

## **STAFF REPORT**

**DATE:** February 18, 2025  
**TO:** Joliet Historic Preservation Commission  
**FROM:** Jayne M. Bernhard, Secretary to the Joliet Historic Preservation Commission  
**PETITION:** LHD-1-2025: Rescind Local Historic District designation from the Whitney Terrace Subdivision (412, 414, 416, 418, 420, and 422 Whitney Avenue and its associated common area) (PUBLIC HEARING)

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### **OVERVIEW**

Residents of the Whitney Terrace subdivision submitted an application to rescind designation of their six-lot subdivision – 412, 414, 416, 418, 420, and 422 Whitney Terrace – as a local historic district. The preliminary review of this application was held at the January 22, 2025 meeting of the Historic Preservation Commission.

### **BACKGROUND AND CONTEXT**

The Whitney Terrace Local Historic District was designated a Local Historic District by the City Council on July 18, 2006. 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. This local district is also located within the boundaries of the Upper Bluff National Register Historic District.

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.

### **DISCUSSION**

All six property owners within the six-lot Whitney Terrace Local Historic District desire to rescind local historic district designation status for their properties. Owner consent forms for all six property owners are attached. Their application for rescinding designation status states that they feel that local historic district designation “costs too much” to uphold and is

too restrictive. Staff has had individual discussions with four of the six households regarding their concerns over the past five years. Staff offered to meet with the six Whitney Terrace households to listen to and discuss any concerns regarding designation in a group format. The households decided to not have a group meeting with staff regarding the matter.

## **REVIEW OF HISTORIC DISTRICT DESIGNATION STANDARDS**

Section 8-611(k) of the Historic Preservation Ordinance states that a designation may be amended or rescinded by the same procedure and according to the same standards and considerations set forth for designation.

The Commission in recommending de-designation and the City Council in approving de-designation shall consider the designation standards outlined in Section 8-607 of the Historic Preservation Ordinance. The Historic Preservation Ordinance does not specify the number of standards that a proposed designation needs to meet beyond the implication that at least one shall be met. Staff has determined that this proposed de-designation meets at least one of the standards to be considered for de-designation, notably standard 8-606(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.

Section 8-607 historic district designation standards are as follows and staff has provided remarks to each 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.*
  - 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.*

## CONCLUSION

The Historic Preservation Commission shall make a recommendation on the petition to rescind Local Historic District designation from the Whitney Terrace Subdivision (412, 414, 416, 418, 420, and 422 Whitney Avenue and its associated common area). Such recommendation shall be accompanied by a statement of findings providing the reasons for recommendation of approval or denial. Said statement of findings shall be included in the motion considered by the Commission for recommendation of approval or denial.

## **ATTACHMENTS**

- Application
- Indication of Owner Consent forms
- Photos
- Context Map
- Site Map
- Designation Ordinance

**Joliet Historic Preservation Commission**  
**Local Historic District**  
**De-designation Form**

**1. Name of District:** Whitney Terrace Local Historic District

**2. Location:** Whitney Terrace

Street Address: 412, 414, 416, 418, 420, and 422 Whitney Avenue and common area

Legal Description: 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.

**3. Property Owner Information**

<u>Property Address</u>	<u>Property Owner</u>	<u>Property Owner Address</u>
412 Whitney Avenue	Jose and Gabrielle Vital	412 Whitney Avenue
414 Whitney Avenue	Randall and Kelly Bailey	414 Whitney Avenue
416 Whitney Avenue	Kenneth and Mary Spiegel	416 Whitney Avenue
418 Whitney Avenue	Kirk Hefford	418 Whitney Avenue
420 Whitney Avenue	Eileen and Brian McKee	420 Whitney Avenue
422 Whitney Avenue	Stephanie Sandoval and Jairo Martinez	422 Whitney Avenue

**4. Description of District:**

The Whitney Terrace Local Historic District was designated a Local Historic District by the City Council on July 18, 2006. Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that was 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.

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.

This local district is also located within the boundaries of the Upper Bluff National Register Historic District.

**5. Reasons Supporting De-designation:**

*Too restrictive*  
*Failed Promises*

**6. Applicant(s) Information:**

Date of Application: 10/14/2024

Applicant Name: Pandal Bailey

Applicant Address: 414 Whitney Ave.

Phone Number: 815-722-1145

Applicant Name: Kelly Bailey

Applicant Address: 414 Whitney Ave.

Phone Number: 815-722-1145

**7. Supporting Documentation (please indicate attachments or inclusions)**

- Indication of Owner Consent for all properties in the district
- Map delineating the boundaries and location of district
- Photos
- Historic Resource Inventory Forms – 412-422 Whitney Avenue
- Ordinance Designating a Historic District (Ordinance 15615)

5. Reasons Supporting De-designation:

*Cost too much*

6. Applicant(s) Information:

Date of Application:	<i>10-9-24</i>
Applicant Name:	<i>Kenneth <del>+</del> Mary Spiegel</i>
Applicant Address:	<i>416 Whitney Ave</i>
Phone Number:	<i>815-295-0625</i>
Applicant Name:	<i>Mary Spiegel</i>
Applicant Address:	<i>416 Whitney Ave.</i>
Phone Number:	<i>815-295-0625</i>

7. Supporting Documentation (please indicate attachments or inclusions)

- Indication of Owner Consent for all properties in the district
- Map delineating the boundaries and location of district
- Photos
- Historic Resource Inventory Forms – 412-422 Whitney Avenue
- Ordinance Designating a Historic District (Ordinance 15615)



**Indication Owner Consent Form**  
**Local Historic District *De-designation***

Property Address 414 Whitney Ave.

