

CITY OF JOLIET, IL
REQUEST FOR QUOTATIONS
For
DESIGNATED HISTORIC PROPERTIES UPDATE



August 30, 2021

Request for Quotes # 2597-0921

Submittals due:

Friday September 24, 2021 at 4:30 PM

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DESIGNATED HISTORIC PROPERTIES UPDATE PROJECT

1. PROJECT DESCRIPTION

Through this Request for Quotations ("RFQ"), the City of Joliet seeks to hire a consultant to update architectural and historical information on the City's 130 designated historic properties and import this information into a web-based platform. The City of Joliet has 130 locally designated historic properties that are either individual local historic landmarks, are located within one of three local historic districts, or are located within one of five thematic local historic districts. See attached Designated Historic Properties List (Exhibit A) and Maps (Exhibits B & C).

The proposed project would involve updating the architectural and historical information for all 130 of the City's designated local properties these properties and producing current digital images of these properties. The City seeks to better understand the current condition and the significant historical and architectural features that should be governed under permit review. In addition, the historical and architectural information for some of the properties is lacking in depth.

The project has two goals. The first is to update, standardize, and make digitally available information. This would enhance and streamline information to further the City's ability to offer clear, uniform and predictable guidance and result in a more prompt and predictable permitting process for property owners that are subject to the Certificate of Appropriateness process. Property owners who seek to alter, construct, demolish or make a material change to designated historic properties are required to obtain a Certificate of Appropriateness from the Joliet Historic Preservation Commission. The Joliet Historic Preservation Commission (JHPC) is authorized to issue, modify, deny, suspend, or revoke certificates of appropriateness and economic hardship for designated historic properties. This information and web-based platform would support our property owners who have voluntarily placed preservation restrictions on their property for the greater public good of preserving the City's heritage. The second is to enhance heritage tourism opportunities by making information publicly available on a digital platform, which can then be utilized as the basis for tours and other heritage celebration activities. Staff have had several discussions with the Joliet Area Historical Museum on how they and others can use the web-based platform for future tours that launch from the JAHM.

2. BACKGROUND

2.1 Context: Joliet is the third largest city in Illinois with approximately 150,000 residents. Joliet has amazing historic properties within our unique neighborhoods. Citizens value these historic properties. The East Side National Register Historic District was established in 1980

to draw recognition to the historic resources in what was and continues to be a weak market area of the City. Ten years later, the City adopted a Historic Preservation Ordinance and established the Joliet Historic Preservation Commission (JHPC) in order to further promote and protect the City's historic resources. The JHPC and City staff quickly got to work. One year later, staff and the JHPC, working in conjunction with local preservation advocates, nominated the Upper Bluff National Register Historic District to the Register. These local preservation advocates similarly wanted to draw positive recognition to the Upper Bluff neighborhood in the face of what they saw as negative neighborhood change. Preservation efforts continued in the 1990s with preservation advocates working with residents to individually landmark historic properties and establish the first local historic district - the 600 block of Western Avenue - as the Upper Bluff Local Historic District in 1997. The Raynor's Addition Local Historic District followed in 1999, Whitney Terrace Local Historic District in 2006 and the 700 block of Western Avenue as the Upper Bluff Local Historic District (expansion) in 2008. The JHPC also established 5 thematic local historic districts- Bungalow, Colonial Revival, Catalog and Vernacular and Raynor's Addition Local Thematic District.

Today, there are 130 designated historic properties in the City, which includes the properties with individual landmark designation, those properties located in our three local historic district and those properties included in our five thematic local historic districts. Property owners who seek to alter, construct, demolish or make a material change to designated historic properties are required to obtain a Certificate of Appropriateness from the Joliet Historic Preservation Commission. The Joliet Historic Preservation Commission (JHPC) is authorized to issue, modify, deny, suspend, or revoke certificates of appropriateness and economic hardship for designated historic properties.

2.2 Current Historic Preservation Projects and Long-Term Plans: The City approved amendments to the Historic Preservation Ordinance in May 2021, which clarified, enhanced and streamlined information to further the City's ability to offer clear, uniform and predictable guidance and result in a more prompt and predictable permitting process for property owners that are subject to the Certificate of Appropriateness process. The Ordinance had not been substantially updated since its 1990 adoption. The Historic Preservation Commission intends to work on additional updates to the Historic Preservation Ordinance that focus on designation standards, clarity on work subject to COA's, and criteria for the issuance for COA's. The City has a consultant finalizing a design guidelines manual to help owners of historic buildings maintain and preserve the architectural and historical character of their properties, neighborhoods and districts. The City also has two intensive historic resource surveys underway: St. John's Neighborhood Historic Resource Survey and Downtown Historic Resource Survey. Finally, the City will be facilitating the

preparation of a national register historic district nomination for the Illinois State Penitentiary-Joliet.

