

Landmark Designation Application for the Beidelman Buildings

235 – 239 S. Washington Street, Naperville, IL



Beidelman Furniture 2020—Source: RealVision

Submitted by:
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Dutch Enterprises LLC

Prepared with technical assistance from:
Naperville Preservation, Inc.

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Landmark Nomination

1. The applicant is the owner of the property. The owner of the property is a limited liability company (LLC) and the applicants are officers of that LLC.

2. Contact information of the persons or entities seeking the landmark designation (applicant) including their names, addresses, telephone numbers, email addresses and designating of one person to serve as the primary point of contact:

Primary Contact	Secondary Contact
Katelyn Heitmanek	Lana Beidelman Heitmanek
239 S Washington St	239 S Washington St
Naperville IL 60540	Naperville IL 60540
beidelmanfurn@gmail.com	beidelmanfurn@gmail.com
630-355-5770	630-355-5770

3. The legal description and common address of the improvement in question:

Legal description:

Parcel 1 Lot 18 together with the West 13 feet of the South 16 feet of Lot 17 and together with the East 21 feet of the West 34 feet of the South 4 feet of Lot 17, in Block 16 in Assessor's Subdivision of Blocks 13, 16 and 17 in the original Town of Naperville, being a Subdivision in the Southeast Quarter of Section 13, Township 38 North, Range 9, East of the Third Principal Median, according to the Plat of said Assessor's Subdivision recorded June 1, 1875 as Document 20095, in DuPage County, Illinois

Commonly known as 235 S and 239 S Washington St, Naperville, IL 60540

PIN 07-13-430-031

Common address:

235 - 239 S. Washington Street, Naperville, IL 60540

Tax assessor's parcel number:

07-13-430-031

All buildings constructed in 1928 and earlier within the parcel are being requested for landmark status.

4. Name and Address of Property Owner(s) (from Assessor's Office):

Dutch Enterprises LLC
239 S Washington St
Naperville IL 60540

5. A written report containing: a) a description of the real property on which the improvement sought to be landmarked is located; b) an analysis of the historic, architectural and aesthetic value of the proposed landmark in relation to the criteria set forth in Subsection 6-11-3:5 under standards for designation of landmark; c) a list of significant exterior architectural features of the property; and d) other reasons and data in support of the proposed designation.

Descriptions of the requested items are provided below. Additional information is contained in the following sections, including responses to the Criteria for Designation of Landmarks.

5a. Description of property

All existing buildings on PIN 07-13-430-031 are being requested to be designated as local landmarks. This includes the Beidelman furniture store and chapel constructed in 1928 and the 19th century building constructed in the 1860s (often referred to as the Workshop) that was part of Frederick Long's early enterprises and adjoined to the newer construction in 1928.

5b. Analysis of historic, architectural and aesthetic value

Both buildings in the parcel represent the history and growth of Naperville. The 1860s workshop is one of the few remaining structures in downtown Naperville from the era of the Civil War and the period of growth immediately following. Not only is it the first building of the Long/Beidelman enterprise, but it is also documented as the site where Peter Kroehler started his business, Naperville Lounge Company. (See "Kroehler Manufacturing and Peter Kroehler" in Criteria 5.2.1.)

The 1928 building was constructed during another period of the city's growth – the Roaring '20s following World War I. Designed in the Collegiate Gothic style, it is typically rectangular in plan, and has a flat roofline originally hidden by a stepped or crenelated parapet. Elements of the Collegiate Gothic style evident include:

- Gothic arch window openings.
- Masonry (brick or stone) construction.
- Bas relief decorative panels or plaques.
- Portico or recessed porch entryway.

It also originally included:

- Crenelated parapet.

The original brick facade remains largely intact, even though some of the windows have been covered, and the parapet has been removed.

The position of the building on the corner of Washington Street and Jackson Avenue is both historically and aesthetically important. Originally the site represented the establishment of the commercial sector of a growing town, close to the river. Today it welcomes people to a vibrant downtown.

Specifically, in answer to the criteria set forth in the [Naperville Municipal code's Designation of Landmarks](#), please note the following:

Criteria 5.1 That it is over 50 years old, in whole or in part; and

All buildings on the parcel are more than 50 years old.

The red brick building currently on the corner of the property was built in 1928, replacing the wood frame building and adjoining it to the existing 2-story brick building on the west side of the parcel. (See the 1928 building blueprints in Appendix 4 including the fire door connection to the older 2-story brick building.) That wood frame building was originally home to Oliver J. Beidelman Furniture and Undertaking.

The structure on the west side of the Beidelman building, called the Workshop, predates the brick building, and is actually part of the original structure on the site, built sometime in the 1850s and occupied by Frederick Long starting in the 1860s. It is identified in the Sanborn maps from 1886, the earliest mapping fire insurance mapping for Naperville. (See Sanborn maps in Appendix 5 and photographs in Appendix 1.)

Criteria 5.2 That one or more of the following conditions exist:

Criteria 5.2.1 That it was owned or occupied by a person of historic significance in national, State or local history;

The Beidelman buildings have been owned and operated by a very important Naperville family in the same location since 1861. The Beidelman family and their ancestors have been an influential part of Naperville's business and civic communities for over 160 years.

When you walk into Beidelman's Furniture today, you probably will be greeted by a fourth or fifth generation member of the family. Today, Beidelman Furniture is the longest continuously operating furniture business in Illinois. This continuity includes being the first store selling furniture by the Kroehler Manufacturing Company, which had become the largest furniture manufacturing company in the United States.

In the 1980s, Beidelman Furniture was recognized by the Illinois State Historical Society as a "Centennial Business", awarded to Illinois businesses and not-for-profit organizations that have operated continuously in the state for 100 years or more.¹

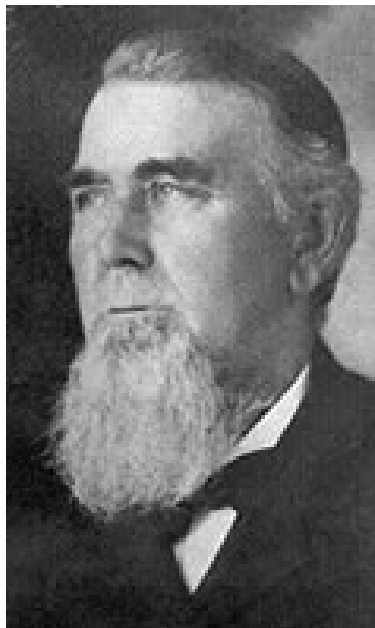
It is also important to note that the business was multi-faceted, also functioning as a funeral chapel and ambulance service as well as a furniture store for many years. This is an example of the manner in which small farm towns grew in the late 1800s.

¹ Illinois State Historical Society. [Centennial Business Awards](#). "Previous Recipients" Accessed April 23, 2024.

The Beidelman Family and Associates

Frederick Long (1837 to 1912), founder and uncle of Oliver Beidelman, was a local cabinet maker who established his furniture and undertaking business at the corner of Washington Street and Jackson Avenue in the 1860s. Although he founded the business in 1861, it is believed to have been originally located on Water Street and re-located to Washington Street later in the 1860s.

Frederick Long was also an influential community leader, advocating for the growth of the town's infrastructure. Frederick Long died in October, 1912. In his will he left monies "for the purpose of establishing and maintaining a public hospital in and for the said City ... exclusively for the establishment, construction, and maintenance of said hospital." (Unfortunately, although a Hospital fund was established, the hospital was never built.)²



Frederick Long and his store—Beidelman Family Archive

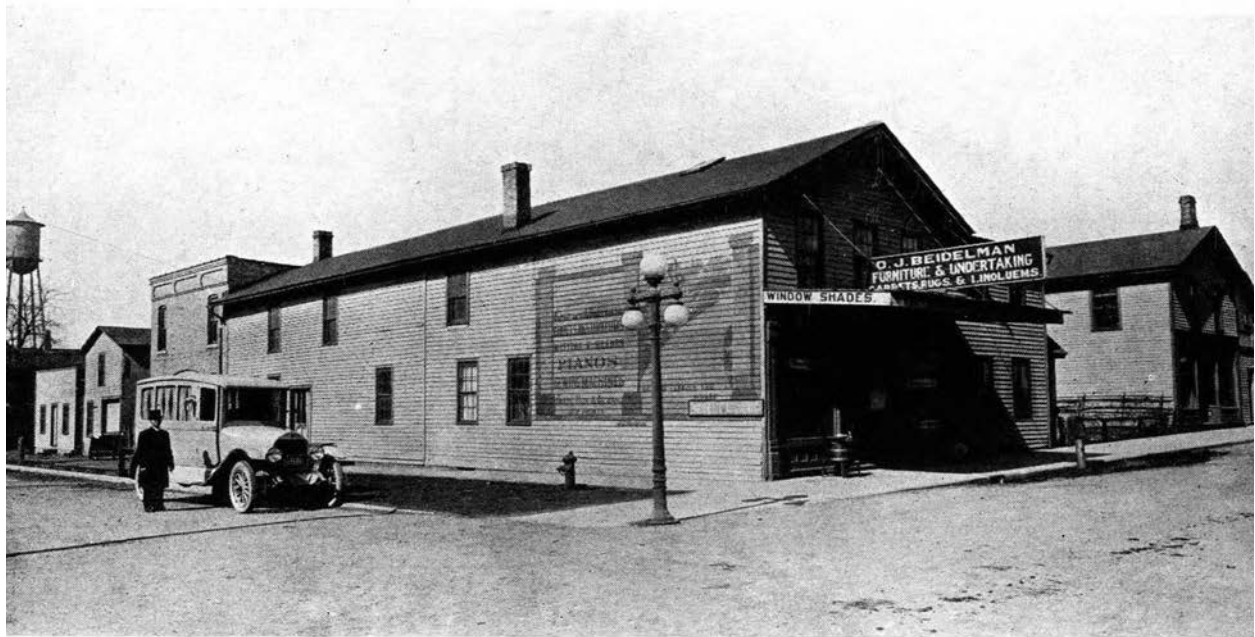
Kroehler Manufacturing and Peter Kroehler, were another important contributor to Naperville's history, Kroehler Manufacturing, is inextricably tied to the Beidelman Building. Not untypical for the times, Frederick Long began receiving requests to build coffins as well, and his furniture and undertaking business took off. In 1893, he hired Peter Kroehler, freshly graduated from North-Western College.

According to the "Souvenir of the Naperville Home Coming", published in 1917, the Naperville Lounge Factory (reincorporated as the Kroehler Manufacturing Company in 1915) was "*established in 1881 in Fred Long's little furniture shop.*"³ Long started the manufacture of

² Bryan J. Ogg, *Naperville: A Brief History* (Charleston, SC: History Press, 2018) p. 86

³ *Souvenir of the Naperville Home Coming*, Naperville, Illinois, May 29th to June 1st, 1917. "Business Activities"

lounge frames at the rear of his combined mortuary and furniture store. Business grew quickly , and in 1893 he engaged P. E. Kroehler, just graduated from North-Western College, as secretary. Kroehler's salary was a dollar a day, for which he did all the correspondence, kept the books, sold, and helped in the factory. ⁴ Kroehler Manufacturing was Naperville's largest employer for decades and its last building remains as 5th Avenue Station. Kroehler became a major community figure and was the leading force in the founding of Naperville's Kroehler YMCA, which served Naperville's community until it closed in 2020.



OLIVER J. BEIDELMAN
SUCCESSOR TO FREDERICK LONG
ESTABLISHED IN 1861

FURNITURE DEALER and FUNERAL DIRECTOR

Washington Street

Naperville,

From "Souvenir of the Naperville Home Coming" 1917

The 19th century 2 story brick "workshop" predating the 1928 3-story Beidelman building is visible along Jackson Ave. The 19th century 2-story brick building at 7 W Jackson Ave (adjacent to the "workshop" on its west side) has not yet been constructed. The frame corner building facing Washington St will be demolished and joined with the 19th century "workshop" in 1928.

Oliver J. Beidelman, Sr. (1877 to 1967) was Frederick Long's nephew and worked for his uncle beginning in the 1890s. Oliver was born in 1877 and was the father of nine children. He received his embalming license. He purchased the furniture and funeral business in 1911, operating it from the same location.

⁴ The DuPage County Guide. American Guide Series. Special Edition Commemorating the Twenty-fifth Anniversary of Du Page Title Company 1925-1950. p. 139.



Oliver J. Beidelman—Beidelman Family Archive

In response to growing demand, Oliver Beidelman built the current three story, brick Beidelman building in 1927-28 as a dual-purpose business. The building incorporated both a funeral chapel and ambulance service, as well as the furniture business. While this might seem like a curious combination today, it was common in the past because building furniture and coffins required similar skills and materials. However, the site also retained Frederick Long's original cabinet shop on Jackson Avenue.



Beidelman Building 1929—Beidelman Family Archive

Oliver Beidelman was also a community leader. He was a 50 year member of the Euclid Lodge #65 of the Naperville Masonic Temple. In 1915 he was raised a Master Mason and exalted a Royal Arch Mason in 1916. He was a lifelong member of the First Methodist Church.

Importantly, he was a founder and charter member, along with Peter Kroehler, of the Naperville YMCA, founded in 1909. He was very active in raising the money to build the YMCA building on Washington Street. The photo below shows a “Booster Day” for the YMCA, being held in front of the old Beidelman Building.



YMCA Fundraising Booster Day—Family Archive

Owen Henry (Dutch) Beidelman (1903 - 2000) became the primary business manager of the store.

Upon Oliver Beidelman’s death in 1967, he was survived by two sons and five daughters. His son Owen (“Dutch”), who had been active in the business for many years, bought the business in 1966. Naperville was growing rapidly, and Dutch was committed to supporting that growth. To better do that, he relocated the funeral home to 117 West Van Buren, where it remained for nearly 40 years before moving to its current location on the east side of Washington Street.



Owen Henry (Dutch) Beidelman—Beidelman Family Archive

Remembrances of Dutch describe how much he loved downtown Naperville, especially the furniture business. (See Appendix 2.2 Beidelman Family Articles and Obituaries and Appendix 3: Business history) He remained active in the business into his 90s, greeting customers as they entered the store.

Dutch was also very active in the civic life of Naperville during its time of explosive growth, watching the city grow from 3,000 to 120,000 residents. He served on the City Council for 24 years, from 1947 to 1971. He was known for carefully overseeing the city's budget.

Like his father, Dutch was a member of the Euclid Lodge 65 AF and AM of the Naperville Masonic Temple. He attended Wesley United Methodist Church. As a child, he joined the first Boy Scout Troop in Naperville. He was a 75 year member of the Naperville YMCA and of Naperville Rotary Club for more than 50 years. In 1999 the Naperville Chamber of Commerce presented him with a Lifetime Achievement Award.

In November of 2000, after Dutch Beidelman passed away, the Illinois Senate passed Resolution 386 honoring his work as owner of a furniture store and ambulance service, along with his service on the Naperville City Council from 1947 to 1971. The resolution also points to his contributions to the Naperville YMCA, the Rotary Club of Naperville, and Wesley Methodist Church. (See Appendix 2.2) Dutch Beidelman's significance was highlighted in 2005, when he was ranked as one of Naperville's 25 most influential people by the Daily Herald with the help of a panel of local experts.⁵

⁵ "Naperville's backbone Beidelman balanced business, politics - and steadfast loyalty to city and its people" by Jill Jedlowski Daily Herald Staff Writer. Daily Herald (Arlington Heights, IL). September 21, 2005.

In river towns such as Naperville, construction and expansion of bridges was vital public infrastructure. While serving on the City Council from 1947 to 1971, Dutch Beidelman oversaw the construction of bridges at Washington Street, Jefferson Street and Eagle Street. Although proud of his city and family’s heritage, Beidelman preferred to think ahead, not reminisce. As he put it at age 90, “You can’t look back too much. If you’re smart enough, you’ll go along with the changes.”⁶

John and Lana Heitmanek are the current owners of Beidelman furniture. Lana is Dutch Beidelman’s daughter, born in 1945. She has been active in Beidelman furniture since the 1990s, after having studied the arts at the University of Miami and the Goodman School of Drama at the Art Institute of Chicago. Lana is the fourth generation of the family to be directly involved in Beidelman Furniture.

Katelyn (Katy) Heitmanek and Michael Heitmanek are co-owners of Beidelman Furniture. They are the daughter and son of John and Lana Heitmanek. Katy also is the current Beidelman Furniture store manager. Katy and Michael are the fifth generation of the family to be active in Beidelman furniture, an unmatched legacy in our community.⁷



Michael Heitmanek, Lana Heitmanek, Katy Heitmanek, and John Heitmanek—Family Archive

⁶ “Down to Business: Fifth-generation now overseeing downtown Naperville’s Beidelman Furniture” by Daina Saleh. Chicago Tribune, May 28, 2016.

⁷ “Staying Power” by Lisa Sloan. West Suburban Living, November 1, 2022.

