

ORDINANCE NO. _____

**ORDINANCE REPEALING DESIGNATION OF WHITNEY TERRACE
SUBDIVISION AS THE WHITNEY TERRACE LOCAL HISTORIC DISTRICT
(412, 414, 416, 418, 420, 422 Whitney Avenue)**

WHEREAS, the City Council established the Whitney Terrace Local Historic District by the City Council on July 18, 2006 with the adoption of Ordinance No. 15615; and

WHEREAS, there are six properties in the Whitney Terrace Local Historic District, which are listed and legally described in Exhibit A and depicted in Exhibit B; and

WHEREAS, all six property owners within the Whitney Terrace Local Historic District no longer desire to be in the Whitney Terrace Local Historic District. All six property owners support rescinding their local historic district status; and

WHEREAS, pursuant to the procedures set forth in Division 4 (Designation Procedure) of Article XI (Historic Preservation Ordinance) of Chapter 8 (8-601, et. seq.) of the City Code of Ordinances, a designation may be amended or rescinded by the same procedure and according to the same standards and considerations set forth for designation; and

WHEREAS, on February 26, 2025, the Historic Preservation Commission conducted a public hearing concerning the proposed de-designation of the Whitney Terrace Local Historic District and issued Findings of Fact, attached hereto as Exhibit C, outlining how the existing district satisfies nine (9) standards for historic district de-designation as set forth in Sections 8-606 (a)-(f) and Section 8-607 (a) and (c) of the City Code of Ordinances; and

WHEREAS, The findings of fact and recommendation of the Historic Preservation Commission on the granting of this de-designation request are hereby adopted and made a part of this Ordinance (unless the Historic Preservation Commission has recommended against the approval of the de-designation request, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the foregoing recitals contained in the Preamble to this Ordinance are true. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Mayor and City Council hereby grant the request to rescind local historic district status of Whitney Terrace Subdivision, which includes the properties listed in in Exhibit A, based upon the record, the City Code of Ordinances and for the reasons indicated.

SECTION 3: The local historic district status for the Whitney Terrace Subdivision, which includes the properties listed in in Exhibit A, granted pursuant to Ordinance No. 15615, is hereby rescinded and repealed.

EXHIBIT A

PROPERTIES IN THE WHITNEY TERRACE LOCAL HISTORIC DISTRICT

<u>Address</u>	<u>PIN #</u>
412 Whitney Avenue	30-07-09-123-010-0000
414 Whitney Avenue	30-07-09-123-009-0000
416 Whitney Avenue	30-07-09-123-008-0000
418 Whitney Avenue	30-07-09-123-006-0000
420 Whitney Avenue	30-07-09-123-005-0000
422 Whitney Avenue	30-07-09-123-004-0000

LEGAL DESCRIPTION OF THE WHITNEY TERRACE LOCAL HISTORIC DISTRICT

Lots 1 through 6 in Whitney Terrace, a subdivision of Lots 16, 17 and 18, in W.A. Strong's Subdivision of Block 10, and of part of Block 4, in Glenwood, and of Lots 10, 11 and 12 in W. A. Strong's Subdivision of Block 18, in the Canal Trustees Subdivision of the west half of Section 9, in Township 35 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 2, 1924 in Plat Book 19, page 72 as Document No. 367804; also an undivided one-sixth interest in unnumbered lot or tract of said Whitney Terrace, subject to an easement for the common use; except for vehicular traffic of said parkway, for the benefit of all lots in said Whitney Terrace, situated in the City of Joliet, in Will County, Illinois.