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

Approve removing local historic district designation for this property.

Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: Randal Bailey

Signature: Randal Bailey

Address: 414 Whitney Ave.

E-Mail Address: randalbaile-jr@gmail.com

Date: 10/14/2024

Name: Kelly Bailey

Signature: Kelly Bailey

Address: 414 Whitney Ave

E-Mail Address: kellycba@shglobal.net

Date: 10/14/2024



**Indication Owner Consent Form**  
**Local Historic District *De-designation***

Property Address 420 WHITNEY AVE, JOLIET, IL 60435

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

Approve removing local historic district designation for this property.

Disapprove removing local historic district designation for this property.

Property Owner comments:

*It would be helpful if there were grants to support the maintenance of historic homes.*

Name: BRIAN MCKEE

Signature: *Brian McKee*

Address: 420 WHITNEY AVE.

E-Mail Address: HOOTMAN.FAMILY@HOTMAIL.COM

Date: 10/13/24

Name: Eileen McKee

Signature: *Eileen McKee*

Address: 420 Whitney Ave

E-Mail Address: emckee@jju.edu

Date: 10/13/24



**Indication Owner Consent Form**  
**Local Historic District *De-designation***

Property Address 416 Whitney Ave.

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

Approve removing local historic district designation for this property.

Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: Kenneth Spiegel

Signature: *Kenneth Spiegel*

Address: 416 Whitney Ave

E-Mail Address: Spiegelassociates@att.net

Date: 10-9-24

Name: Mary E. Spiegel

Signature: *Mary E. Spiegel*

Address: 416 Whitney Ave

E-Mail Address: same as Kenneth

Date: 10-9-24



**Indication Owner Consent Form**  
**Local Historic District *De-designation***

Property Address 412 WHITNEY AVENUE, JOLIET 60435

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

Approve removing local historic district designation for this property.

Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: José Vital

Signature: José Vital

Address: 412 Whitney Avenue

E-Mail Address: \_\_\_\_\_

Date: 11/2/24

CELL (815) 274-2050

Name: Gabrielle Vital  
~~José Vital~~

Signature: Gabrielle Vital

Address: 412 Whitney Avenue

E-Mail Address: \_\_\_\_\_

Date: 11/1/24

CELL 815-274-2160



418 Whitney Ave  
**Indication Owner Consent Form**

**Local Historic District *De-designation***

Property Address \_\_\_\_\_

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

x \_\_\_\_\_ Approve removing local historic district designation for this property.

\_\_\_\_\_ Disapprove removing local historic district designation for this property.

Property Owner comments:

Kirk Hefford

418 Whitney ave

Name: \_\_\_\_\_

kalebaydin@yahoo.com

Signature: \_\_\_\_\_

August 27 2024

Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_



**Indication Owner Consent Form**  
**Local Historic District *De-designation***

Property Address 422 Whitney Ave

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

Approve removing local historic district designation for this property.

Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: Stephanie Reza

Signature: [Handwritten Signature]

Address: 422 Whitney Ave.

E-Mail Address: scaldc79@gmail.com

Date: 01/02/25

Name: Jairo Reza

Signature: [Handwritten Signature]

Address: 422 Whitney Ave.

E-Mail Address: reza@brooksidefavors.com

Date: 1-2-25

412 Whitney Terrace



412 Whitney Terrace



414 Whitney Terrace





416 Whitney Terrace





418 Whitney Terrace



420 Whitney Terrace





422 Whitney Terrace





# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>412 Whitney Ter Joliet Illinois 60435 United States</b>
County: Will
Historic name: Raymond J. Lennon House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Jose and Gabrielle R. Vital / 412 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: The subdivision of six houses is designed around a central landscaped common area with shared sidewalk. Alley along rear (south) with driveway to rear garage, concrete retaining walls. Mature trees.



Lat/Long: 41.5315854023896000, -88.0967353000000000 [WGS84]

UTM: Zone 16T, 408507.2376 mE, 4598351.4467 mN

Parcel No. 30-07-09-123-010

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , circa 1925*	Architect: Levon Seron (attributed)
Original or Significant Owners: Raymond J. and Elizabeth Lennon	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style: Tudor Revival	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: Wood Frame, Limestone, and Stucco	Exterior Material(s): Joliet Limestone, Stucco	
Stories: 1.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Rectangular with Bay Extensions	Roof Type: Side Gable	
Foundation: Stone or Concrete	Windows: historic wood multi/multi double-hung sashes	
General condition: Excellent	Chimney(s): one Joliet Limestone center straddle ridge	
Basement:	Porch:	

## Historical Summary:

The Whitney Terrace Local Historic District ordinance dated the house at 1923-1924, but it does not appear on the 1924 Sanborn Fire Insurance Map. The house is significant for its architecture. Raymond J. Lennon, his wife Elizabeth, and son Robert, lived in the house at 412 Whitney Terrace for over 20 years. According to the Joliet City Directories and the U. S. Census, Raymond J. Lennon worked in the real estate and insurance industries, operating the firm Lennon Brothers. 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.

