Dear Property Owner or Building Occupant:

Historic Downtown Dixon is the focal point and anchor of our great community. Our downtown is filled with incredible history, shops, and restaurants that draw visitors from all over the region. In order to preserve our unique and historic downtown, the Dixon City Council created the Historic Preservation Commission (HPC). This commission is a group of community volunteers appointed by the City Council with specific qualifications and expertise in the history of Dixon and historic preservation. The Commission serves as a resource to all property owners in the designated Downtown Historic District. A map of the District is enclosed.

Partnering with Dixon Chamber of Commerce & Main Street and the City of Dixon, our goal is to promote excellence in design and development, provide beneficial services, and encourage work that is in harmony with original architecture. If alterations or remodeling are done correctly, they will increase the value of the property and enhance appeal of the community.

If you plan construction or alterations of any kind to a building in the Downtown Historic District, you must obtain a permit from the City Building Department. To obtain the permit, you are required to provide information that explains the scope of your project and have it reviewed by the HPC and by the Building Department. This review will be done in a timely manner.

Contact the Commission directly via email at dhpc@discoverdixon.org or the City of Dixon Building Department at 815-288-1403. We look forward to assisting you.

Sincerely,

John McLane, Chair
Dixon Historic Preservation Commission

Paul Shiaras, Building Official
City of Dixon
**District Map**

**Dixon Downtown Historic District**

---

**Dixon Downtown Historic District**

Effects of listing in the National Register:

- Listing in the National Register honors the property by recognizing its importance to its community, state, or the nation.
- Listing only affects actions to the building that require a federal license, permit or funding. In this respect, the law protects listed properties only from actions taken by the federal government (and, in Illinois, by the state government). A property needs only to be eligible for listing for these protections to apply.
- Listing *does not* require owners of private property to open their properties to the public, to restore them, or even to simply maintain them, if they choose not to do so.
- If a building or district is locally designated or listed, it may be subject to any local ordinances in effect for historic properties.

Additional benefits for commercial properties:

- May allow owners the opportunity to obtain federal historic preservation funding, when funds are available.
- May allow owners of commercial buildings to participate in programs involving federal historic income tax credits for eligible rehabilitation activities.

Additional benefits for residential properties:

- May allow owner-occupiers of residential buildings completing eligible rehabilitation activities to participate in the Illinois Historic Property Tax Freeze program.

The IHPA welcomes comment on individual nominations:

- Anyone can write a letter of support
- Owners of nominated properties may object to a nomination
- All letters should be addressed to:
  Andrew Hckenkamp, Illinois Historic Preservation Agency
  #1 Old State Capitol Plaza, Springfield, Illinois 62701-1507

---

1 Adapted from *The National Register of Historic Places* published by the National Park Service. For more information, visit the Illinois Historic Preservation Agency at [http://www.state.il.us/hpa/ps/benefitsnr.htm](http://www.state.il.us/hpa/ps/benefitsnr.htm).