Criteria 5.2.2 That it has a direct connection to an important event in national, State or local history;

There are two responses to this criterion:

First, the workshop facing Jackson Avenue is the remaining portion of the place where Frederick Long, Philip Krauser and Peter Kroehler first established the Naperville Lounge Company. This business grew, changed ownership and became Kroehler Manufacturing Company, at one time the world's largest furniture manufacturer. This remaining workshop is the very location where that famous business, which later expanded far beyond Naperville, began.

Second, the three story brick building facing Washington street is the home of the longest continuously operating furniture business in Illinois and a physical place related to much of Naperville's history. Built in 1928, the Beidelman building is a concrete example of Naperville's economic growth and was a precursor to the post WWII boom. In a small farm town filled with two-story commercial buildings, the three-story Beidelman building pointed to the future.

The Beidelman building, larger and more distinguished than its neighbors, also symbolizes the growth of Naperville as a commercial center because it was the first retail outlet for the Kroehler furniture factory being built several blocks away in the four-story brick building now known as 5th Avenue Station. Built in 1918, this manufacturing building led the way to Kroehler becoming one of the world's largest furniture companies. At its peak, Kroehler was shipping more than 128 truckloads of furniture daily.

Built a decade apart, the Beidelman and Kroehler buildings—the biggest in town for decades—complimented each other, both providing non-agricultural employment. Kroehler, by far the largest local employer, provided stable, middle-class incomes, while Beidelman's provided the goods of a middle-class lifestyle, selling furniture that furnished many new suburban homes.

These two buildings embody the growth of American commerce and thriving middle class. As Richard Longstreth wrote: "As private enterprise was the principal generator of the nation's development, so commercial architecture played a central role in defining the character of its settlements...The size and extent of a community's commercial buildings served as an index to its achievement and its potential. (The Buildings of Main Street: A Guide to American Commercial Architecture, pp. 12-13.)

The Beidelman building remained the tallest, most substantial building in downtown Naperville for 70 years until Washington Corners at 47 E Chicago Avenue was built in 1998.⁸

⁸ "Sometimes the sky is not the limit - Towns try to regulate changing skylines as new buildings pop up" by Karen Kutz Daily Herald Staff Writer. Daily Herald (Arlington Heights, IL) March 12, 1998.

Criteria 5.2.3 That it embodies the distinguishing characteristic of an architectural period, style, method of construction, or use of indigenous materials;

The three-story brick building epitomizes the progress in commercial construction that distinguishes mid-20th century architecture from 19th century structures.

The building's original style was taken from Collegiate Gothic.⁹ This can be seen in the architectural plans and in period photos. Like many buildings, the building changed over time to suit changing styles. Dutch Beidelman removed many elements of the Collegiate Gothic style to make his mark on the building, and to give it a more of a modern, mid century look. Also, Beidelman blocked off most of the windows due to the high cost of energy in the 1970s.

The primary remaining element of Collegiate Gothic is the set of windows along Washington Street discussed below in Section 5c. The Beidelman building, today a furniture store, for many years was also a funeral home. The Beidelman family also operated an ambulance service from the building. While this might seem like a curious combination today, it was common in the 1900s because building furniture and coffins required similar skills and materials. This early example of what today would be called a “mixed-use project” posed a special architectural challenge.



Chapel windows, 2024—Naperville Preservation, Inc.



*Mortuary window, 2024
—Naperville Preservation, Inc.*

⁹ “Collegiate Gothic.” Washington State Department of Archaeology & Historic Preservation (DAHP), 21 Aug. 2018, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/collegiate-gothic>.

One key to operating a furniture store, funeral parlor and ambulance service from the same building was the installation of an elevator, Naperville's first. Although common today, the elevator then was a new construction method, albeit one necessary for a three-story building housing heavy furniture and caskets. (See Appendix 1 for the original elevator receipt).

The north end of the red brick building housed the undertaking business. Thus the arched windows along Washington Street help create a Gothic Revival façade, found often in churches and institutional buildings but less often in commercial buildings. The style is in the manner of the Collegiate Gothic being built during the same period on campuses such as Northwestern and Yale, where architect James Gamble Rogers designed libraries, and the University of Chicago. The curved window fenestration, in addition to helping heat and cool the building, borrows from Gothic design.

Overall, the building is an example of what Longstreth calls two-part commercial block architecture, which was the most common composition for mid- and large-scale commercial properties from the 1850s through the 1950s. Usually two to four stories, buildings of this type are characterized by horizontal divisions into two distinct zones. (Longstreth, p.24) The street-level zone is usually where public, retail spaces occur, with the upper levels reserved for offices, storage, and sometimes residential. (Note: Longstreth, cited here and above, is the same source used in the 2010 survey done for the City by Granacki Historic Consultants.)

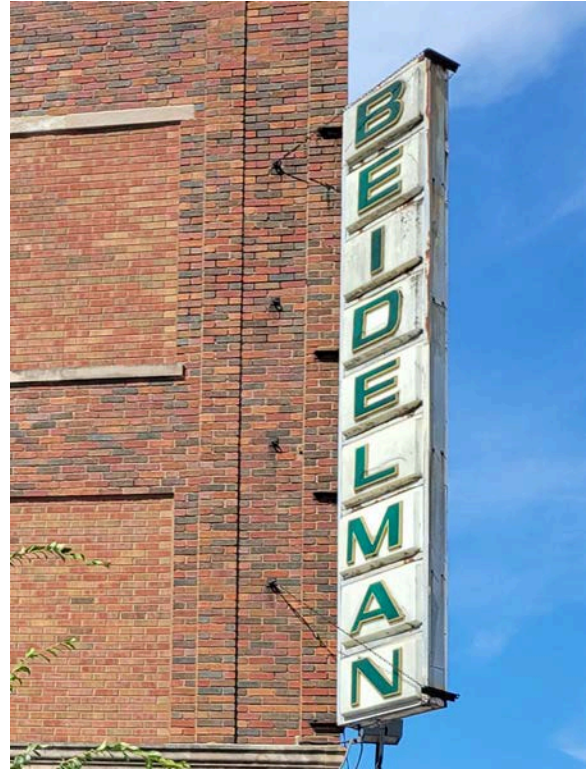
The materials for the building, including the bricks and stone, were locally sourced. See the receipts for building materials in Appendix 1.

The 1928 building replaced much, but not all, of the original Frederick Long store. That original wooden building, facing Washington Street, was expanded as the business grew. In 1882, he added a two story addition to the front of the main store facing Washington Street. Owen Beidelman also modified the original frame structure. According to the Sanborn map of 1898, the facade facing Washington Street is frame. The Sanborn map of 1909 shows the exterior as brick, indicating that the Washington Street facade was bricked over or replaced.

Portions of the first building, (the "Workshop") including the original cabinet shop, still exist today. A visible exterior feature of the Workshop are the original doors, facing Jackson Avenue. These wooden doors were also locally sourced. The stone step into the workshop is likely locally quarried limestone.



*“Workshop” doors and stone step, 2024
—Naperville Preservation, Inc.*



*Beidelman blade sign, 2023
—Naperville Preservation, Inc.*

Another distinctive feature of the Beidelman building is the two-story blade sign that can be seen by both north and south-bound travelers on Washington Street. Blade signs have been used for centuries, but became more popular in the 1930s due to improved construction and lighting techniques. Blade signs are mounted to building façades with a post or pole at an angle perpendicular to the flow of traffic.

Criteria 5.2.4 That it represents the notable work of a builder, designer or architect whose individual work has influenced the development of the community; or

Although he demonstrated strong creativity—developing a design for both a furniture store and funeral parlor—architect/draftsman and Naperville native Irving E. Bentz (1904-1930) did not have many opportunities to demonstrate his talent. He died in 1930 at the age of 25, with his funeral service taking place in the building he had recently designed and buried in Naperville Cemetery.

His obituary noted, “His work as an architect called him into Chicago, but he has left a number of notable contributions from his ability in this city. Not the least of them is the building in which we today honor him” (in reference to the Beidelman funeral chapel). Thus, the Beidelman building is a notable work of an architect whose work influenced the development of Naperville.

IRVING E. BENTZ

Irving E. Bentz died at his home 568 S. Washington St., on Tuesday, June 24th. Private funeral will be held this afternoon at the O. J. Beidelman chapel.

IRVING E. BENTZ

Irving E. Bentz was among those of whom it cannot be said "the years of man are invariably three score and ten." This may be an added cause for sorrow or it may make his death more beautifully hopeful significant, according to our viewpoint on life and our faith in God.

The deceased was born in Naperville, Ill., on October 25, 1904. His father and mother, John and Anna E. Bentz are among those to whom this decease is most painfully significant. They were among those who literally built this city to its present beauty. But greater than the buildings for which they builded was the type of manhood which they, in their home developed.

Mr. Bentz received all of his fundamental education in Naperville and it has been his constant residence. His work as an architect called him into Chicago but he has left a number of notable contributions from his ability in this city. Not the least of them is the building in which we today honor him. He was a strenuous worker, so much so that his body was not always able to bear the weight of the burden which he placed upon it.

One of the characteristics of the deceased was his indomitable spirit. Even when disease showed itself to

be so strong an enemy to him, he fought it to the last. The words which suggest the giving up of hope and of activity, found no place in his vocabulary.

In addition to his parents, three brothers are among those who mourn his departure. They are John J. Bentz, George O. Bentz and Ralph E. Bentz, all of this city. Mr. Bentz was of a retiring nature but his personal qualities did not allow him to remain in obscurity. He has quietly won a large host of true friends. He was a member of the Grace Evangelical Church, all of whom feel the pain of his departure very keenly.

Early on the morning of June 24, it was the will of providence that the struggling person should be transformed to one who enjoys the freedom of perpetual strength and activity. We call it death but we do it wrongly for "we know that if the earthly house of this tabernacle be dissolved, we have a building of God; an house not made with hands, eternal in the heavens."

Funeral services were held in the O. J. Beidelman funeral chapel, Rev. H. H. Kalas officiating.

CARD OF THANKS

We take this opportunity to thank our many friends for their kind expressions of sympathy during the illness and death of a very dear member of our home.

Mr. and Mrs. John Bentz.
John J. Bentz, Jr.
George O. Bentz.
Ralph E. Bentz.

Naperville Clarion June 26, 1930 death announcement and July 3, 1930 obituary of architect Irving E. Bentz—Beidelman Family Archive

Criteria 5.2.5 That it is included in the National Register of Historic Places

This property is not listed in the National Register of Historic Places, but it is directly adjacent to [Naperville Federal Historic District established in 1977](#). It was included in the original 1975 proposal for the Historic District (See page 165 or 177 of the 1977 Registry nomination document).¹⁰

¹⁰ National Register of Historic Places, Naperville Historic District, DuPage County, Illinois, National Register #77001516.

<https://www.naperville.il.us/contentassets/25f6c4038cbb4daeaddbeab908a467c2/federal-historic-district-documents.pdf>



Location Map: Parcel boundaries are shown in blue with address points inside. The Beidelman PIN 07-13-430-031 being considered for landmark designation is outlined in yellow. All parcels north of Chicago Ave, including 07-13-430-031, were within the 1975 Historic District proposal. Parcels tinted brown were ultimately added in 1977 to the Federal Registry. Parcels tinted in aqua were not considered in 1975 nor included in 1977.

5c. Significant exterior architectural features

The most significant architectural feature of the 1928 building today are the large, arched chapel windows. These Gothic style windows reflect the dual history of the building as both a commercial furniture store and a funeral chapel.

The elevator tower can be seen from the alley on the north side of the building. This was the first elevator in Naperville, and it still exists intact.

The other original windows remain behind the bricked openings, ideally to be restored. Obviously, the parapets have been removed, but hopefully will also be restored.

Not original to the 1928 construction, but still historic is the blade sign on the corner of the building. That sign, installed more than 50 years ago, announces that this is downtown Naperville.

The wooden doors to the Workshop on Jackson Avenue are original to the 1860s structure. Although in need of restoration, they are an example of 1860s craftsmanship. Also original is the limestone step in front of the doorway.

5d. Other reasons and data in support of the proposed

These buildings represent, and are a tribute to, local commercial enterprise in Naperville over the course of three centuries. They house the oldest and still operating business in DuPage county—a business that has been operated by the same family for 5 generations in the same location. The coexistence, evolution, and adaptive reuse of these 19th and 20th adjoined properties is remarkable and visibly evident. Such adjoined properties are rare and the opportunity to landmark them for posterity should not be missed.

Little is known about actual construction of the 19th century frame building that was part of Fredrick Long's furniture workshop. However, it is featured in a Les Schrader painting. (See Appendix 1.) The extant single story workshop was originally paired with a two story frame structure that was removed to allow the construction of the brick building in the 1920s. This remnant building is important because:

- One of few remaining structures from the era in downtown Naperville
- Original building on the site of the oldest continuing business in DuPage County
- Site where Peter Kroehler began his furniture business, at one time the largest furniture company in the world.

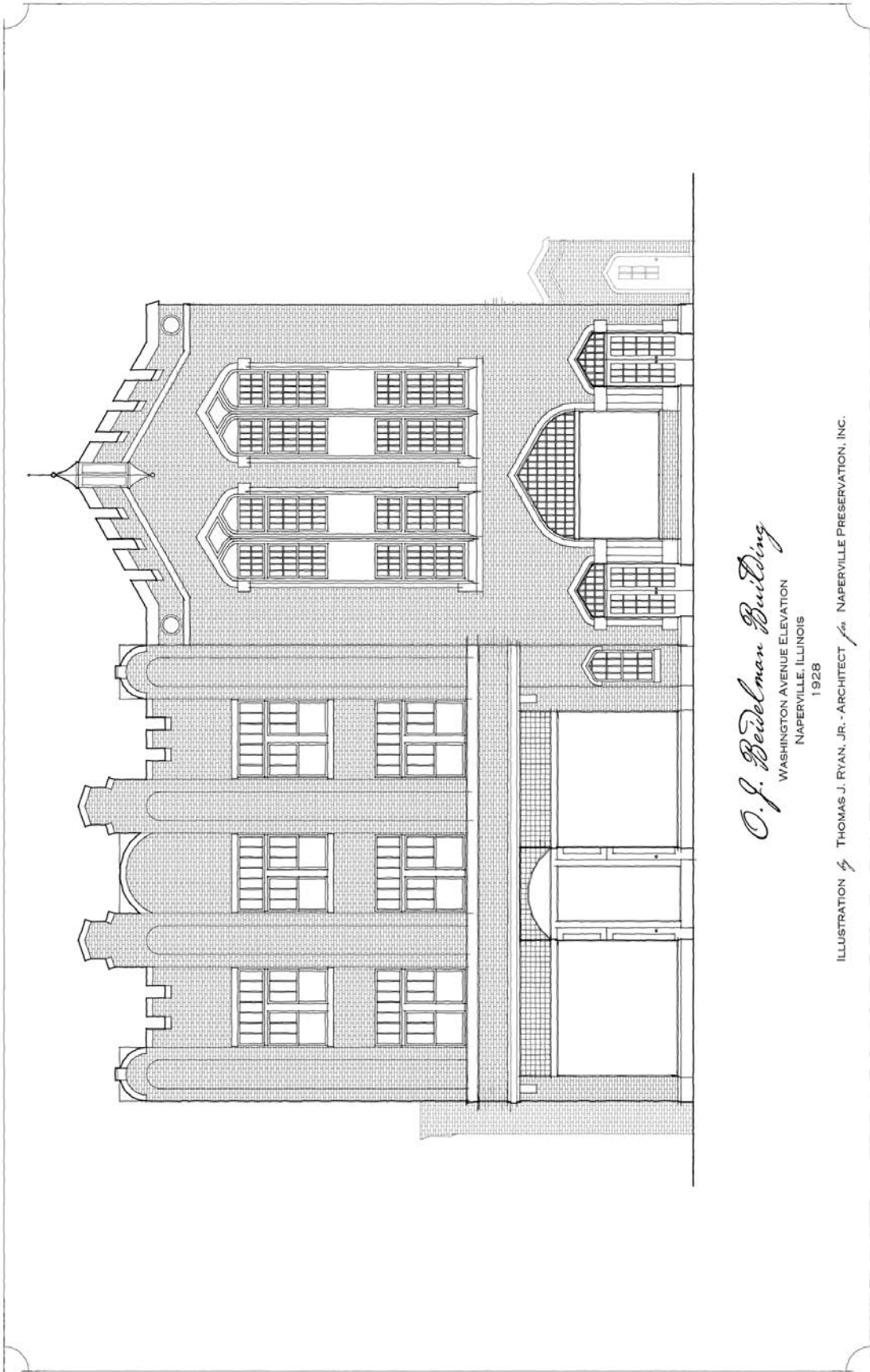
For the 1928 building, many local businesses were involved in its construction, e.g.:

- Irving E. Bentz—architect
- John Bentz—General Contractor and Builder
- A.H. Beidelman—Mason Contractor

The dual role of the building – furniture store and funeral chapel – represent the entrepreneurial spirit of the Beidelman family and of Naperville.