## Status (Current Listing or Designation)

National:  indiv.  district  landmrk.

State/Province:  indiv.  district  landmrk.

Local:  indiv.  district  landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

## Evaluation (Preparer's Assessment of Eligibility)

### Recommendation

- Individually eligible  
 Eligible as contributing resource  
 Not eligible / non-contributing  
 Not determined

### Level of potential eligibility

- National  
 State  
 Local

### Landmark potential

- National  
 State  
 Local



**Description/Remarks**

This is a 1.5-story house in the Tudor Revival style built in 1925. The structural system is wood frame, limestone, and stucco. The foundation is stone or concrete. Exterior walls are joliet limestone and stucco. The dormers are clad with asphalt siding. The building has a side gable roof clad in asphalt shingles. The roof features two shed dormers on the front and two on the rear. There is one center, straddle ridge, joliet limestone chimney. Windows are historic wood, multi/multi double-hung sashes. There are also multi-light wood casement windows, geometric muntin patterns in the upper sash, and some wood storm windows. The 1-story partial width portico features an asphalt shingle hipped roof with flared eaves, square Joliet limestone columns, arched entrances on the front and west sides, and a concrete landing with inlaid tiles. The recessed front entry features an historic wood door and multi-light glazing. A secondary front entrance to the east features a wood multi-light door and sidelights.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder		
Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 12:44:59 pm Last updated: 02/16/2023 6:45:40 pm by Jayne Bernhard / 8157244052	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>416 Whitney Ter Joliet Illinois 60435 United States</b>
County: Will
Historic name: George B. Wiswell House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Kenneth J. and Mary E. Spiegel Trust / 416 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: Subdivision of six houses placed around a central landscaped common area with shared sidewalk. Paved alley to side (north) with driveway. Paved path to rear, shrubs.



Lat/Long: 41.5317972393465000, -88.0963550411045200 [WGS84]

UTM: Zone 16T, 408539.2587 mE, 4598374.5627 mN

Parcel No. 30-07-09-123-008

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , circa 1925*	Architect: Levon Seron (attributed)
Original or Significant Owners: George B. and Ruth Wiswell	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style: Tudor Revival	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: Wood Frame and Limestone	Exterior Material(s): Joliet Limestone, Stucco	
Stories: 1.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Rectangular	Roof Type: Hipped Mansard	
Foundation: Not Visible	Windows: historic wood 4/1 double-hung sashes	
General condition: Excellent	Chimney(s): one Joliet Limestone side right exterior	
Basement:	Porch:	

## Historical Summary:

The Whitney Terrace Local Historic District ordinance dated the house at 1924, but it does not appear on the 1924 Sanborn Fire Insurance Map. The house is significant for its architecture. George B. Wiswell was born in West Virginia about 1880. He married Ruth Clendenin in Fernwood, Illinois, on October 28, 1903, and the couple had two children – Margaret and George. George owned and operated Wiswell’s Music Store in downtown Joliet. According to the Joliet City Directories, the family lived at 416 Whitney Terrace until the late 1930s. 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.

## Status (Current Listing or Designation)

National:  indiv.  district  landmrk.

State/Province:  indiv.  district  landmrk.

Local:  indiv.  district  landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

## Evaluation (Preparer's Assessment of Eligibility)

### Recommendation

- Individually eligible  
 Eligible as contributing resource  
 Not eligible / non-contributing  
 Not determined

### Level of potential eligibility

- National  
 State  
 Local

### Landmark potential

- National  
 State  
 Local



**Description/Remarks**

This is a 1.5-story house in the Tudor Revival style built in 1925. The structural system is wood frame and limestone. The foundation is not visible. Exterior walls are joliet limestone and stucco. The upper half-story front facade is an exterior roof slope and not an exterior wall, while the side and rear facades are clad with stucco and half-timbering. The building has a hipped mansard roof clad in asphalt shingles. The roof features curved edges at joints and eaves and one hipped dormer. There is one side right, exterior, joliet limestone chimney. Windows are historic wood, 4/1 double-hung sashes. There are also 6/1 wood double-hung windows and 8-light wood casements, wood storm windows, and awning windows on the front porch. The 1-story partial width enclosed front porch features an asphalt shingle hipped roof with curved edges and stone walls. The front entry features a multi-light wood door.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder		
Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 12:57:37 pm Last updated: 02/16/2023 6:50:52 pm by Jayne Bernhard / 8157244052	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>418 Whitney Ter Joliet Illinois 60435 United States</b>
County: Will
Historic name: Herbert L. Cramer House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Kirk Hefford / 418 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: The subdivision of six houses is designed around a central landscaped common area with shared sidewalk. Paved alley to rear (north) with parking area/drive. Curved front path with stone landscaping.



