farmstead, meaning it retained the character of an agricultural development. The farmstead was also a component of Wilhelmi Field Airport, which opened in the 1920s. The airport was well-utilized by mail pilots and small craft aviators up until the late 1990s. The survey did not identify the farmstead as being potentially eligible for listing on the National Register of Historic Places or as having local landmark potential. The farmstead was demolished for a warehouse.

Condition of buildings in the East Side National Register Historic District. Market conditions in the East Side National Register Historic District, which was established in 1980, continue to languish, and therefore, several buildings in the district continue to lack the capital needed to prevent further deterioration. The following three properties on Eastern Avenue were specifically discussed: 102 S. Eastern Avenue, 205 S. Eastern Avenue and 216-218 S. Eastern Avenue.

Proposed demolition of 411-413 East Jackson Street.

This circa 1851 building is proposed for demolition or relocation per the Preliminary Plan that was approved by the City Council in October 2018. At the time of this writing, the developer has committed up to \$300,000 to front the costs of moving the building should the City find this option to be financially feasible. The developer would recapture these costs through a future development agreement. The City Council, at its October 16th, 2018 meeting, requested that City staff explore the financial feasibility of moving the historic building. City staff is in the process of obtaining cost estimates for a potential move to City-owned vacant property located approximately 1,200 feet to the east.

East Side National Historic District



FIGURE 15: EAST SIDE NATIONAL REGISTER HISTORIC DISTRICT



FIGURE 17: CIRCA 1851 LIMESTONE BUILDING PROPOSED FOR DEMOLITION OR RELOCATION AT 411-413 EAST JACKSON STREET

Historic Preservation summer intern. The City was fortunate to have a capable intern perform the following work during the summer of 2018:

- Create a resource list of all available historic Joliet maps and obtain high resolution copies of maps
- Develop draft historic narratives for two Joliet neighborhoods
- Organize historic preservation resources by cataloging items, appropriately shelving items, and creating a database as appropriate
- Research neighborhood beautification programs

Downtown Design Guidelines. The City's economic development specialist is working with the JHPC staff liaison and a JHPC commissioner on design guidelines for downtown buildings. The purpose of the guidelines is to encourage architecturally-sensitive façade renovations. The guidelines are still a draft at the time of this writing.

Union Depot (UD) Tower at the Gateway Transportation Center: City staff developed a small exhibit on the history of Union Depot Tower (UD Tower). Completed in 1914, the purpose of UD Tower was to ensure and coordinate the safe and timely movement of trains through this critical intersection of east-west and north-south rail travel. The UD Tower housed the mechanisms for controlling the various rail switches at the intersection, also known as an interlocking plant. The City showcased the exhibit for the building dedication that took place on June 6, 2018. The exhibit was also open for the Joliet Rocket excursion that took place on September 15 and 16, 2018.

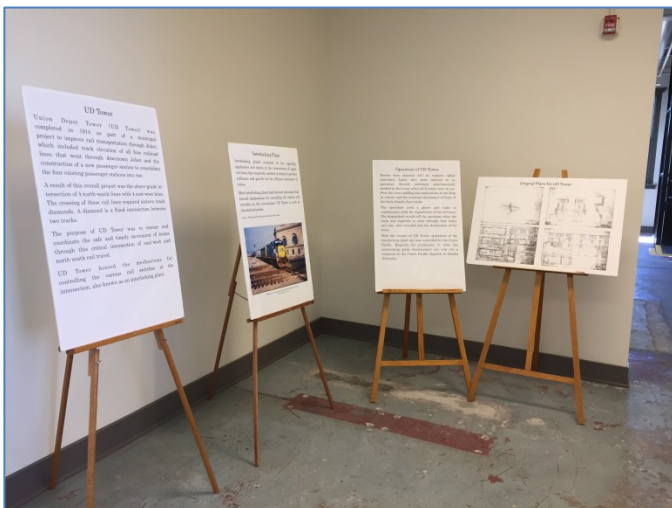


FIGURE 18: DISPLAYS ON THE HISTORY OF UD TOWER



FIGURE 19: EXPLANATION OF A VOLTMETER

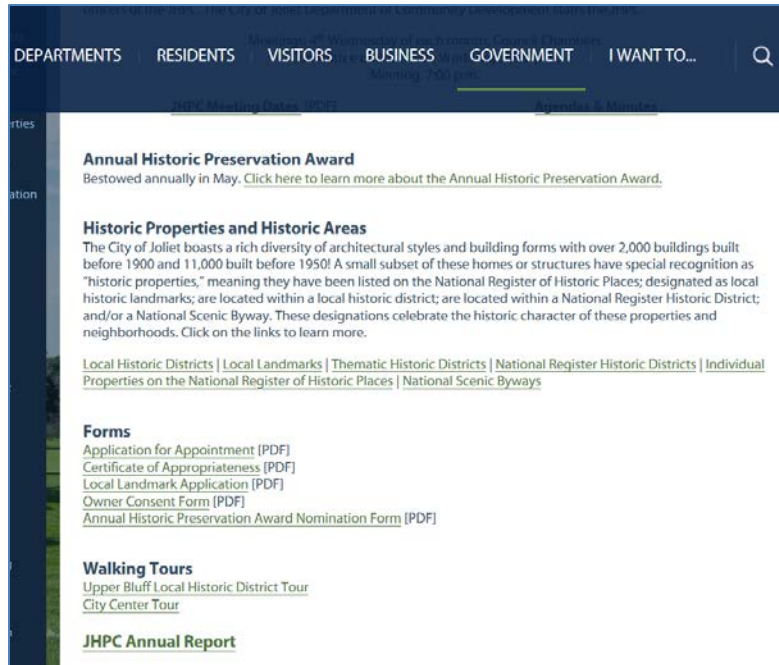


FIGURE 20: SNAPSHOT OF THE JHPC WEBPAGE ON THE CITY'S WEBSITE

Website: The JHPC website continues to be updated to highlight JHPC activities and historic resources in the City.