Finally, if landmarked:

- They would be the first commercial buildings landmarked in Naperville and only the 5th landmarked property within Naperville.
- The buildings would be more likely to qualify for historic preservation financial incentives. Please see the following drawing of what the buildings looked like in 1928 and appear in 2024 to illustrate the potential for restoration.



O. J. Bevelman Building

WASHINGTON AVENUE ELEVATION
NAPERVILLE, ILLINOIS
1928

ILLUSTRATION BY THOMAS J. RYAN, JR. - ARCHITECT FOR NAPERVILLE PRESERVATION, INC.

1928 Washington Street Elevation

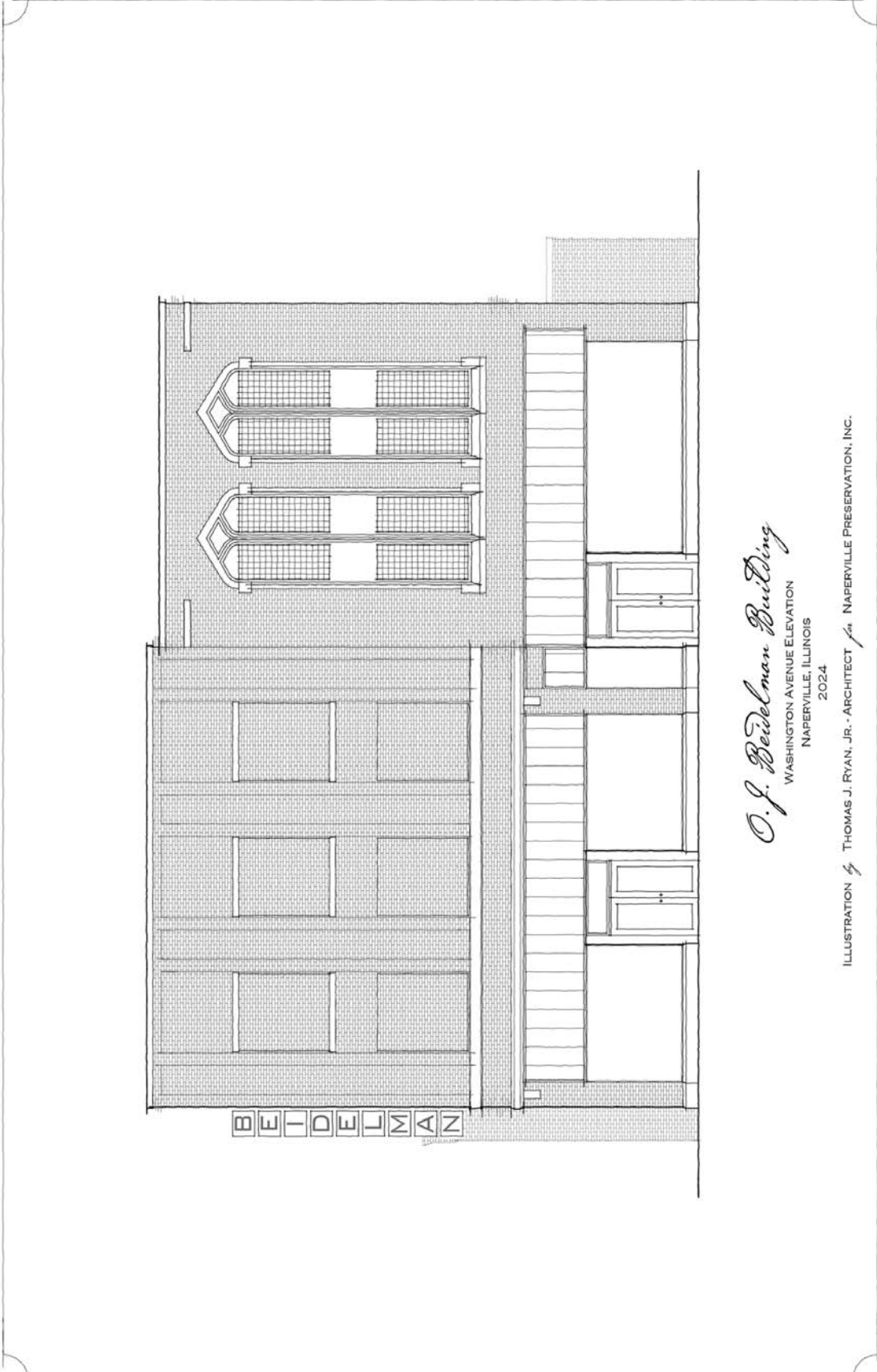


O. J. Beidelman Building

JACKSON AVENUE ELEVATION
NAPERVILLE, ILLINOIS
1928

ILLUSTRATION BY THOMAS J. RYAN, JR. - ARCHITECT FOR NAPERVILLE PRESERVATION, INC.

1928 Jackson Street Elevation

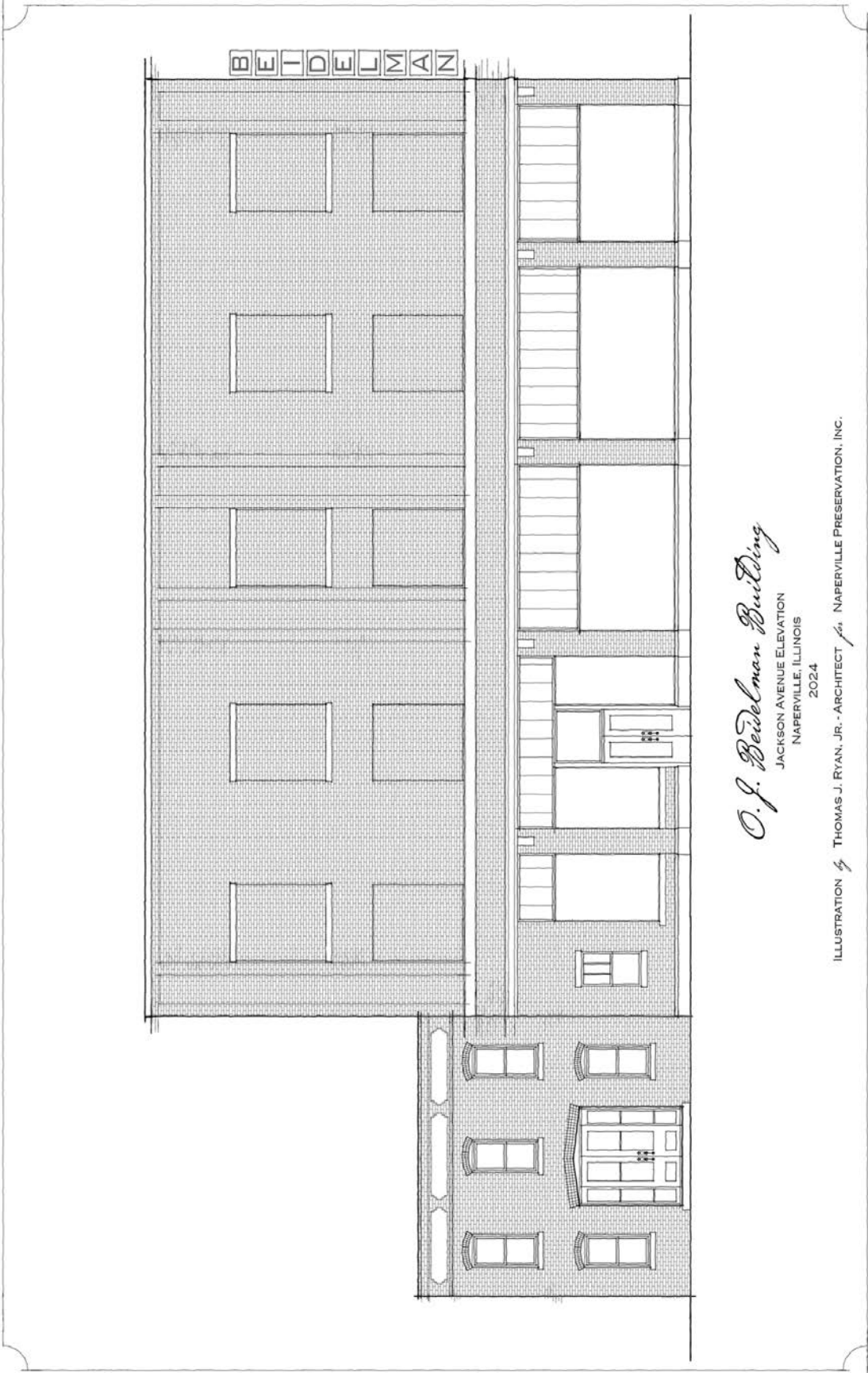


O. J. Beidelman Building

WASHINGTON AVENUE ELEVATION
NAPERVILLE, ILLINOIS
2024

ILLUSTRATION BY THOMAS J. RYAN, JR., ARCHITECT FOR NAPERVILLE PRESERVATION, INC.

2024 Washington Street Elevation



2024 Jackson Street Elevation

6. A plat of survey of the property if available and dated photographs of the improvement in question.

A plat of survey is not available at this time. Below is a photograph circa 1960. Please also refer to earlier photographs in the application and in Appendix 1. The Sanborn maps for this parcel are included in Appendix 5 and the original blueprints for the 1928 building in Appendix 4.



*Photograph from page 18 of "Landmarks in Naperville" by Lester Schader—Illinois Digital Archives
The photograph shows the 1928 Beidelman Furniture store as well as its adjoined 19th century building often referred to as the "workshop". The photograph is circa 1960. The corner sign has not yet been added nor the rooflines redone. The "workshop" at this time is pictured on the left with the "glass" sign.*

7. Any other information that the applicant deems relevant.

The current Beidelman Furniture store stands proudly on the corner of Washington Street and Jackson Avenue. It was built in 1928 as both a furniture store and a funeral chapel. The current building replaced the original Beidelman Furniture store and Undertaking parlor, one of the first businesses in Naperville, established in 1861 by Frederick Long, an ancestor of the Beidelman family.

Attached to the 1928 furniture store building—and part of the same parcel—is the remnant of the original building constructed by Frederick Long in the 1860s.¹¹ This remnant is documented not only as Fredrick Long’s workshop, but also as the location of the first place where Peter Kroehler worked at the Naperville Lounge Company. Kroehler went on to become the Naperville Lounge Company’s president in 1903 and, in 1915, changed the company's name to the Kroehler Manufacturing Company, a major employer in Naperville for decades. He also was a Naperville civic leader and benefactor of the Kroehler YMCA.

The Beidelman’s building has been an important presence in downtown Naperville since its construction. Because the business was so important to Naperville homes, the Beidelman Furniture store is integrally linked to the history of Naperville, as is the Beidelman family. A quick review of the store’s archives reveals the many ties to other longstanding Naperville businesses.

For decades Beidelman Furniture has been the premier furniture store for Naperville, so it furnished countless Naperville homes. It was the first retail outlet for Kroehler furniture, as well as offering many other brands. Generations of Naperville residents grew up with Beidelman furniture, and today many Naperville homes still proudly feature furniture from Beidelman’s. During Naperville’s postwar home building boom ushered in by Harold Moser, Beidelman’s provided chairs, sofas, tables and more to the sprawling new subdivisions of split levels and ranch houses.

These Beidelman buildings represent 3 centuries of Naperville’s commercial business enterprises. They represent 2 centuries of commercial building architecture. The same Naperville pioneer family has been operating the business enterprises for 5 generations.

The Beidelman family members are also important in Naperville’s business and civic development. The original owner, Fred Long, Oliver Beidelman’s uncle, is well recognized as one of Naperville’s business leaders in early Histories of DuPage County. He started and maintained businesses on this site and in Naperville for 50 years prior to the Beidelmans taking over his trade. Oliver himself was very active in local organizations, including one of the founders of the local YMCA.

The Beidelman family legacy extends to city government and state recognition for Owen (“Dutch”) Beidelman (1903-2000) himself. Dutch Beidelman served on the Naperville City Council for 24 years from 1947 to 1971, a period of tremendous growth and change for Naperville. The state of Illinois has designated Beidelman’s as a “Centennial Business”. In 2005, the Daily Herald included Dutch Beidelman on a list of 25 most influential people in Naperville history.

The adjoined buildings should be designated as a local Naperville landmark

¹¹ City of Naperville. “Page 71” Naperville Heritage Collection (Illinois Digital Archives), n.d., <http://www.idaillinois.org/digital/collection/npl/id/1774>. 2024-05-30.

8. Such other information as the Historic Preservation Commission may request or prescribe from time to time.

As of the date of this landmark designation request, there is not a formal application. We have tried to provide relevant information and we welcome requests for additional information.

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Time goes by for Naperville storekeeper: City has seen many changes since its early days, he says. Jeff Coen SPECIAL TO THE TRIBUNE. Chicago Tribune (1997-); Chicago, Ill.. 30 Apr 1997: SW_A1. Author: Jeff Coen SPECIAL TO THE TRIBUNE

“The Way We Were: Take a look at what Naperville looked like in the 1940s (Beidelman’s still there)” by Steve Metsch and Andrea Field. Naperville Sun. February 23, 2024.

<https://www.chicagotribune.com/2024/02/23/way-we-were-naperville-washington-downtown-beidelman/>

Appendices

Appendix 1: Additional Photographs and Documents

Appendix 2: Beidelman Family

2.1 Business Related Family Tree

2.2 Beidelman Family Articles and Obituaries

Appendix 3: Business History

Appendix 4: 1928 Beidelman Building Original Blueprints

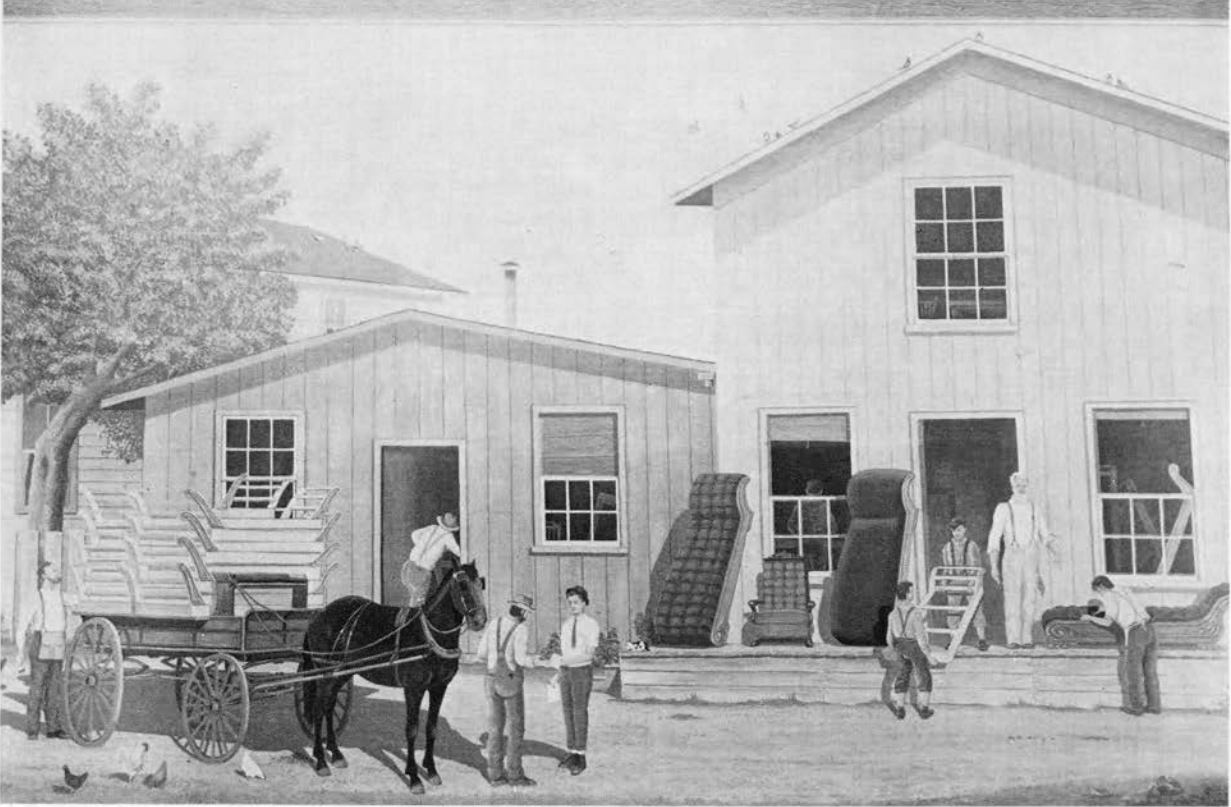
Appendix 5: Sanborn Fire Insurance Maps

Appendix 1: Additional Photographs and Documents



FURNITURE STORE, F. LONG, PROPRIETOR, NAPERVILLE, ILL⁵

"Furniture Store, F. Long, Proprietor, Naperville, ILL"—Combination Atlas Map of DuPage County 1874, page 20



“Birthplace of Kroehler Lounge Factory” shows the old frame building on the corner of Washington and Jackson (now the site of the Beidelman furniture store). Young Pete Kroehler is in center of the picture, handing a check to a worker; Phil Kraushar is man at left by load of frames; and Fred Long is bearded proprietor.

