

Annual Joliet Historic Preservation Award

A recognition of properties that have undergone recent exterior and/or interior preservation, restoration, rehabilitation, adaptive use, or sympathetic additions as well as for people who exhibit dedication to the field of historic preservation.

DEADLINE: Friday, April 11, 2025

MAIL NOMINATION FORM TO:

Joliet Historic Preservation Commission
150 W. Jefferson Street
Joliet, IL 60432

EMAIL NOMINATION FORM TO:

Jayne Bernhard, jbernhard@joliet.gov

Street address: 900 North Raynor, Joliet IL 60435 30-07-04-316-016-0000

Current property owner: Miguel and Olga Ochoa

Historic name and/or original owner (if known): Classic Bungalow Thematic Historic District

Current use: Single Family Residential

Historic use: Single Family Residential

Year built (if known): 1926

Year rehabilitated, renovated, restored (if known): Restoration to front façade and stairs due to damage caused by a car driving into the front of the house in March 2024.

Architectural style / form (if known): Joliet brick Bungalow

Reason for nomination: *Please provide a short description, between 50 and 500 words, explaining the project or person being nominated. The statement should clearly identify the purpose and scope of work, unusual challenges or innovative approaches, sensitive treatment of historic fabric, long-term impact and any other information that supports the nomination as being exceptional. Attach an additional page if needed.*

On March 14, 2024, a car ran into the front façade of 900 North Raynor, which is a contributing property in the Classic Bungalow Thematic Local Historic District. The crash caused damage to the lower front façade as well as the front stairs. Most of the original bricks were severely damaged from the car crash. The homeowners worked with their contractor (TIMCO) to find a restoration solution that would match the brick type and pattern on the house. Working with City staff through the Certificate of Appropriateness process, the contractor was approved to remove a portion of the face brick from the inside of the three-season porch and rebuild the front façade and stairs with this face brick as well as brick that was able to be salvaged. They also installed new limestone caps and window sills. When the work was finished, the home at 900 North Raynor looks just as it did before the accident, maintaining its historic integrity as a sturdy century old bungalow.

Although a repair or restoration of this type may seem like a minor preservation home project, to homeowners it could be a significant one. Securing the property after the accident, working with the insurance company for compensation, and finding and hiring a contractor to properly repair the damage can be a big responsibility with a varying timeline. This involves an investment of time, money, and conviction.

At a time when convenience seems to be preferred and the cheapest and easiest building materials to be chosen, our housing stock not only becomes “inappropriate” in building style or architectural type, but also compromised in quality. This can apply to homes in traditional neighborhoods and to newer, more recent subdivisions. Homeowners who decide to choose quality building materials and techniques for repairs, restorations and alterations ensure that their homes

maintain integrity and safety, and serve as role models for their community. These homeowners, their neighbors and the City of Joliet all benefit from this type of commitment and investment exemplified in the home at 900 North Raynor.

Images: *Please provide a minimum of five photographs or quality digital photographs in .jpg format on a CD ROM, flash drive, or by email highlighting the project. Before and after pictures are encouraged.*

Submitted by: Sharon Merwin , JHPC Commissioner

Phone: 815-722-2133 **Email:** smerwin1@comcast.net

Address: PO Box 105, Joliet IL 60434



900 N. Raynor, circa March 2022, prior to damage to front façade

20



House in April 2024, showing the damage to the front façade



House in April 2024, showing the damage to the front façade



April 2024, shows completed restoration work.

Anthony Rohe

Construction by Timco

4/18/2024 | 20 Photos



900 N Raynor Ave • Joliet, IL 60435

Section 1



Project: Olga Flores
Date: 4/9/2024, 10:18am
Creator: Anthony Rohe



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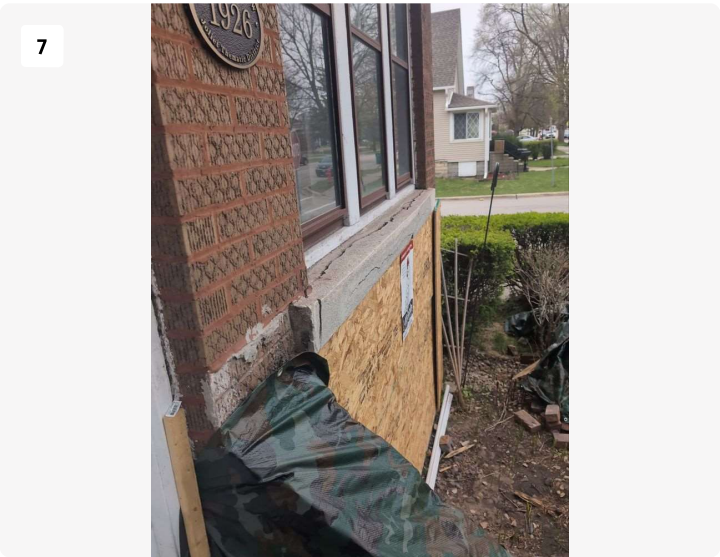
Project: Olga Flores
Date: 4/9/2024, 10:18am
Creator: Anthony Rohe