Other major discussion topics:

- The future of the old Joliet Prison
- The future of St. Mary Carmelite Church
- Mission style homes as a potential thematic district
- The purpose and use of public nuisance declarations and demolition decrees
- The Section 106 review process and involvement of the JHPC
- Endangered historic properties in the City
- Designation distinctions for historic properties
- Options for saving or preserving designated and undesignated historic properties
- Developing a Historic Preservation Plan
- Collins Street corridor planning
- Promoting the City's historic neighborhoods and properties through a coordinated media campaign

Participation in Informational and Educational Meetings / Trainings

- Staff Liaison Jayne Bernhard and Commissioner Sharon Merwin attended the National Alliance of Preservation Commissions Forum in Des Moines Iowa, which took place July 19-21 2018.
- Staff Liaison Jayne Bernhard and Commissioner Greg Peerbolte attended the February 21, 2018 Kendall County Historic Commission meeting, which was a convening of all historic commissions in the County.
- Staff Liaison Jayne Bernhard attended the Illinois Chapter of the American Planning Association's State Conference, which took place in Springfield from September 26-28, 2018.
- Staff Liaison Jayne Bernhard completed the Section 106 Essentials Training Course, which took place October 16-17th, 2018 in Salt Lake City, Utah.
- Commissioner Quinn Adamowski, Commissioner Greg Peerbolte, and Commissioner Bret Mitchell have leadership roles on the Old Joliet Prison Preservation Coalition and attend numerous meetings concerning the ongoing revitalization of the Joliet Prison.
- Several commissioners are active in neighborhood organizations and attend their respective monthly meetings. Commissioner Candace Johnson and Commissioner Sara Stovall serve as Co-Presidents of the St. John's Neighborhood Association. Commissioner Quinn Adamowski serves as President of the Cathedral Area Preservation Association. Commissioner Heinemann is Vice-President of the St. Pat's Neighborhood Association.
- Staff Liaison Jayne Bernhard sits on the Illinois Historic Sites Advisory Council.
- Commissioner Merwin is on the board of the directors for the Illinois Association of Historic Preservation Commissions

Commissioner Awards

- The Plainfield Opera House (Plainfield Illinois) received the 2018 Rehabilitation Award from Landmarks Illinois. Commissioner Bill Habiger served as principal of this project.
- Commissioner Quinn Adamowski and Commissioner Greg Peerbolte received the 2018 Joliet Young Professional of the Year award for their dedication to the ongoing revitalization of the Joliet Prison.



FIGURE 21: GREG PEERBOLTE, JAYNE BERNHARD AND QUINN ADAMOWSKI

Commission Sponsored Publications

The Commission produced no new official publications in 2018.

Attachments:

1. Names of commissioners and attendance records
2. New Commissioners
3. Agendas and Minutes for year 2018
4. List of Designated Historic Properties in Joliet
5. Articles in the City of Joliet Newsletter on Annual Awards and Designated Historic Properties in Joliet
6. Amended Rules of the Joliet Historic Preservation Commission
7. 2018 Landmark Nominations

TABLE 1: JOLIET HISTORIC PRESERVATION COMMISSION MEMBERS AND MEETING ATTENDANCE

Month	Adamowski Quinn	Burden Paul	Bluestein Gideon	Gannon Mary Beth	Grady Michael	Habiger Bill	Heinemann Kevin	Johnson Candace	Lowry Kailee	Merwin Sharon	Mitchell Brett	Peerbolte Greg	Policandriotes Christine	Stovall Sara
<i>Appoint. Or ReAppoint. Date</i>	04/17/18	11/01/2016	04/17/18	04/17/18	03/19/2013	12/06/2016	04/17/18	09/05/2017	04/17/18	04/17/18		11/01/2016	04/17/18	12/06/2016
<i>Voting Status</i>	<i>Voting member</i>	<i>Voting member</i>	<i>Non-Voting member</i>	<i>Voting member</i>	<i>Voting member</i>	<i>Voting member</i>	<i>Voting member</i>	<i>Voting Member</i>	<i>Voting Member</i>	<i>Voting member</i>	<i>Non-Voting member</i>	<i>Non-Voting member</i>	<i>Non-Voting member</i> <i>Voting member</i>	<i>Voting member</i>
January	X	-			-	X	-	X		X	X	X	X	X
February	X	Resigned			X	X	X	X		-	-	-	X	X
March	X				-	X	X	X		X	X	-	X	X
April	-		-	X	Resigned	X	X	X	X	X	-	-	X	X
May	-		X	X		-	X	X	X	-	X	-	X	X
June	Meeting Cancelled													
July	-		X	X		X	X	X	X	X	-	-	X	X
August	X		X	X		X	-	X	-	X	-	X	X	X
September	X		-	X		-	X	X	X	X	X	-	X	-
October	X		X	X		X	X	X	-	X	X	X	X	X
November	-		X	X		X	X	X	X	X	X	X	X	X
December	X		X	X		X	X	X	X	X	X	X	X	-
Totals	7	0	6	8	1	9	9	11	6	9	7	5	11	9

Staff Liaisons: Jayne M. Bernhard, AICP

Notes: Gerri Eck resigned on January 24, 2018
 Paul Burden resigned February 1, 2018
 Michael Grady resigned on April 19, 2018
 Christine Policandriotes became a voting member on April 17, 2018

X = Present
 - = Absent