Page 18 of “Landmarks in Naperville” by Lester Schader depicting the birthplace of the Kroehler Lounge Factory

ESTABLISHED 1861.

FRED. LONG,

Manufacturer and Dealer in

Furniture & Upholstery,

AND GENERAL

UNDERTAKER,

Has one of the Largest and Best Assorted
Stocks of Goods West of Chicago, and
offers them and his services at
Reasonable Prices.

☛ Please call and see for yourselves.

N. W. Corner Washington St. and Jackson Ave.,

NAPERVILLE, - ILLINOIS.



A retail furniture store is now located on the corner of Washington Street and Jackson avenue where furniture was originally manufactured, and semi-trailer trucks, instead of horse-drawn wagons, deliver the furniture from Kroehler Mfg. Co., a national organization whose main plant was in Naperville until 1979.

Page 18 of "Landmarks in Naperville" by Lester Schader with photograph of the Beidelman Furniture store circa 1960—the Illinois Digital Archives



Beidelman Furniture 2020—Source: RealVision (cropped)



Beidelman "Workshop" 2024—Naperville Preservation, Inc.



Beidelman "Workshop" in context with neighboring buildings 2024—Naperville Preservation, Inc.



Beidelman Furniture 2023—Naperville Preservation, Inc.

*Plumb
Henry 596 Lee*

John Bentz
General Contractor and Builder
NAPERVILLE, ILLINOIS

Sept. 23, 1927

Mr. O. J. Beidelman
Naperville, Illinois

Dear Sir:

I propose to erect and complete Store Building at 239 So. Washington St., Naperville, Illinois according to plans and specifications for the amount of Sixty three thousand eight hundred thirty five dollars (\$63,835.00).

The above proposal includes the following:

Carpentry--labor and material	12,570.00
Masonry	22,740.00
Excavating	2,130.00
Heating	4,962.00
Wiring-----North Section	442.00
South Section	526.00
Plumbing	3,216.00
Roof	359.00
Structural & Ornamental Iron	11,290.00
Painting	600.00
Ruff and Finish hardware	500.00
Elevator	4,500.00

The above figure does not include the store front.

Respectively submitted,

JB/REB

John Bentz construction estimate 1927—Family Archive

A. H. BEIDELMAN*Mason Contractor*Manufacturer of Hollow Building Blocks
and All Cement Products

Naperville, Ill.,.....October 15, 1927

For the sum of Thirty-Nine Thousand Seven Hundred Seventy-Nine Dollars and Fifty Cents, (\$39,779.50), I propose to furnish all labor and material as per plans and specifications No. 4 by Irving Bentz which includes items as outlined; to be erected for Mr. O. J. Beidelman :

Excavations, Concrete Work, Masonry, Cut Stone, Terra Cotta, *and Plastering,*
Structural and Ornamental Steel, including fire escape, angles for joist supports and tin-clad fire doors.

North Section, Eighteen Thousand Nine Hundred Thirty-Eight Dollars and Ninety Cents, (\$18,938.90).

South Section, Twenty Thousand Eight Hundred Forty Dollars and Forty Cents, (\$20,840.40). *which includes elevator enclosure*

This estimate does not include any work or material except on new building. *All forms for concrete work to be done by carpenter*

If Surety Bond is required, add cost of same, which would approximate ~~at~~ *1 1/2 % on total* This estimate is based upon present prices of labor and material. Ground shall be cleared for building by others. Money to be paid as work progresses as estimate for labor and material may be issued. Any changes to be made shall be agreed upon between owner and contractor *and* ~~which~~ shall be by written order only.

Respectfully submitted,

A. H. Beidelman

A. H. Beidelman masonry estimate 1927—Beidelman Family Archive

JULIAN M. DIETER
TELEPHONE 53-M

TELEPHONE 80

EDWARD J. GETZ
TELEPHONE 369-W

DIETER & GETZ
PLUMBING AND HEATING
ELECTRICAL WORK

NAPERVILLE, ILLINOIS, ~~October 3,~~ 1927

Mr. E. G. Meiley
Naperville, Illinois

Proposition for plumbing in the O. J. Beidelman building on Washington Street

Dear Sir:

We will install the plumbing in the south and north sections, including a 1" water meter, all fees and permits and according to the plans and specifications, for the sum of Three thousand two hundred and sixteen dollars (\$3,216.00).

The above includes one L-3 type vertical centrifugal sewage ejector designed for a capacity of 100 GPM when discharging against a head of 15 feet. One 2 HP motor which will be mounted on a tripod bolted to floorplate of pump and will be directly connected to shaft of pump by means of a flexible coupling. The motor will be wound for 220 volt 3 phase, 60 cycle, 1140 RPM. One totally enclosed float switch mounted on a pedestal 40" high which will be actuated by a heavy copper float ball and float rod equipped with adjusting buttons. One Chicago Pump Co.'s special Submerged "Flush-Kleen" strainer and other necessary fittings. One cast iron basin cover with an inside diameter of 42" equipped with a full sized man hole and the other necessary openings. One I.C. 8533 across the line type starter equipped with overload and undervoltage protection unmounted.

The above also includes a cast iron basin 48" x 6 ft. deep with the necessary openings,

If the south sections is omitted deduct Five hundred and seventy-five dollars (\$575.00), from the above.

Respectfully submitted,

Dieter & Getz

By E. J. Getz

EJG/CD

3216
575
2641

Dieter and Getz plumbing estimate 1927—Beidelman Family Archive

TELEPHONES: PLANT 866-M-1 RESIDENCE 88-M

STATEMENT

G. J. Beidelman June 30 1927

IN ACCOUNT WITH

W. H. RITZERT
 CONCRETE PRODUCTS
 WASHED SAND AND GRAVEL
 EXCAVATING

RESIDENCE: 325 E. NORTH AVE. PLANT: EAST END OF CHICAGO AVE.

TERMS: NET CASH LOCK BOX 84, NAPERVILLE, ILL.

To balance, as per account rendered		
June 10	3 yds. con. mix.	7 50
June 13	3 yds. con. mix. Stone	7 50
14	3 yds. con. mix. "	7 50
	Balance due	22 50
		22 50

July 19 Credit on acct

Ritzert Concrete receipt 1927—Beidelman Family Archive

Warrenville, Ill., Oct 26 1927

Mrs. G. J. Beidelman

In account with

Peter H. Schrader
 Contractor and Builder

carpenter work done on porch.

Contract price on labor only	\$120.00
Extra labor on steps	
Ralph Coleman 1 1/2 Hours @ \$25	4 42
	\$124.42
125	
3 1/2	
370	
67	
\$442	

Credit on acct.

Schrader receipt 1927—Family Archive

Naperville, Illinois Oct 12 1928

M. *G. Beidelman*

To CITY OF NAPERVILLE, Dr.

5 amp electric meter	9 25
----------------------	------

Paid May 12, 1928

Oliver S. Stuebler
 City Collector

Electric meter receipt 1928—Family Archive

OTIS ELEVATOR COMPANY
OTIS ELEVATOR BUILDING, 600 WEST JACKSON BOULEVARD, CHICAGO

TERMS: NET CASH
UPON PRESENTATION
MAKE ALL CHECKS PAYABLE
TO THE COMPANY



November 8, 1928

NO. 141721

Mr. O. J. Beidelman
35 Washington Street
Naperville, Illinois

PLEASE TEAR OFF AND RETURN
THIS PART WITH YOUR CHECK.
YOUR CANCELED CHECK WILL BE
YOUR RECEIPT.

AMOUNT OF BILL \$900.00
MO

YOUR ORDER NO. Contract:

TO: Furnishing & Installing One Combined Passenger
& Freight Elevator in building located at Naperville,
Illinois, as per contract,

2,800.00

Less Payments to date,
Balance Due -

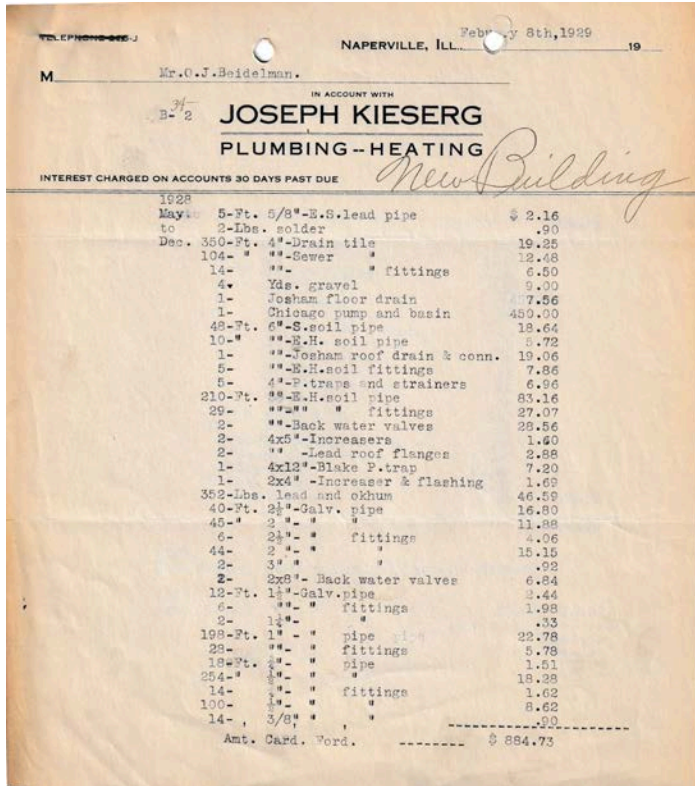
1,900.00
900.00

Nov 10 - Check

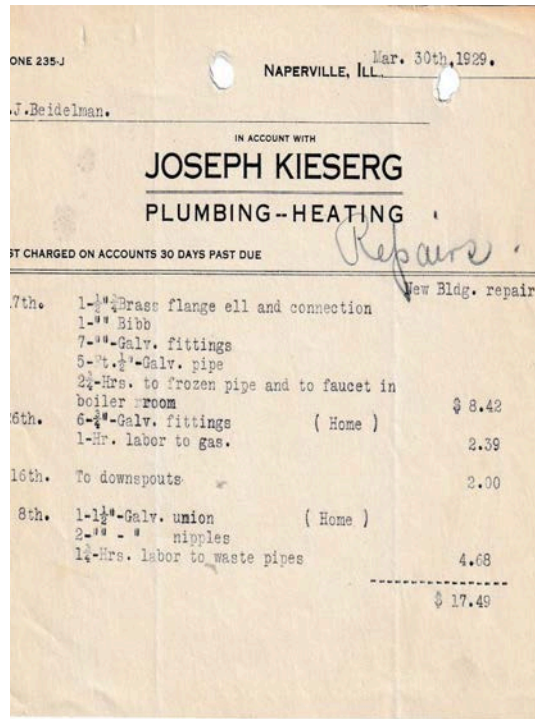
600.00
300.00

OTIS ELEVATOR COMPANY, OTIS ELEVATOR BUILDING, 600 WEST JACKSON BOULEVARD, CHICAGO

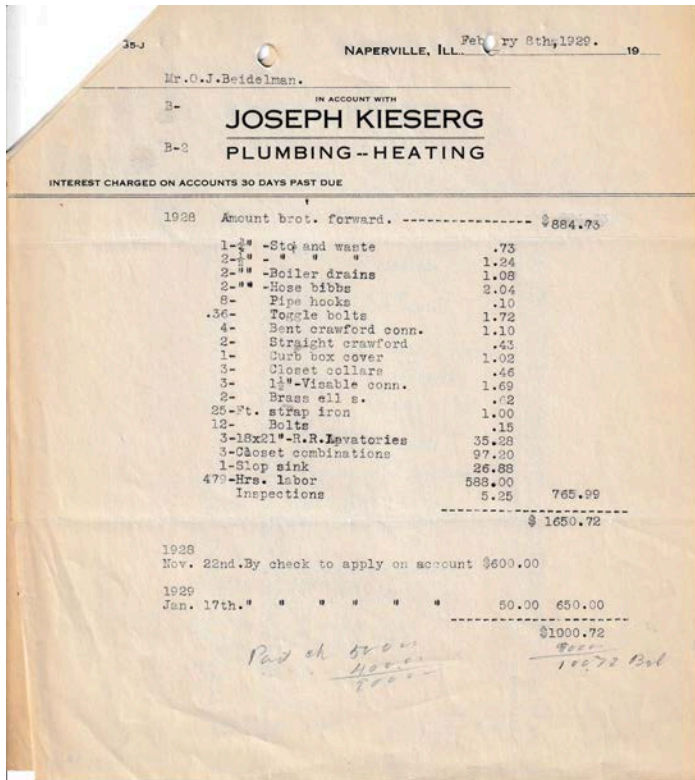
Otis elevator receipt 1928—Beidelman Family Archive



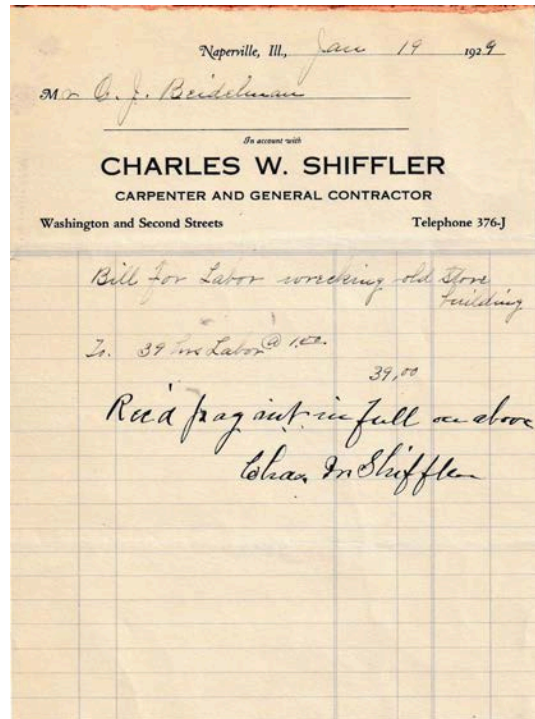
Kieserg plumbing supply receipt 1929 - pg1
—Beidelman Family Archive



Kieserg plumbing repairs receipt 1929
—Beidelman Family Archive



Kieserg plumbing supply receipt 1929 - pg2
—Beidelman Family Archive



Shiffler wrecking receipt Jan. 1929
—Beidelman Family Archive

M. J. Beidelman
Bought of C. L. SCHWARTZ LUMBER CO.
DEALERS IN

TERMS CASH

LUMBER. SASH, DOORS, BLINDS.

TELEPHONE 85

1829	8	1 roll black rosin	2.00
1929	7	1 sq. comp. roofing	1.25
Jan 4		108 ft 3pc 4" x 4" lap	1.16
17		48 " 3" 1x2-16 awf	1.08
		11 " 1" 2x4-16 awf	1.10
		24 " 3" " -12 "	2.40
264		1 3/8" w.p. lattice	3.30
		6 cas. sh. off 2-6x4-0 1 1/8" dia sh	21.00
		12 " " 2-0x4-0	34.80
18		20 ft 5pc 1x4-12 awf	2.00
		32 " 6 " " -16 "	3.20
		36 " 6 " " -18 "	3.60
28		42 " w.p. 4/4 R.	5.30
26		4 formal doors 2-0x6-8-1 3/4" w.p. 10 ft	25.00
31		62 ft lin 2x2 awf	3.10
		100 " " w.p. 4/4 R.	1.25
		2 Trestle 7'	1.70
		160 " 4pc 4" x 16" celotex	9.60
		144 " 3 " 42 x 12 "	8.64
		20 " R.B. base 4x4-18 x 7/8	1.80
		16 " shoe	2.00
		80 " Built Band	1.60
		76 " casing #7345	3.80
26	4	36 " 9pc 1x4-12 awf	3.60
		54 " 9 " 1x6-12 "	5.40
		108 " lin 4/4 R. stop	2.70
		109 " " " R.B. base	4.72
		104 " " w.p. case 3/4 x 7/8	1.30
		104 " " 4/4 shoe	1.30
		20 " 2pc 1 1/4 x 6-16 awf	2.50
		13 " 2 " " -10 "	1.63
		19 " 2 " 2x4-14 awf	1.90
		11 " 1 " " -16 "	1.10

Schwartz lumber receipt 1929 - pg 1
—Beidelman Family Archive

M. J. Beidelman
Bought of C. L. SCHWARTZ LUMBER CO.
DEALERS IN

TERMS CASH

LUMBER. SASH, DOORS, BLINDS.