3. SCOPE OF SERVICES

The selected firm shall update architectural and historical information on the City's 130 designated historic properties and import this information into RuskinArc. The City currently has a RuskinArc account. The City's existing architectural and historical information on the existing designated properties varies from very robust to minimal. The City shall make any existing information available to the selected consultant team.

Specific components of the project and tasks necessary to complete it are listed below. However, it should be emphasized that this list is not comprehensive, complete or final, but is representative of the scope of work the firm shall be qualified to complete. The consultant, in the preparation of a proposal, should not be limited by the services identified herein but should describe any additional services he or she believes are beneficial in meeting the project objectives.

- 3.1 **Inventory form:** A standardized form will be created that outlines the building materials, character defining features, features of primary and secondary significance, contributing and non-contributing structures on the property, alterations to the property or building, and historic significance. Staff shall approve the proposed inventory form.
- 3.2 **Excel Database of surveyed properties:** The database fields should correspond with the fields on the inventory form.
- 3.3 **Summary Report:** a brief report that at a minimum summarizes and compares architectural styles, building types, exterior cladding and window materials. The report shall also present any major findings and recommendations to address any issues, opportunities and challenges. The intended use of this report is to inform the Historic Preservation Commission and Staff on current condition and is not intended to be a public education tool.
- 3.4 **Presentations:** The selected consultant team shall deliver one presentation on the draft summary report to the Joliet Historic Preservation Commission.
- 3.5 **Project Timeline:** Staff would like the project to start as soon as possible. The services and all deliverables will need to be completed no later than September 30, 2022. Project

timeline can be modified upon mutual agreement of both parties.

3.6 Reporting: The selected consultant team shall provide bi-monthly project updates to the City's Staff Liaison to the Historic Preservation Commission.

3.7 Deliverables

- Written bi-monthly project updates submitted to the City's Staff Liaison to the Historic Preservation Commission.
- Digital copies of any handouts, and presentation boards (if produced)
- Digital copies of inventory forms for the properties
- Digital copy of the Summary Report
- Digital copy of the Excel database of inventoried properties
- One printed copy of final survey forms
- One printed copy of Summary Report
- High resolution digital copies of all pictures used in the report and inventory forms. Pictures should be submitted in a jpg format
- High-resolution digital files of all deliverable materials

4 SUBMITTAL REQUIREMENTS

Quotations may be provided in one electronic copy in PDF format submitted on a thumb drive or transmitted electronically to the following address:

Attention: Jayne Bernhard, City Planner
City of Joliet
150 West Jefferson Street
Joliet, IL 60432
EMAIL: jbernhard@joliet.gov

Proposals are due on or before 4:30 PM on Friday September 24, 2021.

The following should be included with the quotation for the designated historic properties update project in the order listed below:

- A. Firm contact (name, work position, phone numbers, and email address).
- B. Office address, main telephone number, and website address of the firm.
- C. Brief history of the firm.
- D. Biography of key personnel who will providing the services and are authorized to make representations on behalf of the firm.
- E. Experience conducting historic resource surveys.

- F. Any other relevant information that the Proposer would like to include such as digital examples of relevant work.
- G. A fee proposal

All questions regarding this RFQ shall be directed in writing to Jayne Bernhard at jbernhard@joliet.gov

EXHIBIT A: LIST OF DESIGNATED HISTORIC PROPERTIES

Designated Historic Properties (Through OCTOBER 2020)