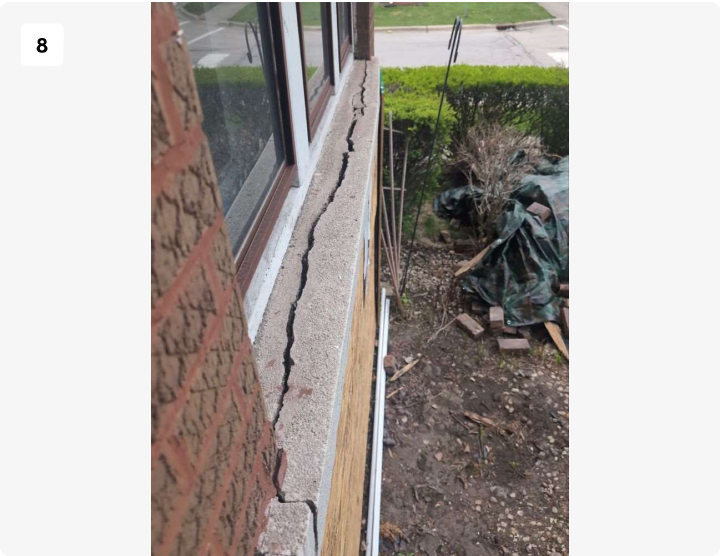
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Date: 4/11/2024, 12:01pm
Creator: Anthony Rohe



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Date: 4/11/2024, 12:01pm
Creator: Anthony Rohe



Project: Olga Flores
Date: 4/11/2024, 12:25pm
Creator: Anthony Rohe



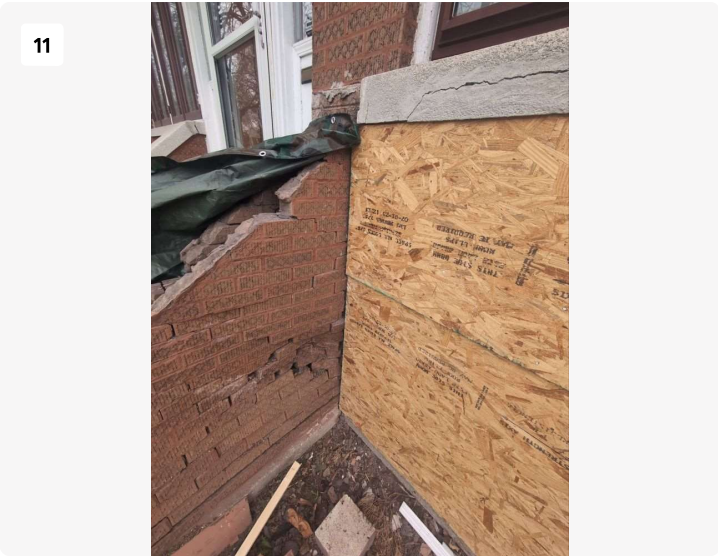
Project: Olga Flores
Date: 4/11/2024, 12:25pm
Creator: Anthony Rohe



Project: Olga Flores
Date: 4/11/2024, 12:27pm
Creator: Anthony Rohe



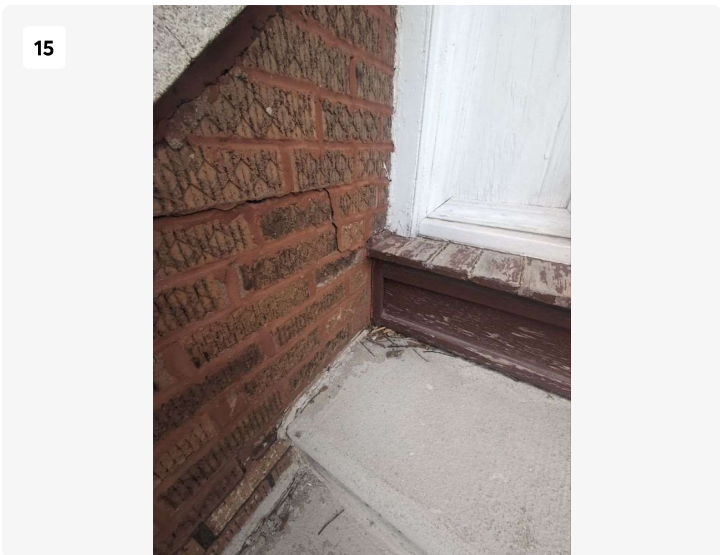
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Creator: Anthony Rohe



Project: Olga Flores
Date: 4/11/2024, 12:37pm
Creator: Anthony Rohe

HISTORIC PRESERVATION COMMISSION

**JAYNE M. BERNHARD, AICP
PLANNER & STAFF LIAISON
PHONE: 815-724-4052**

jbernhard@joliet.gov



**150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158**

July 3, 2024

Re: Approval of replacement brick on front façade and stairs and related work due to wall collapse caused by a vehicle crash.

To Whom It May Concern:

The Joliet City Council designated the house at 900 Raynor Avenue as a contributing property in the Classic Bungalow Thematic Historic District on December 20, 2005. The designation ordinance and property survey are attached. Properties within the Classic Bungalow Thematic Historic District require approval of the Historic Preservation Commission for any proposed work to the exterior of the home.

As Secretary to the Historic Preservation Commission, I have reviewed the documentation submitted for the referenced project. The property owner and its contractor worked with City staff over the past several months to determine a solution to replicate like-for-like the very unique brick pattern and color of the home. The south side of the front facade and entry stairs were damaged in late winter when a vehicle drove into the walls of both causing a collapse. I administratively approve the proposed work outlined by the contractor, TimCo, and the conditions of the approval are attached.

In summary, the property owner may remove a section of the brick exterior wall that is within the three-season porch and use this brick to rebuild the damaged walls and staircase on the south side of the home. While this is an exterior wall, its visibility is obscured from public view due to its location in the three-season porch. The decorative “rectangular” brick feature shall also be replicated. The City approves new limestone caps and sills for the rebuilt staircase and window sills to match the existing. City approves replacement brick in a similar style for the area on the three-season porch where the historic bricks are being removed. This entire wall may be stained so that the wall appears consistent.

If you have any further questions, please contact me.

Sincerely,

Jayne M. Bernhard, AICP

City Planner & Secretary to the Historic Preservation Commission