TELEPHONE 85

1929	Feb 4	288 ft 6pc 4" x 12" celotex	17.28
		16 " 4 " 1x4-12 awf	1.60
		9 " 2 " " -14 "	.90
		40 " 1 3/4" lattice	7.20
		8 " 4/4 R.	1.00
		125 " 2x3 chain Rail	5.00
		13 " 40 " 5pc 1x6-16 1/2 awf	2.80
		10 " 1 " 1x12-10 "	.80
CREDIT			
Jan 18		39 ft 1 3/8" lattice	4.80
		7 " 1 1/2 awf	1.50
29		20 " 5pc 1x4-12 awf	2.00
		11 " 2 " " -16 "	1.07
Feb 6		6 " 1 " 1x6-12 awf	.60
		18 " 4/4 shoe	.22
		12 " 2x3 chain Rail	.48
		48 " R.B. base	4.32
		20 " 1pc 4" x 5" celotex	1.20
		Balance	10.52
			187.64

Schwartz lumber receipt 1929 - pg 2
—Beidelman Family Archive

C. SCHERER & SON AUG 30 1929
Corner Washington St. & Jefferson Ave. NAPERVILLE, ILL.

HARDWARE, TOOLS & CUTLERY

SOLD TO *Mr. Oliver J. Beidelman*

Jan. 2	To Bill Rendered	160.36
" 17	By check 130.00 By return 100.00 check 60.00	136.00
" "	To 5# Roof nails	50
" "	80 B.S. Cupboard Trimm = 80 Pcs 2" D. B.S. 1/2 Surface Beatta	3.60
" "	By return 10 Pcs Double Acting Floor Hinges	5.25
" 18	To 20 Pcs 2" D. B.S. 1/2 Surface Beatta	60
" "	2 D. B.S. Cupboard Trimm	30
Feb. 21	4-6" D. B.S. Surface Beatta	1.40
		166.76 141.25
	<i>Credit</i>	141.25
		<u>25.51</u>

C. Scherer & Son
Naperville 9-3-29.

C. Scherer and Son cabinetry receipt 1929
—Beidelman Family Archive

OFFICE, MAIN COLLEGE BUILDING TELEPHONE 374-M

The College Chronicle
OF NORTH-WESTERN COLLEGE
Published Every Tuesday During the Collegiate Year
By the Students of North-Western College

Naperville, Ill., Feb. 26 1929

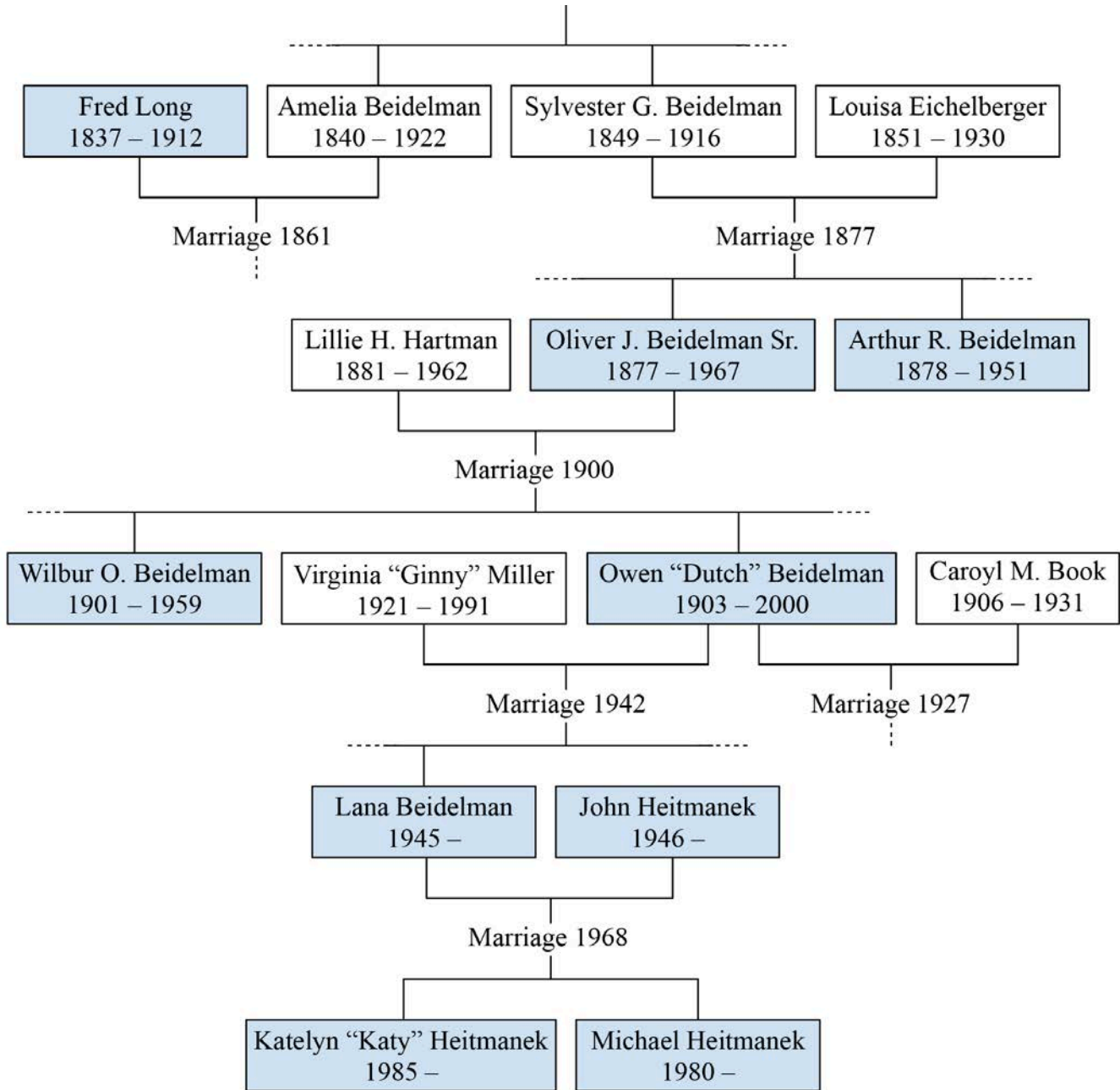
M. *Oliver J. Beidelman*

Advertising	24.00
<i>Paid</i>	

Advertising receipt College Chronicle
1929—Beidelman Family Archive

Appendix 2: Beidelman Family

Appendix 2.1 Business Related Family Tree



Note: This is a partial family tree. Highlighted are family members known to be involved in the furniture business. For simplicity, offspring not involved in the furniture business are not shown.

Source: Family records and Find A Grave (<https://www.findagrave.com>) starting with root Frederick Long born 1837.


Appendix 2.2 Beidelman Family Articles and Obituaries

DEATHS

Frederick Long

"Thou shalt come to thy grave in a full age, like as a shock of corn cometh in his season," wrote one long ago in God's Book; and the saying applies to the passing of him whose body we lay to rest.

For over a year our brother had been ill from the effects of a paralytic stroke and finally on the afternoon of October 12th, 1912, he fell asleep to awake in the fair land of heaven.

A black and white oval portrait of Frederick Long, an elderly man with a full white beard and mustache, wearing a dark suit and a white shirt with a dark bow tie.

Frederick Long was born in Grumbach, Wurtemberg, Germany, Dec. 15, 1837. His age at death was 74 years, 9 months, 27 days.

When but a young man of eighteen years he came to America and settled in Naperville. He learned the cabinet trade from John Butts, who was located on North Washington street, conducting a furniture store.

On Easter Sunday, March 31, 1861, he was united in marriage to Amelia Beidelman by Rev. Chas. Augustine. Together they shared the sunshine and shadows of life's voyage for over fifty years.

Soon after marriage he entered the furniture business at the present location where he formed lifelong friendships and acquaintances.

In the early eighties he began the wholesale manufacture of upholstered furniture and the effort was so successful that a stock company was formed. Mr. Long may in fact be called the father of the Naperville Lounge Company. His struggles in the beginning of his business career were severe and he was frequently in affliction, but he won out successfully.

On March 31, 1911, he and his companion celebrated their fiftieth wedding anniversary. On this golden wedding occasion a number of his friends gave them a surprise. It was a happy time of fellowship and reminiscence.

Mr. Long was an honorable christian business man conducting his affairs according to the golden rule. He did much for the poor and needy; more than anyone knows. No one appealed to him in vain. His was a large and warm heart that showed its pulse beats in practical ways of helpfulness.

He was converted at a campmeeting near Naperville under the ministry of Rev. Strassburger and joined the Evangelical church. For a number of years he was a member of Salem Evangelical church and after it disbanded he united with Grace church. A faithful servant of Christ he has been, serving in the office of trustee, class leader and Sunday school superintendent for many years. A prophet's chamber was in his home for the men of the ministry, whom he honored and loved, and who loved and honored him.

Too much cannot be said of his uprightness and integrity. He hated sham and pretense. He stood for truth and temperance, for God and the good of man. How many rise and call him blessed.

He leaves to mourn his departure his wife, Mrs. Amelia Long, a brother, John Long of Santa Rosa, California and a sister, Mrs. Caroline Fischer of Wurtemberg, Germany, also other relatives and friends.

"There was a man sent of God whose name was" Frederick. "He was a burning and shining light" in Naperville. He will be missed here, but he will be met by those who make heaven their home.

Funeral services were conducted by Rev. L. C. Schmidt assisted by Rev. A. Fuessle on Tuesday afternoon Oct. 15th, 2 o'clock at Grace church. **

Mrs. Long and the relatives desire to express their thanks to friends who so kindly assisted them during the trying hours.

Frederick Long obituary, Clarion Publications, October 23, 1912.

**O. J.
BEIDELMAN**

Masonic services for Oliver J. Beidelman were held at 8 p.m., Jan. 8 at the Beidelman - Wunderlich Chapel. The funeral was at 2 p.m., Jan. 9 at the First Methodist Church.

He was born Aug. 17, 1877 in Aurora.

Since 1907 Mr. Beidelman had been occupied in the furniture and undertaking businesses in Naperville. He was a life-long member of the First Methodist Church, a charter member of the YMCA and a 50-year member of Euclid Lodge 68 A.F. & A.M.

Surviving are: two sons, Owen H. of Naperville and Oliver Jr. of Aurora, Iowa; five daughters, Mrs. Mildred Lantz of Miami, Fla., Mrs. Ruth Wiener and Mrs. Bette Jarrell of Naperville, Mrs. Aline Quisenberry of Emden, and Mrs. Helen Bauer of Sycamore. Also surviving are a sister, Mrs. Dora High, nineteen grandchildren and eight great-grandchildren.

The Rev. Joseph R. Shive officiated. Burial was at Naperville cemetery.

Oliver J. Beidelman obituary, Clarion Publications, January 12, 1967.

Community

Owen "Dutch" Beidelman 1903 - 2000

“He was a friend to everybody. You couldn't help but love him. He was a little angel.”

By Herb Matter
LONGTIME FRIEND



Sun file photo
Owen "Dutch" Beidelman presided over the oldest family-owned businesses in DuPage County.

'Dutch' Beidelman remembered for his fondness for Naperville

By Kathy Millen
STAFF WRITER

Owen "Dutch" Beidelman used to tell a story about the days he played football against the teen-age Harold "Red" Grange.

It was around 1920. The 5-foot-2-inch, 140-pound linebacker for Naperville High School was on the field as the rugged Grange, a halfback for Wheaton High School, came charging toward him with the ball. The two never actually made contact but as Grange rushed past him, the young Beidelman fell to the ground.

"The wind knocked me down," he used to tell his friends.

Herb Matter laughs as he remembers this story about his longtime friend.

Beidelman, 97, died Tuesday at his home. He was a lifelong Naperville resident.

"He was a friend to everybody," Matter said. "You couldn't help but love him. He was a little angel."

Considered the dean of downtown business owners, Beidelman presided over the oldest family-owned enterprises in DuPage County - the Beidelman Furniture Store and the Beidelman-Kunsch Funeral Home. The businesses date back to 1861 when Fred Long and Peter Kroehler opened a furniture store and funeral par-

lor in the same building on Jackson Avenue.

In 1911, Oliver Beidelman, nephew of Long, bought the businesses. He and his wife, Lilie, raised their nine children, including Owen Beidelman, in an apartment in the same building.

In 1928, Oliver Beidelman built the three-story brick building on the northwest corner of Jackson Avenue and Washington Street and relocated his businesses there.

Downtown was always home to Beidelman. He began working for his father in 1913 at the age of 10. He bought the business in 1966 and moved the funeral operations into a new building on Van Buren Avenue.

Beidelman had lived in an apartment over the funeral home ever since.

His son-in-law, John Kunsch, began working at the funeral home in the late '60s and about 10 years later, became a full partner in the business.

"He was a wonderful man," Kunsch said. "We are going to miss him. He was like my mentor."

As part of his undertaking business many years ago, Beidelman drove an ambulance. Often he would be roused in the middle of the night to rush off to the scene of an emergency. He did everything from applying

See Beidelman, Page 6

Beidelman

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tourniquets to assisting in the delivery of babies.

But the furniture store was Beidelman's first love, said his daughter, Cassie Kunsch.

"Selling furniture was the most fun thing he could do," she said. "He loved being a salesman. He was a terrifically hard worker. He had a tremendous work ethic."

His daughter and son-in-law, Lana and John Heitmanek, who have been managing the store, bought the business this year.

Beidelman watched the town grow from 3,000 people to a population of more than 120,000. He had a hand in its growth as a member of the Naperville City Council from 1947 through 1971, serving under four mayors. Former Mayor Chet Rybicki said Beidelman always was careful how taxpayers' money was spent.

"Nothing escaped Dutch," he recalled. "If it was in the budget, it was in the budget. And if it wasn't, you didn't spend it. He loved Naperville probably more than no other person did. Naperville was his dream child as far as he was concerned."

For several years, Beidelman was part of a group of about 25 community leaders who met almost daily for

Funeral services

Services for Owen "Dutch" Beidelman will be at 11 a.m. Saturday, at the Beidelman-Kunsch Funeral Home, 117 W. Van Buren Ave. The Rev. Nathan N. Bartel will officiate. Interment will be private.

Visitation will be from 2 to 9 p.m. today at the funeral home.

Memorials may be made to St. Thomas Hospice, 7 Salt Creek Lane, Hinsdale, IL 60521.

breakfast at Naperville Pharmacy on the southwest corner of Washington Street and Jefferson Avenue. People liked to talk to Beidelman about his businesses and what was happening in town, Matter recalled.

"For about an hour and a half it was like you picked up the Washington Journal," Matter said. "You learned everything that was going on in town. He could have been mayor very easily, but he didn't want to be."

Beidelman had been active in civic projects throughout his life. He was a member of the Euclid Lodge 65 AF and AM and a lifelong member of Wesley United Methodist Church. He joined the first Boy Scout Troop in Naperville and was a 75-year member of the Naperville

YMCA, an institution his father helped found in 1909.

A member of the Naperville Rotary Club for more than 50 years, Beidelman was awarded that organization's Paul Harris Fellowship. Last year he was presented the Lifetime Achievement Award by the Naperville Chamber of Commerce.

"It's the end of an era," said Chamber President Mike Skarr. "He was a real gentleman, a true leader, a role model. He always had an encouraging attitude and that is what leadership is about. The fact we recognized him with the award spoke to how highly we thought of him."

Beidelman kept a hand in his businesses well into his 90s. In recent years, he came to the store every day and sat contentedly in a chair marked "sold" stationed at the window overlooking Jackson Avenue.

"He became a fixture out there," Cassie Kunsch said. "People would drive by and he would be observing Naperville go by. His caretaker would drop him down there and he would sit there all day and take it in. People would come in and chat with him. It would be a meeting place for all his old cronies."

His survivors include one son, two daughters and five grandchildren. He was preceded in death by his first wife, Caroyl, and his second wife, Virginia.

"'Dutch' Beidelman remembered for his fondness for Naperville" Naperville Sun, August 18, 2000. pp 4+



STATE OF ILLINOIS
NINETY-FIRST GENERAL ASSEMBLY
SENATE

Senate Resolution No. 386

Offered by Senator Lauzen and Senator Philip, President of the Senate; and Senators Bomke, Bowles, Burzynski, Clayborne, Cronin, Cullerton, DeLeo, del Valle, Demuzio, Dillard, Donahue, Dudycz, Geo-Karis, Halvorson, Hawkinson, Hendon, Jacobs, E. Jones, W. Jones, Karpziel, Klemm, Lightford, Link, Luechtefeld, L. Madigan, R. Madigan, Mahar, Maitland, Mitchell, Molaro, Munoz, Myers, Noland, Obama, O'Daniel, O'Malley, Parker, Peterson, Petka, Radogno, Rauschenberger, Ronen, Roskam, Shadid, Shaw, Sieben, Silverstein, Smith, Sullivan, Syverson, Trotter, Viverito, L. Walsh, T. Walsh, Watson, Weaver and Welch.