No.		Street Name	Historic Name	Description	Year Built	Year of Designation	Ordinance #
1000		Black	Charles J. Shaw House	Colonial Revival	1924	2004	14506
315		Bridge	Henry Sehring House	Queen Anne/Classical	1895	2001	13384
102	N	Broadway	All Saints Greek Orthodox Church	Romanesque Byzantine Revival	1943	2010	16646
206	N	Broadway	Hiram B. Scutt Mansion	Italianate Second Empire	1882	1997	11510
225	N	Broadway	John H. Scheuber House	Greek Revival	1850	1992	9837
523	N	Broadway	John Leiser House	Limestone Italianate	1874	2001	13148
600	N	Broadway	Simon Hausser House	Italianate	1872	2019	18007
304		Brooks	G. W. Young House	Dutch Colonial	1925	2000	12967
408		Buell	Lydia A. Culver House	Colonial Revival Four Square	1898	2000	12663
506		Buell	Samuel H. Roberts House	Queen Anne	1894	2012	16967
509		Buell	J. W. Downey House	Queen Anne	1889	2003	14365
612		Buell	Harless W. King House	Colonial Foursquare	1905	2004	14733
614		Buell	Clinton E. B. Cutler House	Queen Anne/Colonial Revival	1900	2003	14187
703		Buell	F. S. Davidson House	Queen Anne/NeoClassical	1901	2003	14299
815		Buell	C. Louis & Lydia F. Pearce House	Four Square/Vernacular Prairie Style Brick	1922	1999	12542
509		Campbell	Keron J. Holland House	Prairie Style / American Four Square	1912	2012	16966
606		Campbell	Fred Walsh House	Prairie Style	1920	2004	14806
611		Campbell	Guy L. Meaker House	Tudor	1910	2007	15862
615		Campbell	Edward R. Holmes House	Minimalist Tudor	1924	2007	15967
709		Campbell	Charles Wallace House	American Foursquare	1907	2004	14503
602	E	Cass	Swinbank House	Queen Anne	1889	2000	12749
9	W	Cass	White Store	Beaux Arts / Sullivanesque	1929-1930	2020	18104
19	W	Cass	Ottawa Street Methodist Church	NeoClassical Revival/Limestone	1909	1999	12325
900		Caton	Julius J. Gross House	Craftsman Style Bungalow	1928	2007	15927
2	N	Center	John W. D'Arcy House	NeoClassical	1901	1998	11959
17	S	Center	Patrick C. Haley Mansion	Romanesque/Chateausque	1891	1996	11175
601	N	Center	Moran-Hammel-Leser House	Italianate	1862 (circa)	2019	17927
501	N	Chicago	Dairy Queen	Vernacular	1895-1940	2010	16729
927		Collins	Joliet Steel Works	RomanesqueNeoClassical	1891	1998	12004
230		Comstock	Major Max Goldberg House	Queen Anne	1895	1998	12005
2571		Division	Morris-Niver Farmhouse	Greek Revival	1850	2003	14366
319	N	Eastern	Joseph DelRose House	Art Deco	1940	2005	15155
19	S	Eastern	Richardson/Stevens House	Greek Revival/Italianate	1841-1868	1998	11970
20	S	Eastern	Jacob Henry House	Second Empire	1873	1991	9668
23	S	Eastern	Benjamin Pickles House	Italianate	1859	1996	11176
26-28	S	Eastern	Henry/Folk House	Italianate	1864	1999	12187
205	S	Eastern	Dr. Charles Eldred House	Queen Anne/Classical	1898	1996	11177
207	S	Eastern	Albert W. Fiero House	Queen Anne/Stick Style	1884 (64)	1996	11178
1410		Frederick	Robert H. Rub House	Sears Catalog/Catalog House	1939	2003 / 2004	14218 / 14510
1010		Glenwood	Vernette Wraith House	Bungalow	1924	2006	15745 / 15669
520	N	Hickory	Wagner Home	Greek Revival Vernacular	Ca.1850	1999	12375
664	N	Hickory	Joachion Rohwedder House	Queen Anne/Stick Style	1892	2000	12607
1215		Houbolt	Cronin School	One room schoolhouse	1863	2013	17089
11		Hunter	Hugo Griep House	Queen Anne/Vernacular/Stick Style	1899	2004, 2006	14769 / 15639
575	E	Jackson	Casseday House	Greek Revival	1851	2020	18126
659	E	Jackson	Joseph & Anna Skorupa House	Chicago Bungalow/Classical Bungalow	1930	2003 / 2004	14458 / 14508
512		Knox	Hugh H. Carson House	Arts & Crafts/ Foursquare	1916	2010	16682
418		Madeline	E. E. Thornberg House	Vernacular	1910	2006	15640
501	W	Marion	M. Z. Button House	Queen Anne w/ Colonial Revival elements	1910	2000	12970
705	W	Marion	Louis Lozar House	Craftsman Style Bungalow/Classic Bungalow	1919	2001 / 2004	13343 / 14509
100		McDonough	Eliza Kelly School	Collegiate Gothic	1919	2005	15197
512		McDonough	Charles L. Young Home	Vernacular (gable-front-and-wing)	1889	2019	18008
711		Morgan	L.A. Stansbury/ Rubens House	Dutch Colonial	1923	1999	12376