Lat/Long: 41.5319180393277560, -88.0965772355819600 [WGS84]

UTM: Zone 16T, 408520.8926 mE, 4598388.2094 mN

Parcel No. 30-07-09-123-006

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , documented 1925*	Architect: Levon Seron (attributed)
Original or Significant Owners: Herbert L. and Mary Cramer	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style: Tudor Revival	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures: 1 total including garage
Structural: Wood Frame, Limestone, and Stucco	Exterior Material(s): Stucco, Joliet Limestone	
Stories: 2, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, L	Roof Type: Cross Gable	
Foundation: Not Visible	Windows: wood 6/1 double-hung sashes	
General condition: Excellent	Chimney(s): one Stucco and Limestone side left exterior	
Basement:	Porch:	

## Historical Summary:

The house is significant for its architecture. Herbert Lisle Cramer was born in Baraboo, Wisconsin, on October 16, 1894. He and his wife Mary and two children – Herbert L., Jr., and Mary Jane. Herbert worked as an insurance agent for the Northwestern Mutual Life Insurance Company. He also served as the football coach at Joliet Township High School in 1923. The family lived at 418 Whitney Terrace for only a few years and were living in South Bend, Indiana, by 1931. 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.

## Status (Current Listing or Designation)

National:  indiv.  district  landmrk.  
 State/Province:  indiv.  district  landmrk.  
 Local:  indiv.  district  landmrk.  
 1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

## Evaluation (Preparer's Assessment of Eligibility)

<i>Recommendation</i>	<i>Level of potential eligibility</i>
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input type="checkbox"/> Local
<input type="checkbox"/> Not determined	

## Landmark potential

National  
 State  
 Local



**Description/Remarks**

This is a 2-story house in the Tudor Revival style built in 1925. The structural system is wood frame, limestone, and stucco. The foundation is not visible. Exterior walls are stucco and joliet limestone. The building has a cross gable roof clad in asphalt shingles. The roof features a gabled dormer on the front, shed dormer on the west, and a wood vent in the front gable. There is one side left, exterior, stucco and limestone chimney. Windows are wood, 6/1 double-hung sashes. There are full screens on some windows. There is a front verandah with stone side walls. The front recessed entry features an arched opening and stone surround and a wood door.

Date source: Whitney Terrace Historic District Ordinance

**Survey and Recorder**

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 1:07:28 pm Last updated: 02/16/2023 4:09:18 pm by Jayne Bernhard / 8157244052	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>420 Whitney Ter Joliet Illinois 60435 United States</b>
County: Will
Historic name: John H. Barnes House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Eileen M. McKee / 420 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: Subdivision of six houses placed around a central landscaped common area with shared sidewalk. Alley to rear (north) with paved parking area, wood privacy fence. Mature trees, front patio, landscaping



Lat/Long: 41.5319067803358450, -88.0968183055225300 [WGS84]

UTM: Zone 16T, 408500.7658 mE, 4598387.2147 mN

Parcel No. 30-07-09-123-005

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , documented 1928*	Architect: Levon Seron (attributed)
Original or Significant Owners: John H. and Ida Barnes	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style: Tudor Revival	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: Wood Frame, Brick, and Stucco	Exterior Material(s): Brick, Stucco	
Stories: 1.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Irregular	Roof Type: Clipped Cross Gable	
Foundation: Not Visible	Windows: historic wood multi/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center side slope	
Basement:	Porch:	

## Historical Summary:

The house is significant for its architecture. John Henry Barnes was born in Joliet on September 19, 1867. According to the Upper Bluff Historic District National Register nomination, Barnes trained at the University of Illinois, where he studied under Nathan Ricker, who was influenced by the work of H. H. Richardson. Before opening his own practice in Joliet, Barnes worked in Denver and Iowa. In Joliet he was associated with the design of school buildings. Although none of these school buildings remain, he designed the Lockport Central Square school (1896) and Farragut School (1899) in Joliet. He also designed the Richards Street Methodist Church in Joliet, the Sebastian Lager House (429 Buell, 1890), and the house at 309 Woodworth (1893). He also designed the Cutting Building in Joliet, built in 1900. In 1914 Barnes ceased practicing architecture and worked as a retail automobile dealer, opening the Joliet Motor Company. Barnes married Ida Mabel Zarley in Joliet on December 24, 1890, and the couple had two children – Helen and Harold J. The family lived in the house at 420 Whitney Terrace until 1940 when they moved to Santa Barbara, California. John died in Santa Barbara on July 22, 1945. Ida...

## Status (Current Listing or Designation)

National:  indiv.  district  landmrk.

State/Province:  indiv.  district  landmrk.

Local:  indiv.  district  landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

## Evaluation (Preparer's Assessment of Eligibility)

### Recommendation

- Individually eligible  
 Eligible as contributing resource  
 Not eligible / non-contributing  
 Not determined

### Level of potential eligibility

- National  
 State  
 Local

### Landmark potential

- National  
 State  
 Local



**Description/Remarks**

This is a 1.5-story house in the Tudor Revival style built in 1928. The structural system is wood frame, brick, and stucco. The foundation is not visible. Exterior walls are brick and stucco. The exterior features half-timbering on the second floor and brick with extruded mortar joints. The building has a clipped cross gable roof clad in asphalt shingles. There is one center, side slope, brick chimney. Windows are historic wood, multi/1 double-hung sashes. There are also modern multi-light wood casement windows and some aluminum storm windows. The 1-story partial width side-facing stoop features a concrete landing and steps with brick side walls with extruded mortar joints and stone caps, and a hipped roof canopy with asphalt shingles. The front entry features a panel door with glass storm door.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder		
Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 1:13:36 pm Last updated: 02/16/2023 3:50:43 pm by Jayne Bernhard / 8157244052	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

**Historical Summary (continued)**

... Barnes died in Goleta, California, on February 13, 1952. Both are buried at Elmhurst Cemetery in Joliet. 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.