WHEREAS, The Members of the Illinois Senate wish to express their sincere condolences to the family and friends of Owen "Dutch" Beidelman, who recently passed away; and

WHEREAS, Owen "Dutch" Beidelman was a member of the Naperville City Council for 34 years; he was a longtime member of the YMCA, the Rotary Club, and the Wesley United Methodist Church; and

WHEREAS, Owen "Dutch" Beidelman was the owner and operator of Beidelman Furniture Company in downtown Naperville; he also ran his own ambulance service; and

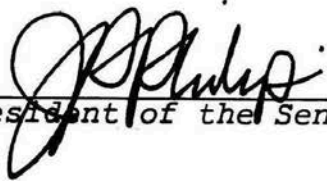
WHEREAS, Owen "Dutch" Beidelman enjoyed solitaire and baseball; and

WHEREAS, The passing of Owen "Dutch" Beidelman will be felt by all that knew him, especially his children, Dr. Thomas Beidelman and Cassie Kunsch; therefore, be it

RESOLVED, BY THE SENATE OF THE NINETY-FIRST GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, that we mourn the death of Owen "Dutch" Beidelman, of Naperville, Illinois, and extend our sympathies to his family and friends; and be it further

RESOLVED, That suitable copies of this preamble and resolution be presented to the family of Owen "Dutch" Beidelman.

Adopted by the Senate, November 9, 2000.


President of the Senate


Secretary of the Senate

*Illinois Senate Resolution 0386 Lauzen and all senators mourns the death of Owen "Dutch" Beidelman -
pg2—Beidelman Family Archive*

Appendix 3: Business History

Timeline for Beidelman Business starting with their uncle, Fred Long

Year	Event	Source
1861	<p>“The business dates back to 1861 and is the oldest in DuPage County.”</p>	<p>Naperville Sun, June 14, 2000, p. 4</p>
	<p>“Since we only had hearsay to go by amount the early years of the business, we asked our secretary, Elizabeth Schmitt, to go to the library and see if she could get any information from old newspapers. She found two articles. Both of them stated that the business was started in 1861, not 1863, as we have always believed and advertised. That makes us 122 years old, not 120! Had we known this, we could have celebrated our 120th anniversary in 1981, along with the town’s Sesquicentennial!”...</p> <p>“Both of the newspaper accounts were printed in 1911, one on March 11, describing the Golden Wedding celebration of the Fred Longs, and the other on June 21, tell of the sale of Long’s furniture and undertaking business to his nephews, Oliver and Arthur Beidelman, ‘after 50 years of active business.’”</p> <p>“The second story continues – ‘ In 1861 Mr. Long started the furniture business, occupying the old Lodge residence south of the river.”</p>	<p>The Naperville Sun section 2, Wednesday, July 27, 1983 p1-2; Skylines by Genevieve Towsley</p>
	<p>“The original name of the business was Fred Long Furniture and Undertaking. Coffin making was the business of carpenters until manufactured goods became widespread at the turn of the century, but the Beidelmans never left the business”</p>	<p>TribLocal June 26, 2008 p. 16; LOCALBUSINESS</p>
After the Civil War	<p>“In 1861, Mr. Long started in the furniture business, occupying the old Lodge residence south of the river. After the (Civil) war, he purchased property (northwest corner of Washington and Jackson) and erected the building where he has since been serving the public acceptably.”</p>	<p>The Naperville Sun section 2, Wednesday, July 27, 1983 p1-2; Skylines by Genevieve Towsley</p>

Year	Event	Source
1870	“In 1870 Mr. Long added undertaking to his business activities...”	The Naperville Sun section 2, Wednesday, July 27, 1983 p1-2; Skylines by Genevieve Towsley
1881	“In 1881 Mr. Long started a lounge company and conducted it until it became too large for the quarters in his building.”	The Naperville Sun section 2, Wednesday, July 27, 1983 p1-2; Skylines by Genevieve Towsley
1887	“The Naperville Manufacturing Company.” “For several years Fred Long has been making lounges that is, has been purchasing the frame part of a Chicago firm and upholstering them here at home. Not long since he learned that the person of whom he bought the frames intended to quit the business, not because it did not pay, but for other good and sufficient reasons, and that the machinery could be purchased at a fair price. This fact he reported to several of the business men of Naperville, and after considering the matter they proposed the formation of a stock company for the manufacture of lounge frames and other articles in daily demand among the human family.” “Next Monday evening the first regular meeting of the stockholders will be held in Scott’s Hall, for the purpose of electing directors and transacting other business.”	The Naperville Clarion, December 14, 1887, p1
	“New Illinois Corporations.” “The Naperville Manufacturing Company of Naperville; capital stock \$20,000 to make furniture and all kinds of wood-work; incorporators, M. Brown, A. MeS. Riddler, Fred Long.”	Chicago Daily Tribune, December 7, 1887, p11
1889	“Fred Long found his upholstering business increasing so rapidly that more room was needed; and in order to accommodate an increasing force of workmen and provide storage, concluded to add a fifty-foot annex to his building.”	The Naperville Clarion, May 1, 1889, p4

Year	Event	Source
1890	“Frederick Long’s new building, which is to be used for upholstering purposes, is nearing completion.”	The Naperville Clarion, October 15, 1890, p8
1892	“In 1892 the Naperville Lounge Company was formed, with Mr. Long and Prof. J. L. Nichols as original stakeholders, A. G. Yost, John Kraushar, Willard Scott and P. E. Kroehler later being added to the list. The factory was then moved to the old skating rink in Jefferson avenue.”	The Naperville Clarion, June 21, 1911, p1
1893	The Naperville Lounge company at Naperville has been incorporated with a capital stock of \$ 10,000 , for the manufacture of furniture.	True Republican, March 8, 1893,p3
1897	“The Naperville Lounge factory, at Naperville, certified a name change to the “Naperville Lounge company.”	Chicago Daily Tribune, December 7, 1897, p10
1897, 1899	In 1897 the factory moved to the present site near the depot and Mr. Long sold his interest in 1899. He has always taken considerable pride in the fact that he was the originator of the Naperville Lounge Company.	The Naperville Clarion, June 21, 1911, p1

Year	Event	Source
1911	<p>“After fifty years of active business life Mr. Fred Long has disposed of his furniture and undertaking establishment and will enjoy a well earned rest.”</p> <hr/> <p>“The new firm will be known as Beidelman Brothers—Oliver J. Beidelman and Arthur R. Beidelman being the members. O. J. Beidelman was with Mr. Long for the last thirteen years and is familiar with the various departments of the business of which he is now part owner. He is also a graduate of the Chicago College of Embalming and is a licensed embalmer of this state. A. R. Beidelman is a practical man in the furniture line having had three years experience with the Naperville Lounge Co., was with Mr. Long for three years, and was salesman for L. C. Willard of Belvidere for a number of years. He is also a graduate of the Chicago College of Embalming.”</p>	The Naperville Clarion, June 21, 1911, p1
	<p>“The furniture store was 50 years old when Beidelman’s father, Oliver, bought the business from his uncle in 1911. Working at the store with some of his nine brothers and sisters gave Beidelman a chance to know the people who called Naperville home”</p> <p>When you had the only furniture store in town, people were bound to have some business to do there,’ Beidelman said. ‘There was no one else to buy from, so I guess we saw just about everybody.’”</p> <hr/> <p>“the business no longer doubles as a funeral parlor, as it did when Beidelman was a youth. ‘Cabinetmakers naturally made coffins, too’ Heitmanek said. ‘When someone died, Dutch would ride out in the buggy to help get them.’</p>	Chicago Tribune Article Weds April 30, 1997 (pp1-2 Section 2)

Year	Event	Source
	“Beidelman’s Furniture has been a family-owned institution in Naperville since 1911, when Oliver J. Beidelman bought the store. He bought the store from his uncle, Fred Long.”	Beacon-News Aurora, IL Thursday, Dec. 14, 1978-Section A, p. 10
1928	“The building on the corner of Jackson Avenue and Washington Street was erected in 1928.”	Naperville Sun, June 14, 2000, p. 4
1920s	“Oliver J. Beidelman, decided to build the company’s current home. During the year it took to construct the 3-story, high-ceilinged brick building, Beidelman had the smaller store moved out into the middle of Jackson Avenue, where all traffic was forced to flow around it. After the building was finished in 1928, the small store was demolished, but in that time the city, almost unbelievably, received not a single complaint.” (Beidelman Heimanek recalled)	TribLocal June 26, 2008 p. 16; LOCALBUSINESS
1928	“Oliver built the brick building that now stands on the same site in 1928. The sign above the door said ‘Furniture and Undertaking’. Both professions ran in the family.”	Chicago Tribune Article Weds April 30, 1997 (pp1-2 Section 2)
Depression years	<p>“the Depression years were a low point for the furniture business, but Oliver Beidelman’s business sense kept things afloat. Dutch Beidelman said he helped the business survive the lean times by learning repair work. No one was buying new things, so Beidelman became an expert at fixing items like windows.”</p> <hr/> <p>“The Beidelman Furniture Store was the first dealer of Kroehler Furniture in the country. The company started in buildings behind the Beidelman Store, as the Kroehler Lounge Factory.”</p>	Chicago Tribune Article Weds April 30, 1997 (pp1-2 Section 2)

Year	Event	Source
1950s	“Early on when the business first started we were a furniture store but we did a lot more than furniture – we were a dry goods store really. We sold everything you would put in your home. We sold appliances until the late 1950s’ Beidelman Heimanek said. ,	TribLocal June 26, 2008 p. 16; LOCALBUSINESS
Early 1960s	“Erected in the early ’60s and scripted in green, block letter on a white background, the vertical sign bears a family name, nine letters long, that heralds’ visitors from the south to downtown Naperville and represents a store around which a city flourished.”	TribLocal June 26, 2008 p. 16; LOCALBUSINESS
1966	“Owen ‘IDutch’ Beidelman buys the business and buildings from Oliver, his father.”	Naperville Sun, June 14, 2000, p. 4
	Owen “Dutch” Beidelman, Oliver’s son, took over the store and funeral parlor in 1966.” “Two other sons, Wilbur and Oliver were also funeral directors.”	Chicago Tribune Article Weds April 30, 1997 (pp1-2 Section 2)
1968	“Coffin making was the business of carpenters until manufactured goods became widespread at the turn of the century, but the Beidelmans never left the business even after 1968 when they closed the chapel next to the furniture store in a space now occupied by Penzeys Spice.”	TribLocal June 26, 2008 p. 16; LOCALBUSINESS
	“The store’s history is undoubtedly part of its charm. Along with the oversized retro sign, the emporium’s elevator, secured by a heavy metal door, and its back delivery area, that juts out onto the sidewalk, have been grandfathered in by the city.”	TribLocal June 26, 2008 p. 16; LOCALBUSINESS
1985	“The Beidelman Funeral Home is now on Van Buren Avenue, where it was moved 12 years ago.”	Chicago Tribune Article Weds April 30, 1997 (pp1-2 Section 2)

Year	Event	Source
2000	<p>“Historic Furniture Store Downsizing: Lana and John Heitmanek believe they've saved the historic Beidelman Furniture store from redevelopment. But to finance the preservation, they need to do a little redeveloping of their own. As a result, the furniture store will downsize to accommodate three new tenants.”</p> <hr/> <p>“The Heitmaneks bought the building from the estate of Lana’s 97-year-old father, Owen ‘Dutch’ Beidelman, who bought the business from his father in the 1960s. The business dates back to 1861 and is the oldest in DuPage County.”</p>	Naperville Sun, June 14, 2000, p. 4
2008	<p>“they closed the chapel next to the furniture store in a space now occupied by Penzeys Spice.”</p> <hr/> <p>“and while big box retailers have flocked to downtown Naperville in the last 15 years or so, Beidelman Heitmanek doesn’t give them much pause. ‘I think people are almost getting tired of the way things are homogenized,’ she said. ‘People are really looking for individual taste and because we have so many companies that we deal with, we can cover a great price and style range.’”</p>	TribLocal June 26, 2008 p. 16; LOCALBUSINESS

FRED LONG SELLS HIS BUSINESS INTERESTS

Beidelman Brothers are the Purchasers



After fifty years of active business life Mr. Fred Long has disposed of his furniture and undertaking establishment and will enjoy a well earned rest.

In 1861, Mr. Long started in the furniture business in Naperville, occupying the old Lodge residence south of the river. After the war he purchased property and erected the building where he has since been serving the public acceptably.

In 1870 Mr. Long added undertaking to his business activities and his services have been rendered in a large majority of the homes of Naperville and vicinity.

In 1881 Mr. Long started a lounge company and conducted it until it became too large for the quarters in his building. In 1892 the Naperville Lounge Company was formed with Mr. Long and Prof. J. L. Nichols as original stockholders, A. G. Yost, John Kraushar, Willard Scott and P. E. Kroehler later being added to the list. The factory was then moved to the old skating rink in Jefferson avenue.

In 1897 the factory moved to the present site near the depot and Mr. Long sold his interest in 1899. He has always taken considerable pride in the fact that he was the originator of the Naperville Lounge Company.

The new firm will be known as Beidelman Brothers—Oliver J. Beidelman and Arthur R. Beidelman being the members.

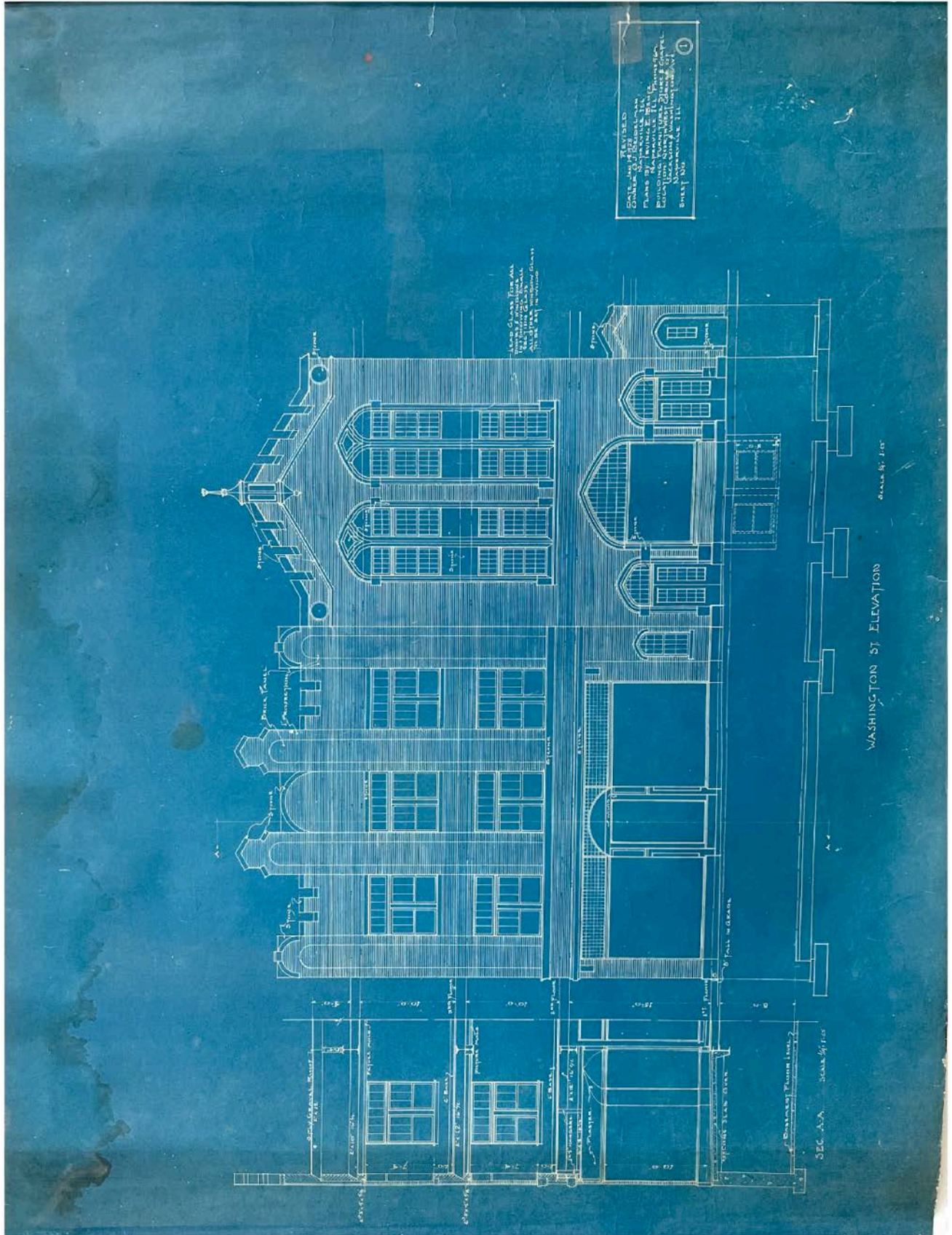
O. J. Beidelman was with Mr. Long for the last thirteen years and is familiar with the various departments of the business of which he is now part owner. He is also a graduate of the Chicago College of Embalming and is a licensed embalmer of this state.