Designated Historic Properties (Through OCTOBER 2020)

No.	Street Name	Historic Name	Description	Year Built	Year of Designation	Ordinance #
5	Nicholson	George & Juanita Palmer House	Colonial Revival/	1936	2010	16625
301	Nicholson	William Moore House	Italianate-style structure (modified in 1910)	1872	2002	13499
306	Nicholson	Joseph Campbell/Strong House	Greek Revival	1845	1991	9757
709	Oneida	George E. Niver House	Vernacular Bungalow	1885	2005	15251
313-315	S Ottawa	Charles Crusoe House	Farm House	1892	2007	15949
506	N Prairie	Frederick R. Hollander House 1926	NeoClassical/Arts & Crafts	1926	2000 / 2006	12651 / 15746
255	N Raynor	Thos. & Julia Egan	American FourSquare	1912	2007	15883
257	N Raynor	George & Cora Snapp	American FourSquare	1911	2007	15883
306	N Raynor	Dr. Higgins House	Arts & Crafts/Four Square	1914	1993	10175
900	N Raynor	Robt. & Rilla Harper House	Classic Bungalow	1926	2006	15360
902	N Raynor	Theodore & Anna Latz House	Classic Bungalow	1925	2006	15361
15	Richards	Central Presbyterian Church	Victorian Gothic	1895	1991	9666
312	Richards	G. Julian Barnes House	Richardsonian Romanesque	1890	2019	17925
321	Richards	Howard M. Snapp House	Colonial Revival	1898	2005	14954
204	Sherman	Henry & Helen Balensiefer	Colonial Revival	1906	2006	15693 / 15694
314	Sherman	C. H. Carpenter/August Maue House	Italianate Stick Style	1884	1991	9667
900	Sherwood Place	Jenie Dorn House	Norman Cottage	1929	1999	12286
902	Sherwood Place	Fred E. Grohue House	English Tudor Revival	1929	1999	12287
1503	Sterling	Meinert House	Gordon-Van Tine Catalog House	1926	2003 / 2004	14322 / 14511
1207	Taylor	Martin F. Kennedy House	Tudor	1928	2007	16007
1212	Taylor	Oscar C. Kaiser House	English Tudor	1929	2004	14703
505	Western	W. A. S. Brooks House	Italianate	1875	1991	9813
600	Western	J. P. Stevens House	NeoClassical	1897	1997	11397
601	Western	C. W. Talcott House	Arts & Crafts/Queen Anne	1887	1997	11397
602	Western	Alphonso Wethereil House	Queen Anne	1896	1997	11397
604	Western	Eneshia Meers House	Modified Queen Anne	1898	1997 / 2006	11397 / 15641
605	Western	W. C. Lee House	Queen Anne Cottage	1894	1997	11397
606	Western	W. B. Stewart House	Colonial Revival/Queen Anne	1901	1997	11397
607	Western	Hasbrouch B. Shahler House	Queen Anne/Prairie/Four Square	1906	1997	11397
608	Western	Walter Pitcher House	Colonial Revival	1914	1 / 1997/ 2004 /	14504 / 11397
609	Western	J. C. Smith House	Dutch Colonial/Queen Anne	1894	1997	11397
610	Western	Henry J. Sawyer House	Colonial Revival	1910	1997 / 2004	11397 / 14505
611	Western	Frederick C. Arentz House	NeoClassical/Four Square	1904	1997	11397
612	Western	E. C. Barrett House	Prairie Style	1910	1997 / 2003	11397 / 14363
613	Western	Alfred W. Madsen House	Colonial Revival	1918	1997 / 2007	11397 / 15887
614	Western	L.L. White House	Classical Foursquare	1910	1997 / 2003	11397 / 14188
615	Western	J. F. Nachbour House	Prairie	1910	1997	11397
616	Western	Richard J. Burrill House	English Eclectic Revival	1923	1997 / 2004	11397 / 14908
617	Western	J. W. Campbell House	Colonial Revival	1910	1997	11397
619	Western	Phillip LeSage House	Prairie Four Square	1910	1997	11397
621	Western	H. I. King House	Colonial Revival	1906	1997	11397
623	Western	Joseph G. Heintz House	Prairie Four Square	1922	1997	11397
625	Western	J. A. Kinsella House	Queen Anne	1896	1997	11397
700	Western	J. W. Fitzgibbons House	American Foursquare/Classical Revival	1905	2003 / 2008	16043 district
701	Western	G.E. Skinner House	American Foursquare/ Prarie	1910	2008	16043 district
703	Western	H.H. Sawyer House	Georgian Revival	1906	2008	16043 district
704	Western	J.W. Fitzgibbons II House	Georgian Revival	1918	2008	16043 district
707	Western	E.T. Geist House	American Foursquare	1901	2008	16043 district
708	Western	Joseph Kiep House	Queen Anne	1887-88	2008	16043 district
710	Western	Non-contributing	Non-contributing	1894-95	2008	16043 district
712	Western	William Wood House	Queen Anne	1896	1996 / 2008	16043 district
714	Western	Richard J. Barr House	Queen Anne	1896	2008	16043 district
715	Western	Steven Knott House	Prarie	1912	2008	16043 district