# HISTORIC RESOURCE INVENTORY FORM

Resource Address: <b>422 Whitney Ter Joliet Illinois 60435 United States</b>
County: Will
Historic name: Frank J. Turk House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Stephanie G. Sandoval / 422 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: Subdivision of six houses placed around a central landscaped common area with shared sidewalk. Alley to rear (north), driveway with retaining walls to west. Front walk, mature trees, landscaping.



Lat/Long: 41.5319143455225600, -88.0970585834323900 [WGS84]

UTM: Zone 16T, 408480.7316 mE, 4598388.3091 mN

Parcel No. 30-07-09-123-004

## Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , documented 1928*	Architect: Levon Seron (attributed)
Original or Significant Owners: Frank J. and Margaret Turk	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

## Architectural Information

Category: building, House	Style: Tudor Revival	<input type="checkbox"/> Additions <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: Wood Frame, Limestone, and Stucco	Exterior Material(s): Joliet Limestone, Stucco	
Stories: 2.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Irregular	Roof Type: Clipped Cross Gable	
Foundation: Not Visible	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Excellent	Chimney(s): one Joliet Limestone center straddle ridge	
Basement:	Porch: Stoop	

## Historical Summary:

The house is significant for its architecture. Francis J. Turk was born in Kankakee, Illinois, on March 3, 1902. Turk and his wife Margaret had four children – Frank Jr., Donald, Joseph, and Susan. Frank owned and operated the Eagle Furniture Company, a retail furniture store. The family lived at 422 Whitney Terrace until about 1941 when they moved to 959 Western Avenue. Margaret die on January 17, 1976, and Frank on November 5, 1995; both are buried at Resurrection Cemetery in Romeoville, Illinois. 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.

## Status (Current Listing or Designation)

National:  indiv.  district  landmrk.

State/Province:  indiv.  district  landmrk.

Local:  indiv.  district  landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

## Evaluation (Preparer's Assessment of Eligibility)

### Recommendation

- Individually eligible  
 Eligible as contributing resource  
 Not eligible / non-contributing  
 Not determined

### Level of potential eligibility

- National  
 State  
 Local

### Landmark potential

- National  
 State  
 Local



**Description/Remarks**

This is a 2.5-story house in the Tudor Revival style built in 1928. The structural system is wood frame, limestone, and stucco. The foundation is not visible. Exterior walls are joliet limestone and stucco. There is wood siding on the rear addition. The building has a clipped cross gable roof clad in asphalt shingles. The roof features four shed dormers. There is one center, straddle ridge, joliet limestone chimney. Windows are replacement vinyl, 1/1 double-hung sashes. There is also a wood picture window, as well as wood diamond pane leaded glass windows flanking the entrance, multi-light wood casement windows, glass block basement windows, and a skylight on the rear addition. There is a stoop. The front side-facing concrete landing and steps features stone side walls and caps, and a concrete patio with stone side walls. The front recessed slightly arched entry features a wood door and glass storm door. There is a rear 1-story stone garage addition with a second attached frame addition.

Date source: Whitney Terrace Historic District Ordinance

**Survey and Recorder**

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 1:18:10 pm Last updated: 02/16/2023 3:55:27 pm by Jayne Bernhard / 8157244052	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



ORDINANCE NO. 15615

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK DISTRICT

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

**SECTION 1:** The Mayor and City Council hereby designate the property and structures described in Exhibit A as a Historic Landmark District of the City of Joliet.

**SECTION 2:** This Ordinance, and every provision thereof, shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

PASSED this 18th day of July, 2006.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS, GIARRANTE,  
VOTING YES: LEDESMA, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA,  
TURK and UREMOVIC.

VOTING NO: NONE.

NOT VOTING: NONE.