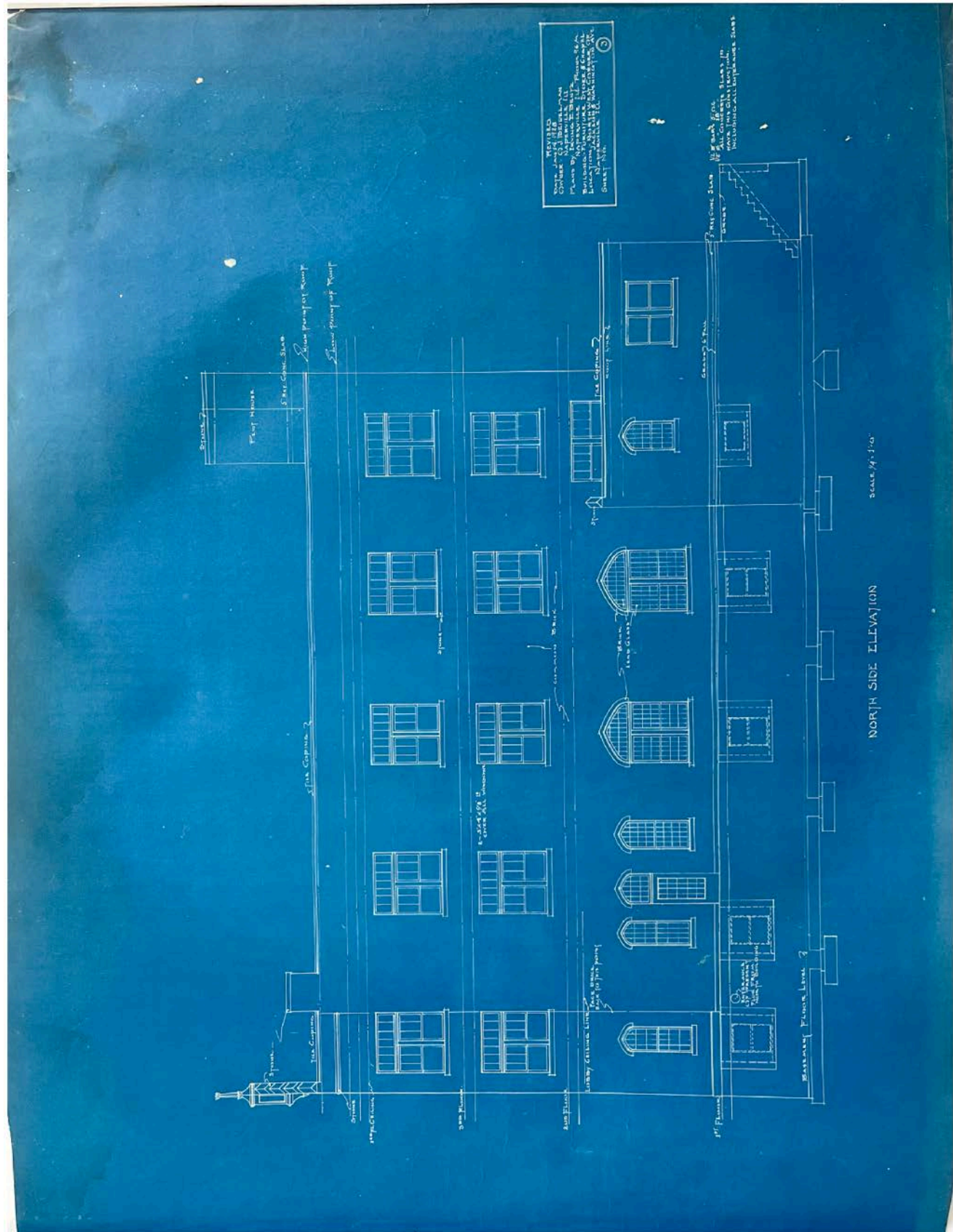
A. R. Beidelman is a practical man in the furniture line having had three years experience with the Naperville Lounge Co., was with Mr. Long for three years, and was salesman for L. C. Willard of Belvidere for a number of years. He is also a graduate of the Chicago College of Embalming.

In retiring from business Mr. Long desires to express his appreciation to his many patrons for their confidence and trade during the past half century and hopes that the new firm will continue to share the patronage of this community.

Frederick Long Sells his Business Interests, Clarion Publications, June 21, 1911.

Appendix 4: 1928 Beidelman Building Original Blueprints



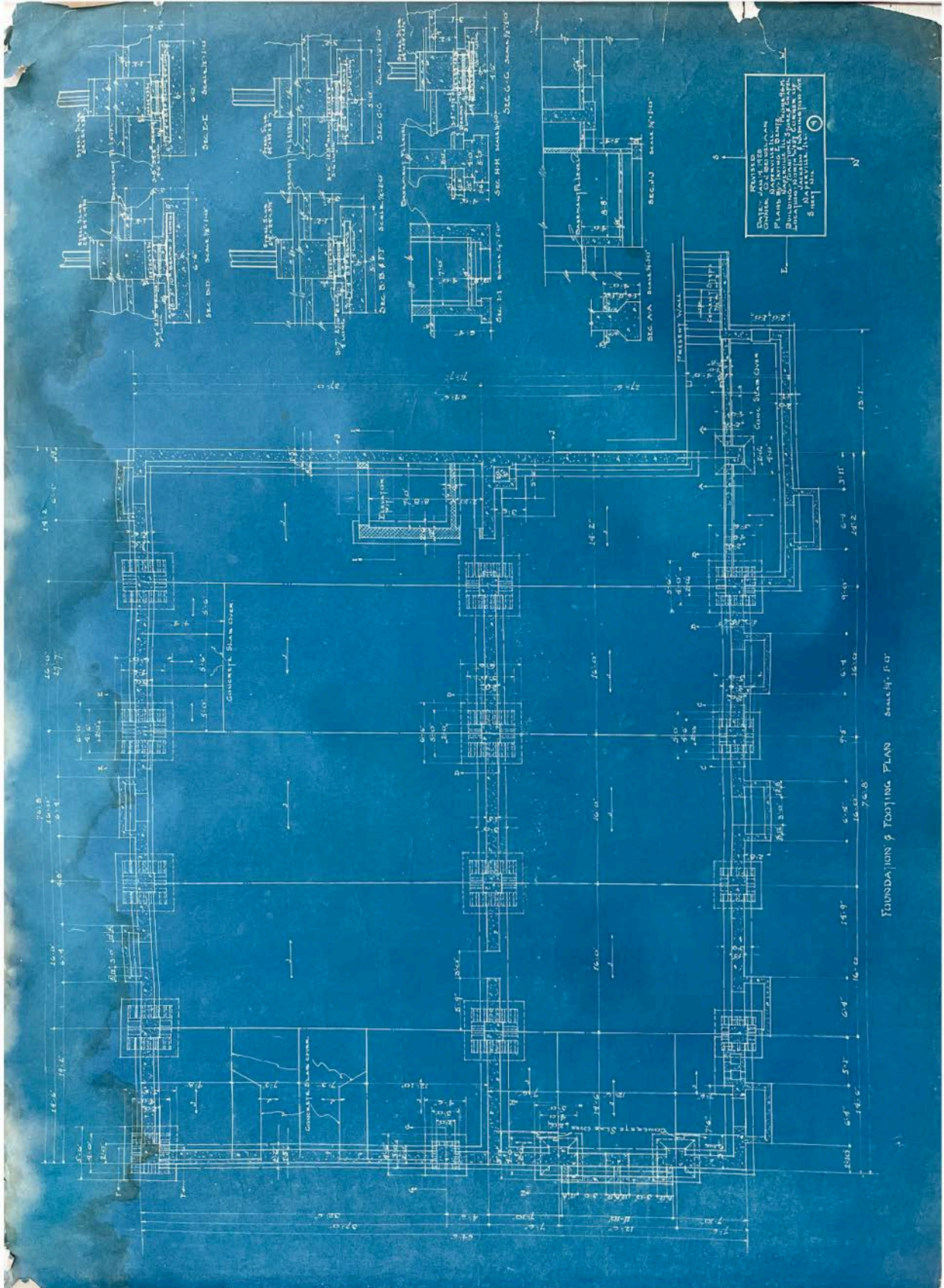


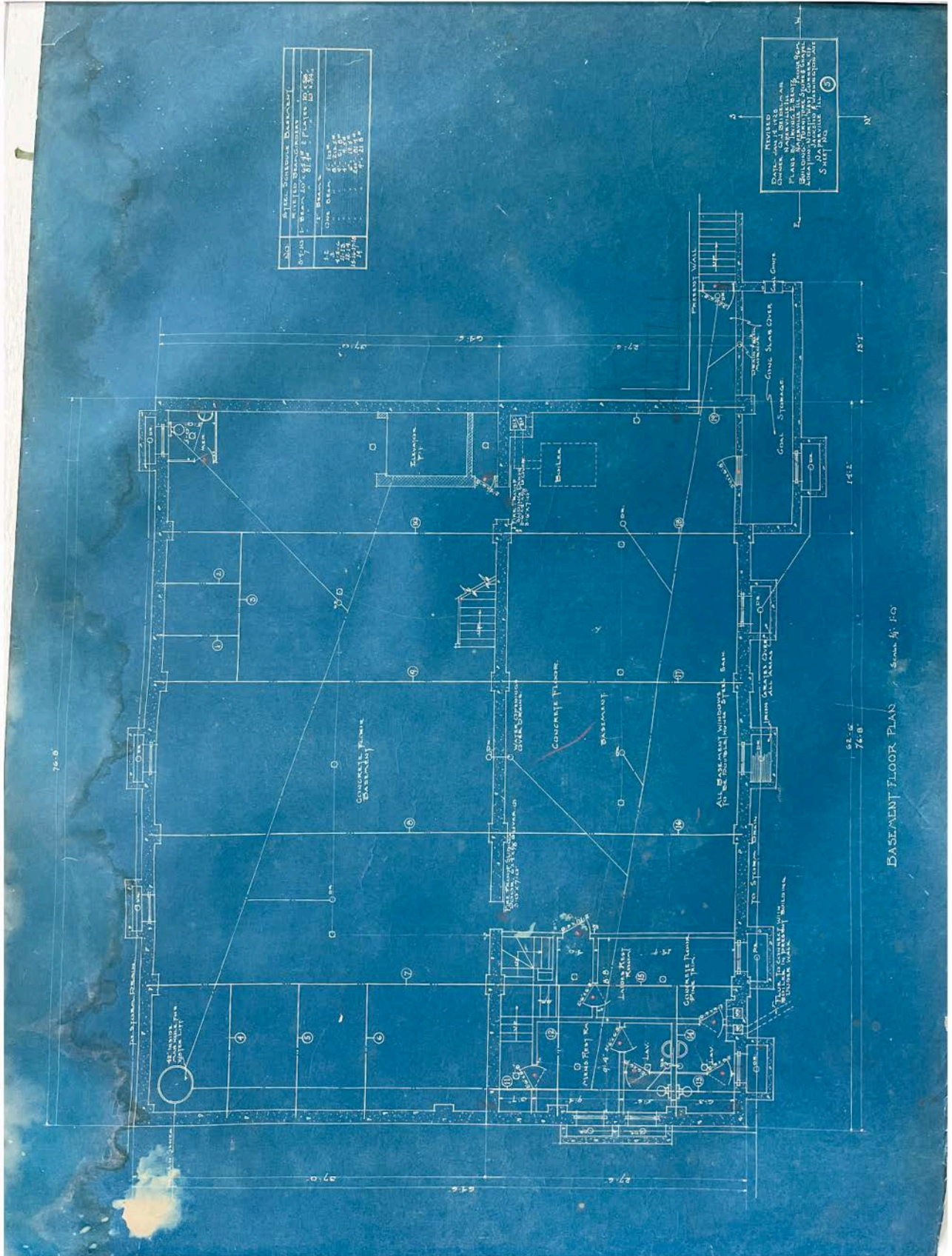
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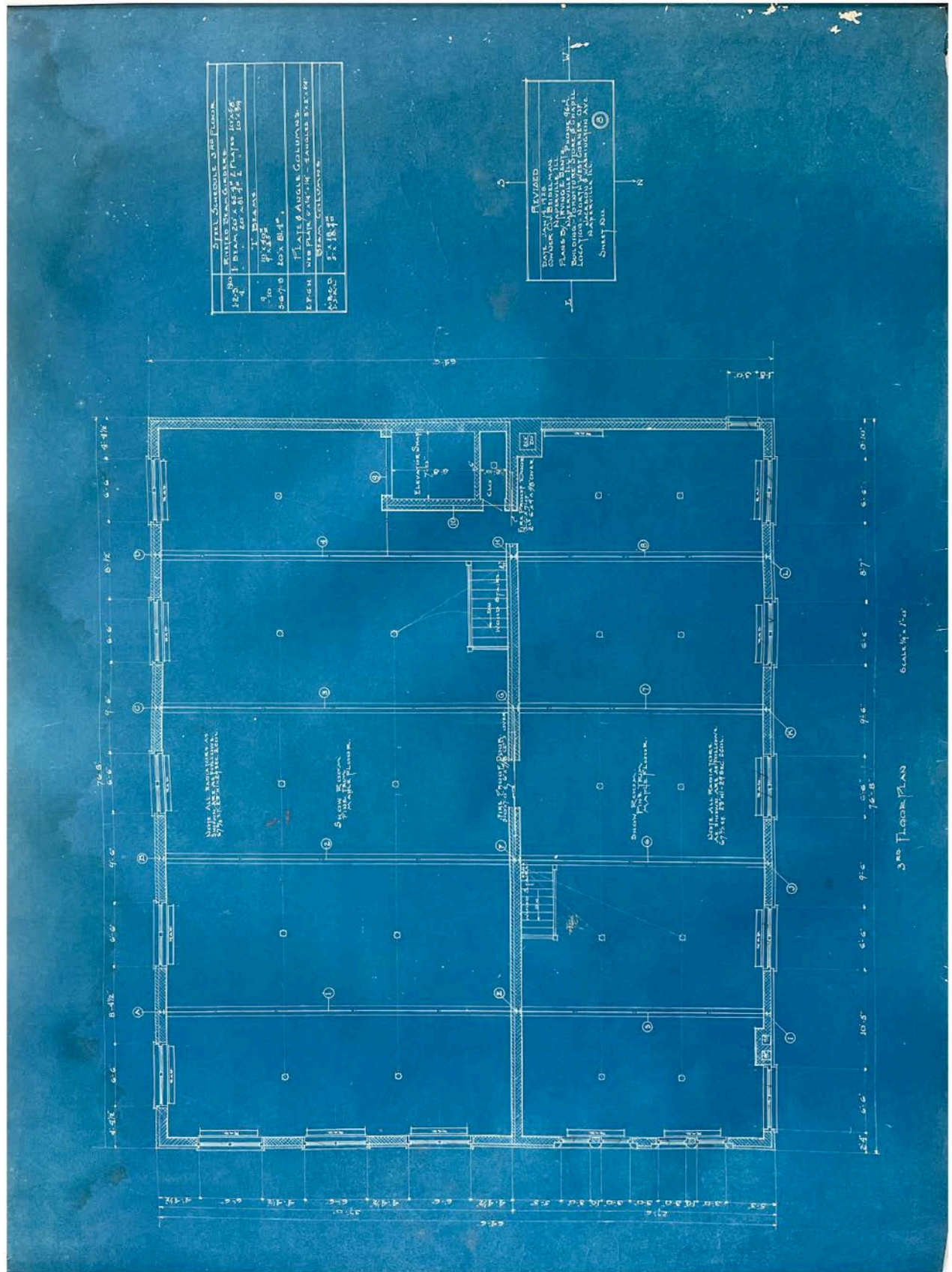
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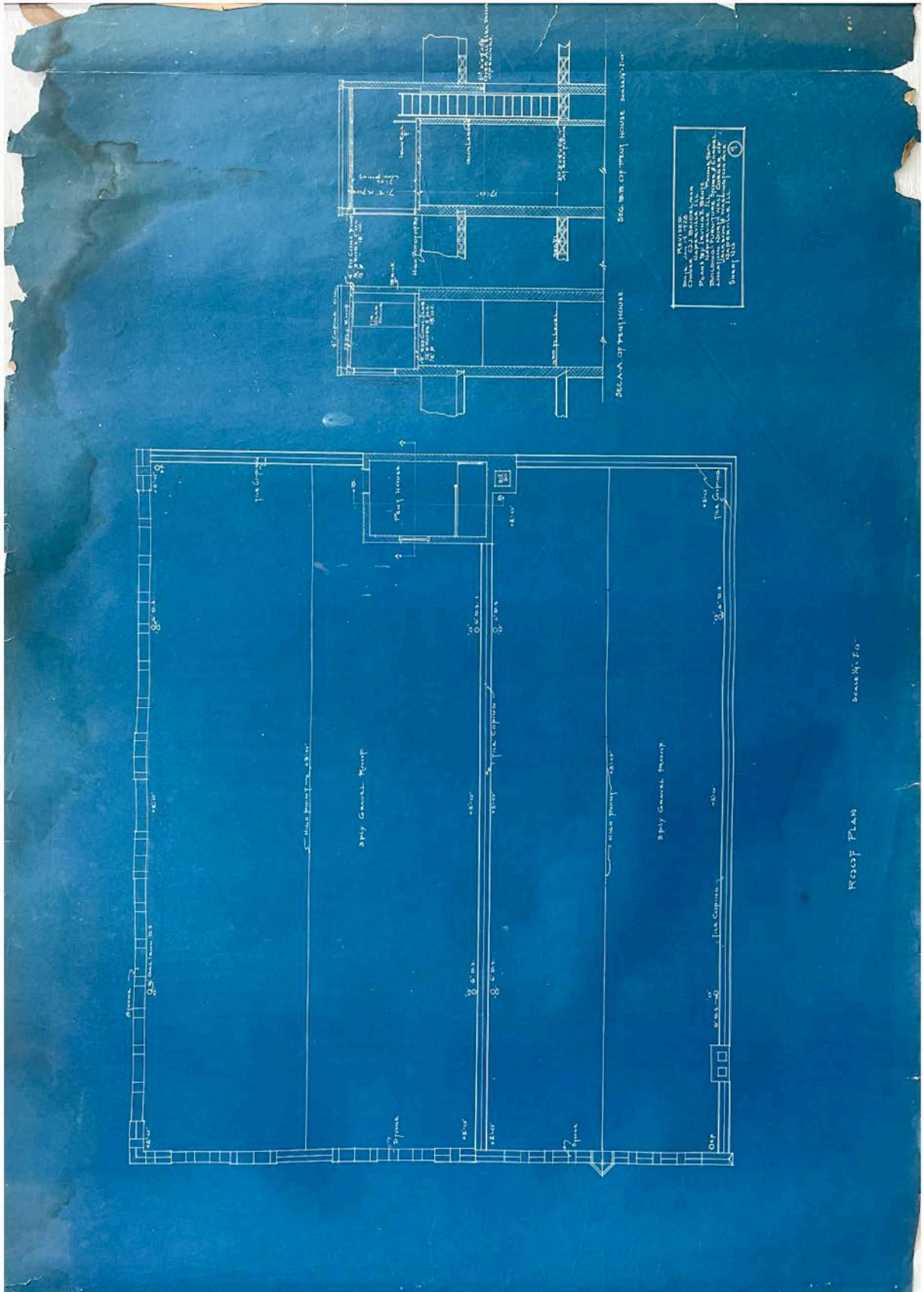
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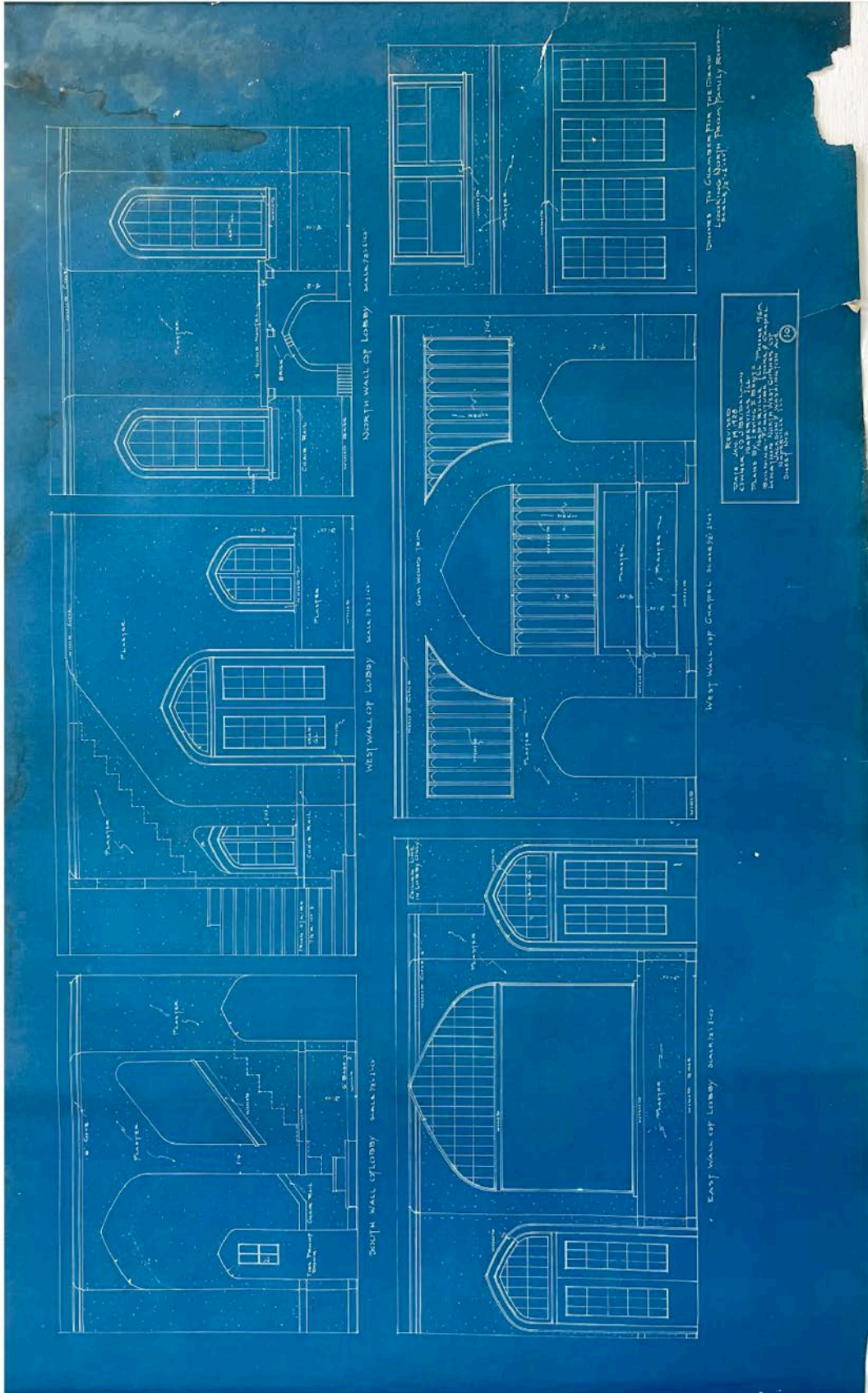
NORTH SIDE ELEVATION