Designated Historic Properties (Through OCTOBER 2020)

No.	Street Name	Historic Name	Description	Year Built	Year of Designation	Ordinance #
716	Western	Thomas Hennebry House	Queen Anne/Shingle	1894	2003 / 2008	16043 district
718	Western	Comerford House	American Foursquare	1921	2008	16043 district
719	Western	Keokuk Booth House	French Eclectic	1893	2008	16043 district
804	Western	J.S. Hollinshead House	Queen Anne	1902	1999	12569 district
806	Western	Stewart House	Colonial Revival	1905	1999	12569 district
808	Western	Wallace L. Hardy House	American Foursquare	1905	1999	12569 district
810	Western	Daniel J. O'Connor House	Colonial Revival	1907	1999	12569 district
811	Western	Frank L. Kiep House	Dutch Colonial	1903	1999	12569 district
812	Western	E. Nadelhoffer House	Prairie/American Foursquare	1908	1999	12569 district
813	Western	Dr. William McBride House	Prairie/American Foursquare	1904	1999	12569 district
814	Western	The L.B. Mather House	NeoClassical/Bungalow	1911	1999	12569 district
815	Western	J.J. Welnitz House	Queen Anne/NeoClassical	1905	1999	12569 district
816	Western	A. E. Dinet House	Queen Anne	1899	1999	12569 district
903	Western	Loughran / McFarland House	Queen Anne / Beaux Arts	1898	2019	17926
960	Western	Peter G. Rulien House	Colonial Revival (Craftsman & Arts & Craft influence)	1914	2002	13616
1004	Western	Seward and Florence Brown House	Bungalow/Classic Bungalow	1924	2003 / 2004	14189 / 14507
1007	Western	Irving & Mildred Shutts House	English Tudor	1941	2006	15616
412	Whitney	Raymond J. Lennon House	Tudor	1923	2006	15615 district
414	Whitney	William F. Barrett House	Tudor	1923	2006	15615 district
416	Whitney	George W. Wiswell House	Tudor	1924	2006	15615 district
418	Whitney	Herbert L. Cramer House	Tudor	1925	2006	15615 district
420	Whitney	John H. Barnes House	Tudor	1928	2006	15615 district
422	Whitney	Frank J. Turk House	Tudor	1928	2006	15615 district
358	Whittier	Rudolph Hoen House	Arts & Crafts	1915	1998	11958
360	Whittier	Rudolph Hoen II House	Tudor	1921	2007	15825
No.	Street Name	Historic Name	Description	Year Built	Year Designated	
206	N Broadway	Hiram Scutt Mansion	Second Empire/Italiante	1882	2003	
102	N Chicago St	Rialto Square Theatre	Renaissance Revival	1926	1978	
22	E Clinton	Louis Joliet Hotel	Neo Classical Revival	1927	1990	
927	Collins St	Joliet Steel Works	Industrial Vernacular	1869	1991	
20	S Eastern Ave	Jacob Henry Mansion	Second Empire/Italiante	1873	1979	
50	E Jefferson St	Union Station	Neo Classical Revival	1912	1979	
201	E Jefferson St	Joliet Township High School	Collegiate Gothic	1901-1931	1982	
4000	W Jefferson St	Municipal Airport Hanger	Art Deco	1930	1980	
215	N Ottawa St	Joliet YMCA		192	2006	
150	Scott St	Joliet Post Office	Renaissance Revival	1901	1981	
1100	Brandon Rd.	Brandon Road Lock and Dam Historic District	* in Unincorporated Will County		2004	
	Illinois Route 53	Alternate Route 66	Designated from Wilmington to Joliet		2006	
	National Register Historic Districts		Description		Year of Designation	
	Joliet East Side Historic District		257 Buildings		1980	
	Upper Bluff Historic District		352 Buildings		1991	