PIN: 30-07-09-123-004, 005, 006, 008, 009, 010

ADDRESS: 412-422 Whitney

HISTORIC PRESERVATION COMMISSION APPROVED: 6/28/06

PREPARED BY: Corporation Counsel, City of Joliet

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, Illinois 60432

## EXHIBIT A

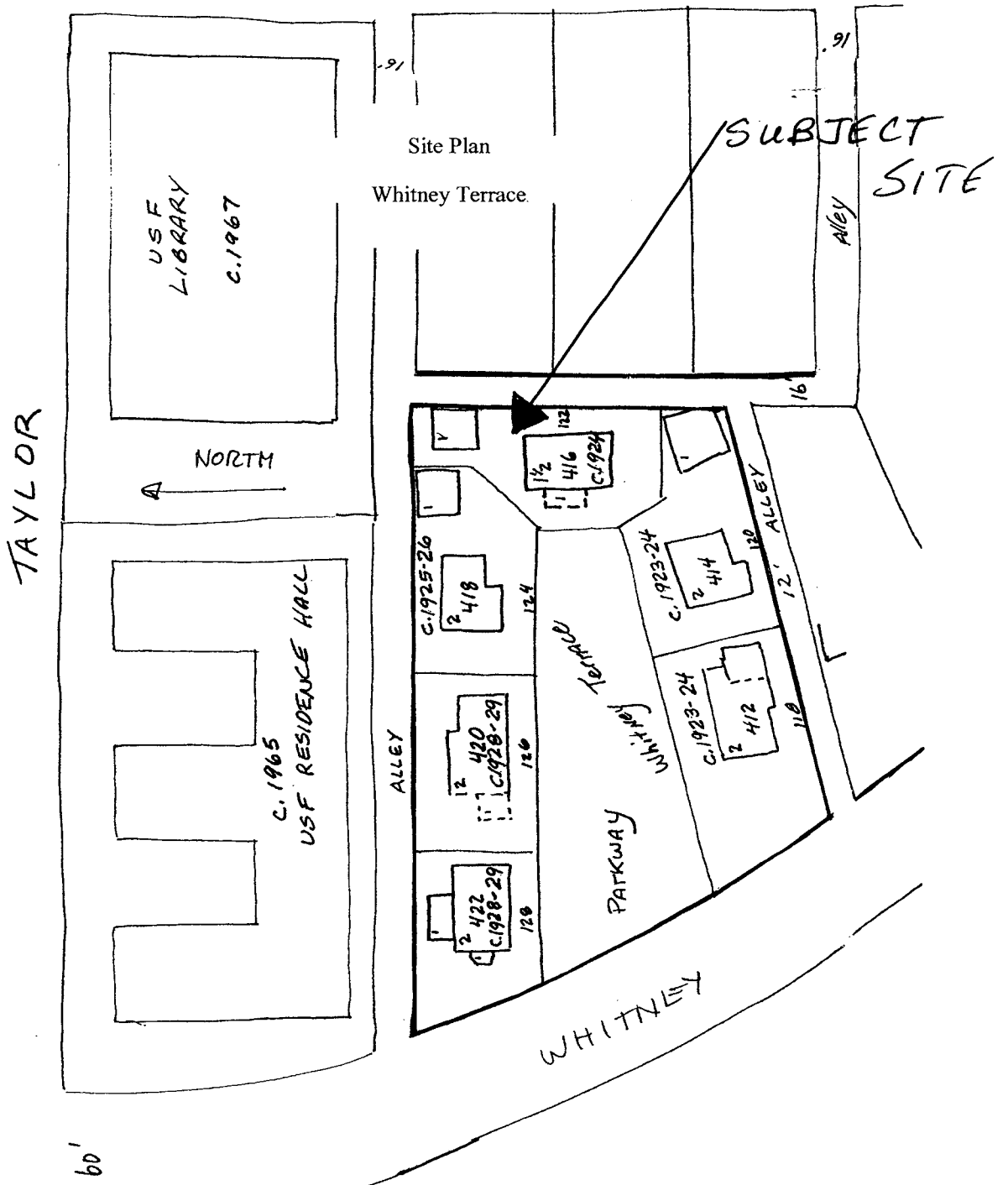
**Property address: 412, 414, 416, 418, 420 & 422 Whitney and common area**

**Said property is legally described as:**

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.

**Owners:**

Gabrielle & Jose Vital  
Randal & Kelly Bailey  
Kenneth & Mary Ellen Spiegel  
Gary & Judith Bebar  
Eileen & Brian McKee  
Arthur & Michelle Wilhelmi



## Whitney Terrace Local Historic District Guidelines

*The owners/residents of Whitney Terrace have adopted the Secretary of the Interior's Standards for Rehabilitation as the basis for the guidelines for the local historic district. These standards, numbered 1 to 10, are repeated below. In addition, the owners/residents have added the guidelines numbered 11 through 14 below to apply to their district.*

### The Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Additional Guidelines added by the owners/residents of the Whitney Terrace Local Historic District:*