EXHIBIT B

WHITNEY TERRACE LOCAL HISTORIC DISTRICT MAP

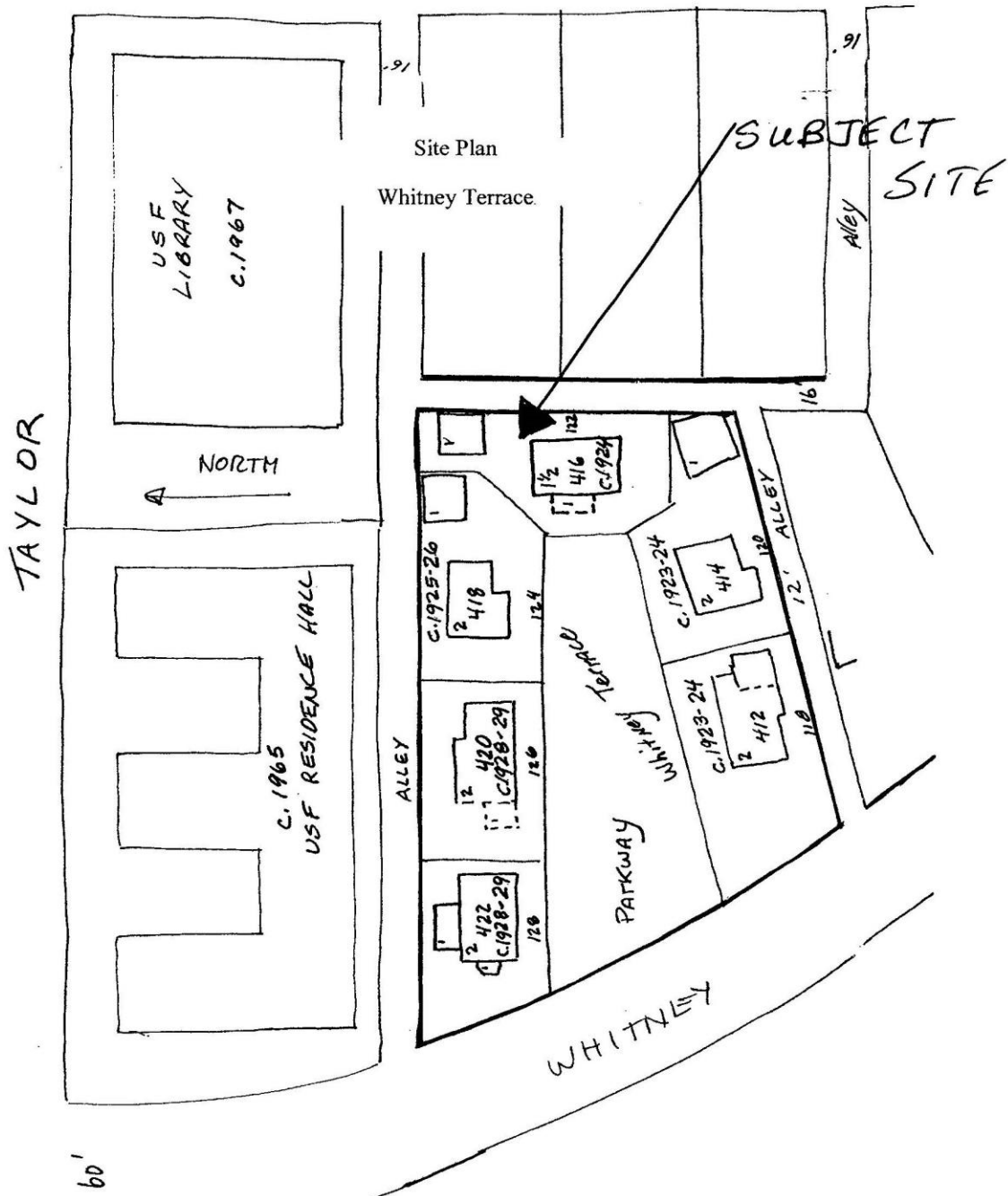


EXHIBIT C

FINDINGS OF FACT

Sec. 8-607 of the City Code of Ordinances (Standards for Designation as a Local Historic District)

Section 8-607 historic district designation standards are as follows and statements regarding how the existing district satisfies these standards for historic district de-designation are provided in italics:

- a) Any of the standards listed in Section 8-606 (landmarks).
 - a. Significant value as part of the historical, cultural, aesthetic, artistic, social, ethnic, or other heritage of the nation, state, or community. *Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that were built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Although modern subdivisions have common areas owned jointly by all homeowners, they are invariably built well outside the developed core of a city, and their houses are usually limited to two or three designs.*
 - b. Association with an important person or event in national, state, or local history. *Whitney Terrace was designed by local architect Levon Seron. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.*
 - c. Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method or construction or use of indigenous materials. *Whitney Terrace Local Historic District features the distinguishing characteristics of the Tudor Revival style as applied to early 20th century upper-middle-class housing.*
 - d. Notable work of a master builder, designer, architect, or artist whose individual genius has influenced an era. *At this time, none of these houses have been identified as a notable work of a master builder whose individual genius has influenced an era.*
 - e. Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics. *The six house subdivision surrounding a landscaped common area is the only one of its kind known in Joliet and is uniquely located along Whitney Avenue within the Cathedral area and adjacent to the University of St. Francis campus.*
 - f. Owner preferences. *All six property owners in the district prefer to no longer be in the Whitney Terrace Local Historic District. All six property owners support rescinding their local historic district status.*

EXHIBIT C

FINDINGS OF FACT

- g. Economic and functional potentials. *Currently, these homes do not have economic and functional potential other than as single-family homes.*
- b) Homogeneity of architectural design or dates of construction throughout the area. *The district is a cohesive collection of early 20th century Tudor Revival style houses.*
- c) Identifiable by clear and distinctive boundaries. *The boundaries of the district are clear and distinctive being comprised of the six unique Tudor Revival style residences that were built surrounding a landscaped common area between 1923 and 1929 off of Whitney Avenue.*
- d) Repetition of distinguishing architectural, land use, or landscape characteristics throughout the area. *These six properties have consistency in their land use characteristics in that they are all single-family homes with similar front, side and rear yard setbacks as well as building massing. This district is illustrative of early 20th century upper-middle-class Tudor Revival style housing.*