EXHIBIT B: DESIGNATED HISTORIC PROPERTIES MAP

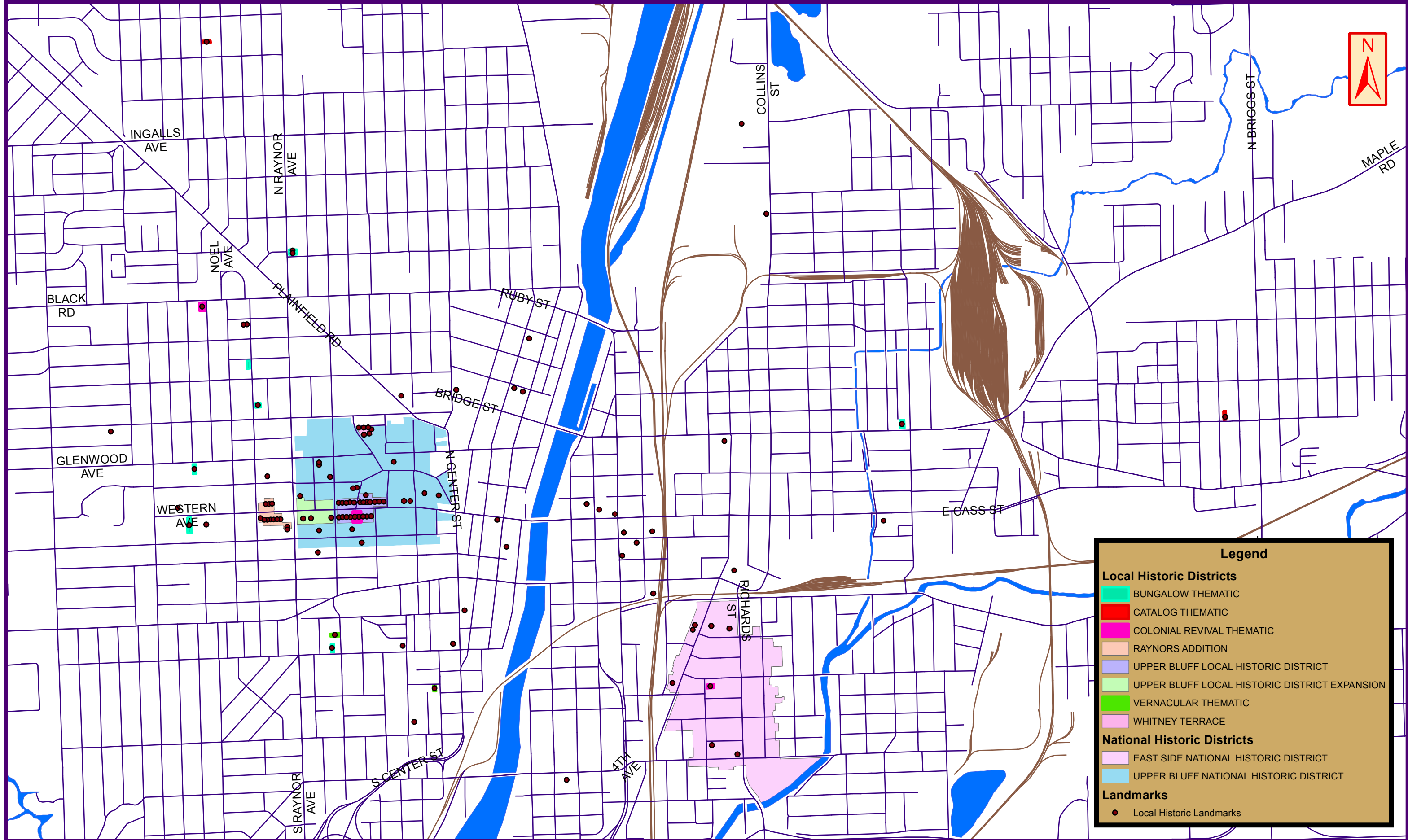


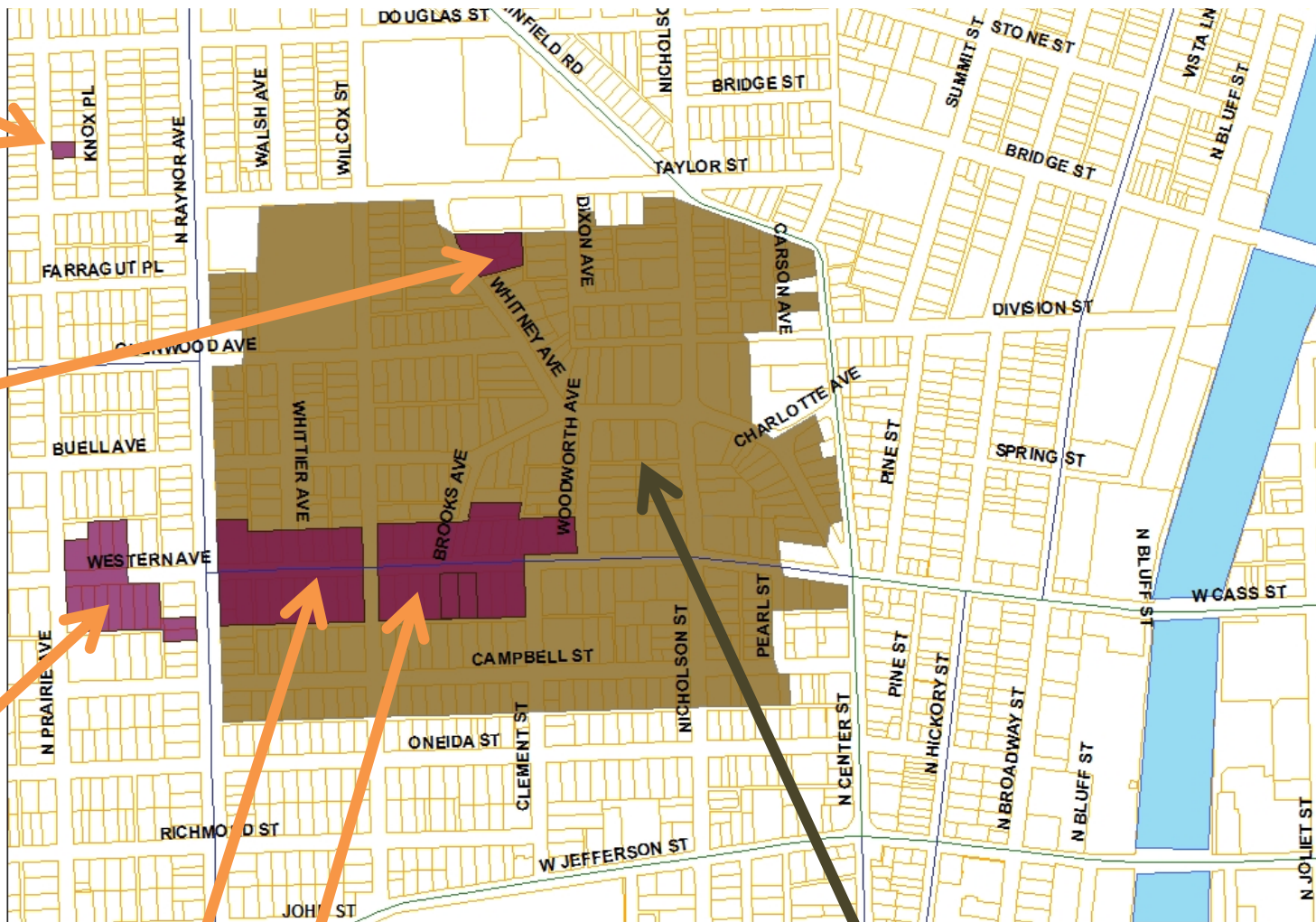
EXHIBIT C: CATHEDRAL AREA MAP

Designated Historic Properties in Cathedral Area

**Bungalow
Thematic
District**

**Whitney
Terrace
Local
Historic
District**

**Raynor's
Addition
Local
Historic
District**



**Upper Bluff Local
Historic District**

**Upper Bluff National
Register Historic District**