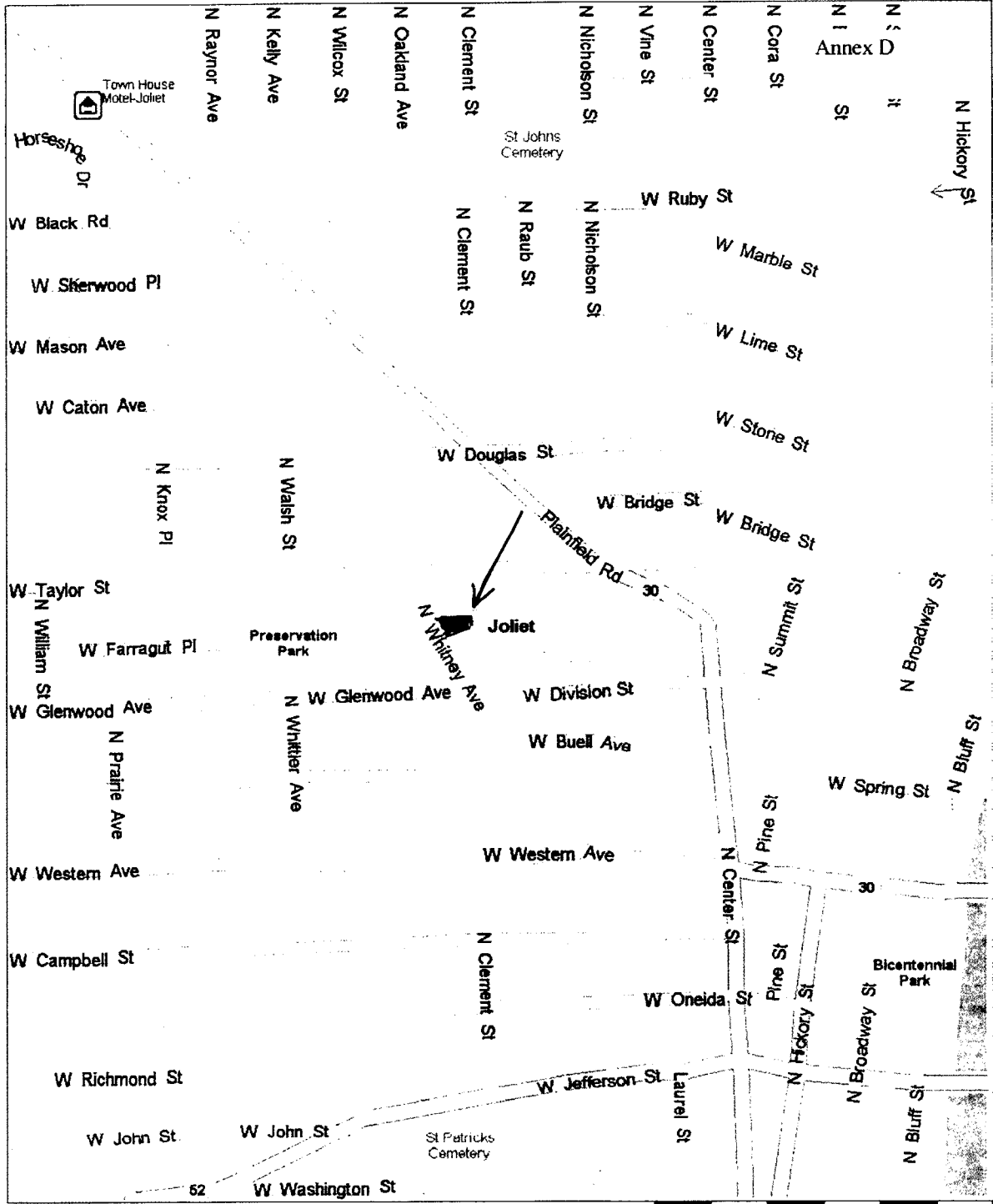
11. Exterior paint colors for main body, trim and accent colors shall be selected from a palette of colors agreed upon by the owners and filed with the Joliet Historic Preservation Commission. The palette may be modified by a two-thirds majority vote by the owners/residents.

12. There shall be no fences erected by individual property owners that extend beyond the front façades of the houses as they face the common courtyard. Wrought iron fencing between individual properties up to the front façade may be considered for issuance of a Certificate of Appropriateness by the Joliet HPC, if a two-thirds majority of the owners/residents concurs.

13. A wrought iron fence along Whitney Avenue, restricting access by the public to the common courtyard, may be considered for issuance of a Certificate of Appropriateness by the Joliet HPC, if a two-thirds majority of the owners/residents concurs.

14. Any fencing considered by owners/residents along the alley faces of the properties would not be controlled by these guidelines or in any other way by the Historic Preservation Commission. Other City of Joliet ordinances and regulations may, however, affect such fencing and must be addressed during application for and approval of a building permit.

# Whitney Terrace, Joliet, IL 60435

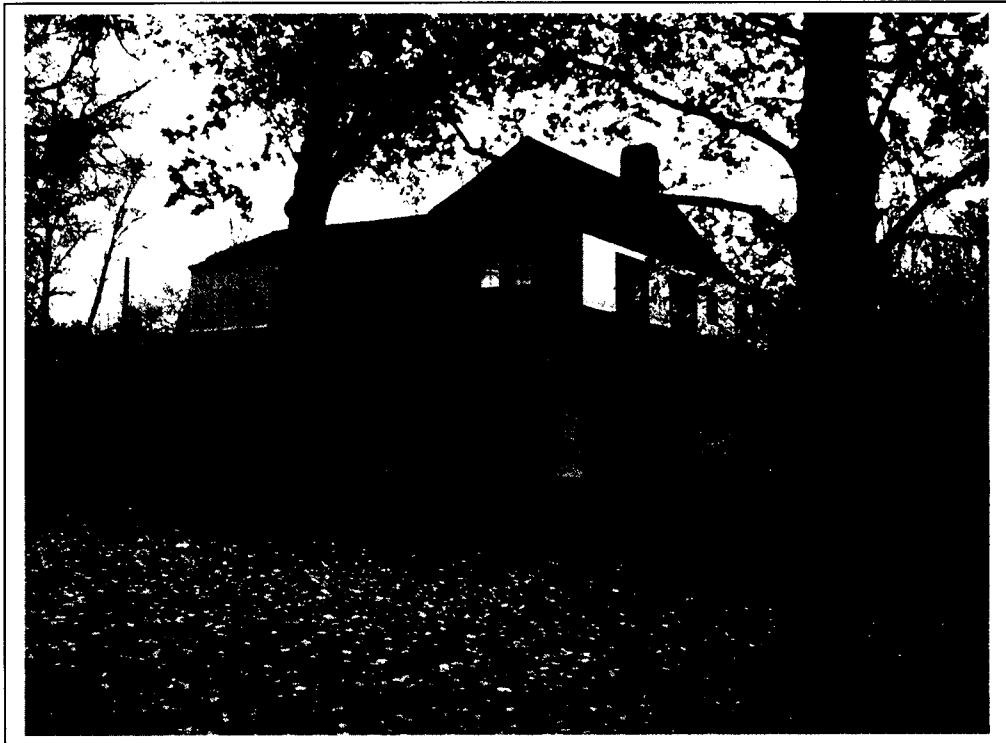


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 © Copyright 2003 by Geographic Data Technology, Inc. All rights reserved. © 2004 NAVTEQ. All rights reserved. This data includes information taken with permission from Canadian authorities © Her Majesty the Queen in Right of Canada.

412 Whitney



414 Whitney



416 Whitney



418 Whitney



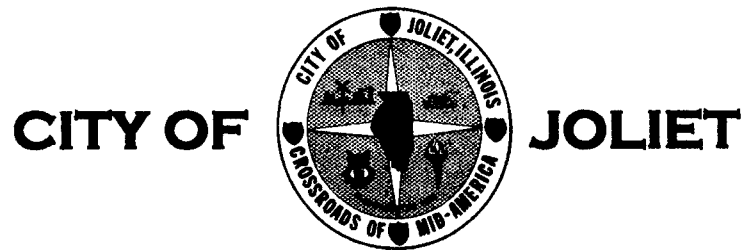
420 Whitney



422 Whitney



OFFICE OF THE CITY MANAGER  
JOHN M. MEZERA  
CITY MANAGER  
PHONE 815/724-3720  
FAX 815/724-3737



150 WEST JEFFERSON STREET  
JOLIET, ILLINOIS 60432-4158

July 12, 2006

**TO:** Mayor and City Council

**FROM:** John M. Mezera, City Manager

**SUBJECT:** Historic Preservation Commission Ordinance  
Recommending Designation of Whitney Terrace as a  
Local Historic District (412-422 Whitney)

**BACKGROUND:**

The following home owners are requesting that their properties be approved as a local historic district to be known as Whitney Terrace:

Gabrielle & Jose Vital—412 Whitney  
Randal & Kelly Bailey—414 Whitney  
Kenneth & Mary Ellen Spiegel—416 Whitney  
Gary & Judith Bebar—418 Whitney  
Eileen & Brian McKee—420 Whitney  
Arthur & Michelle Wilhelmi—422 Whitney

The properties are being nominated due to architectural and historical significance. The subject site consists of six Tudor residences designed by Joliet architect Sirhan Seran between 1923 and 1929. The six residences represent an excellent cross-section of Tudor-style houses in Joliet as noted below:

412 Whitney: The property consists of a 1 ½ story, limestone and stucco, Tudor-style cottage built in 1923-24. The property is known as the Raymond J. Lennon House.

414 Whitney: The property consists of a 2-story, brick and stucco, Tudor cottage built in 1923-24. The property is known as the William F. Barrett House.

416 Whitney: The property consists of a 1 ½ story stone Tudor cottage built in 1924. The property is known as the George W. Wiswell House.

418 Whitney: The property consists of a 2 story stucco and stone Tudor cottage built in 1925-26. The property is known as the Herbert L. Cramer House.

420 Whitney: The property consists of a 1 ½ story brick and stucco Tudor cottage built in 1928-29. The property is known as the John H. Barnes House.

422 Whitney: The property is a 1 ½ story, limestone and stucco Tudor cottage built in 1928-29. The property is known as the Frank J. Turk House.

The six residences listed above are positioned surrounding a landscaped common area an enclave unique in Joliet. The common area is jointly owned by all six homeowners.

**PUBLIC HEARING:**

The Commission reviewed the proposed local district at 412-422 Whitney at their hearing held June 28, 2006. No one spoke in opposition to the petition.

**RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION:**

Mr. Magosky moved to approve the nomination and to send the proposed local district to City Council public hearing. Ms. Hohisel seconded the motion which was unanimously approved with Commissioner's Skaggs, Daniels, Merwin, Carlson, Hohisel, Nachtrieb, Horne and Magosky voting aye.

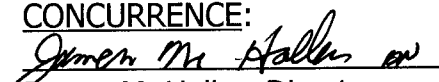
**RECOMMENDATION OF THE ADMINISTRATION:**

The Administration concurs with the Joliet Historic Preservation Commission and recommends that the Mayor and City Council approve the attached ordinance authorizing the designation of 412, 414, 416, 418, 420 and 422 Whitney as the Whitney Terrace Local Historic District.

Respectfully submitted,

  
John M. Mezera  
City Manager


**CONCURRENCE:**

  
James M. Haller, Director  
Community & Economic Development

Mayor and City Council


7/12/2006

Page 3



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Donald J. Fisher, Director  
Planning Division



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Barbara Newberg  
Planner II

CCMEMO: 100mcdon.doc