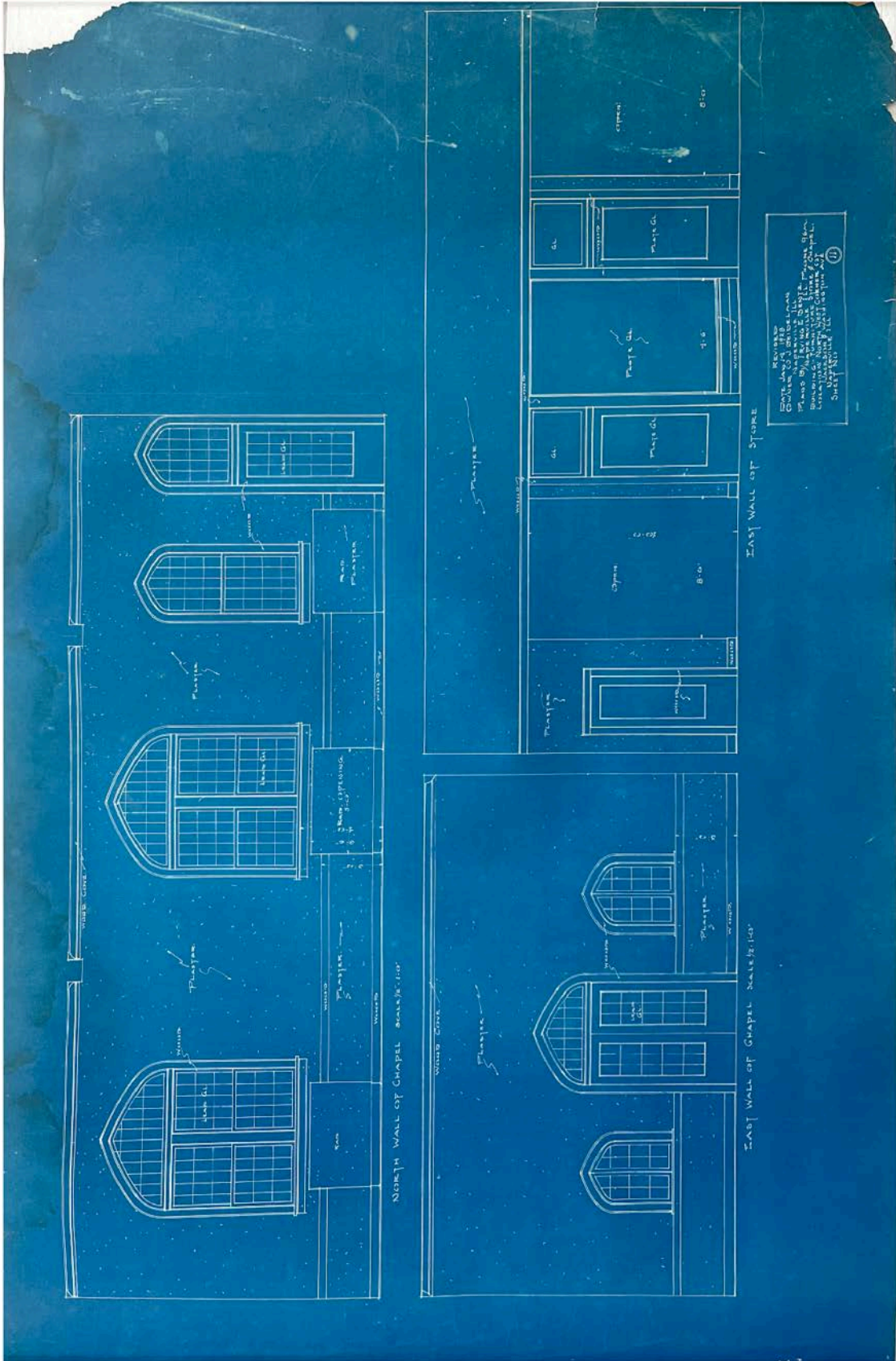


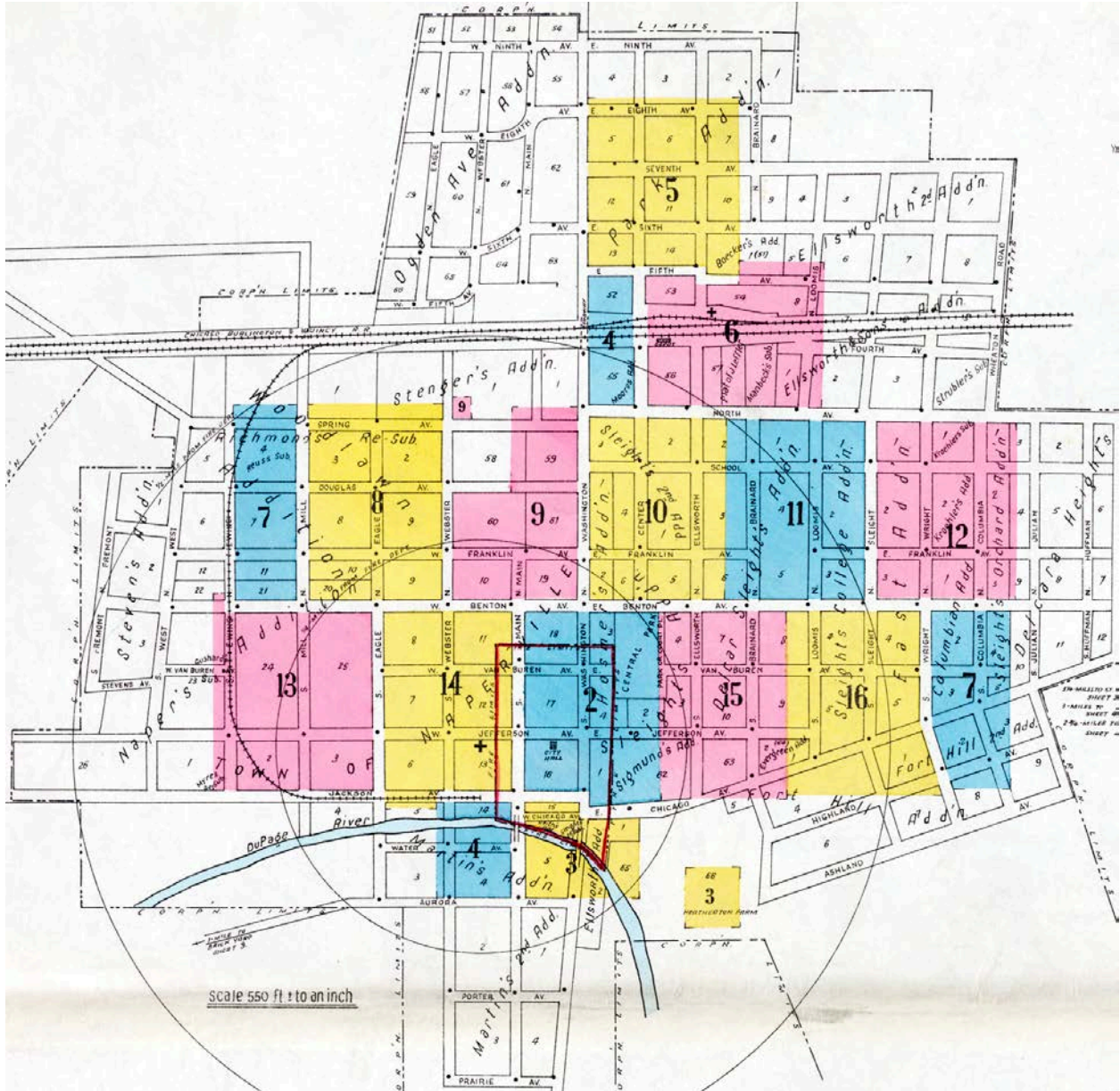




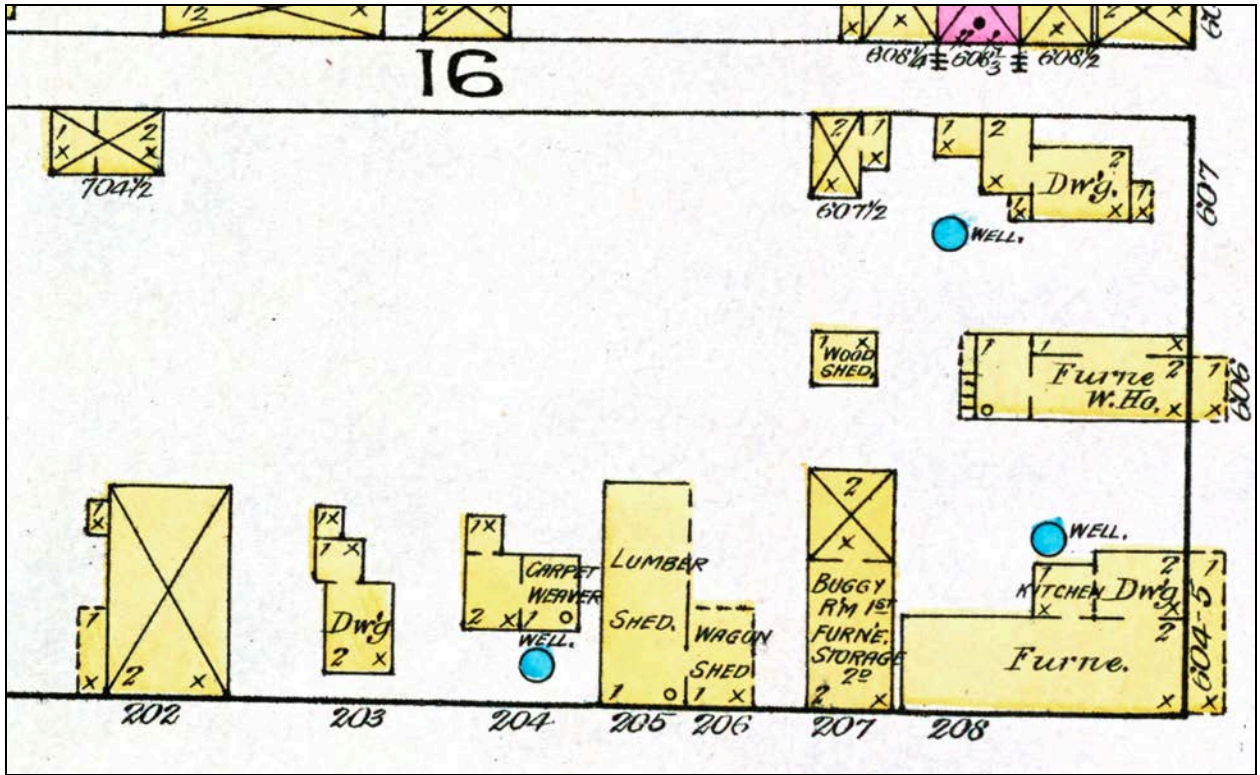




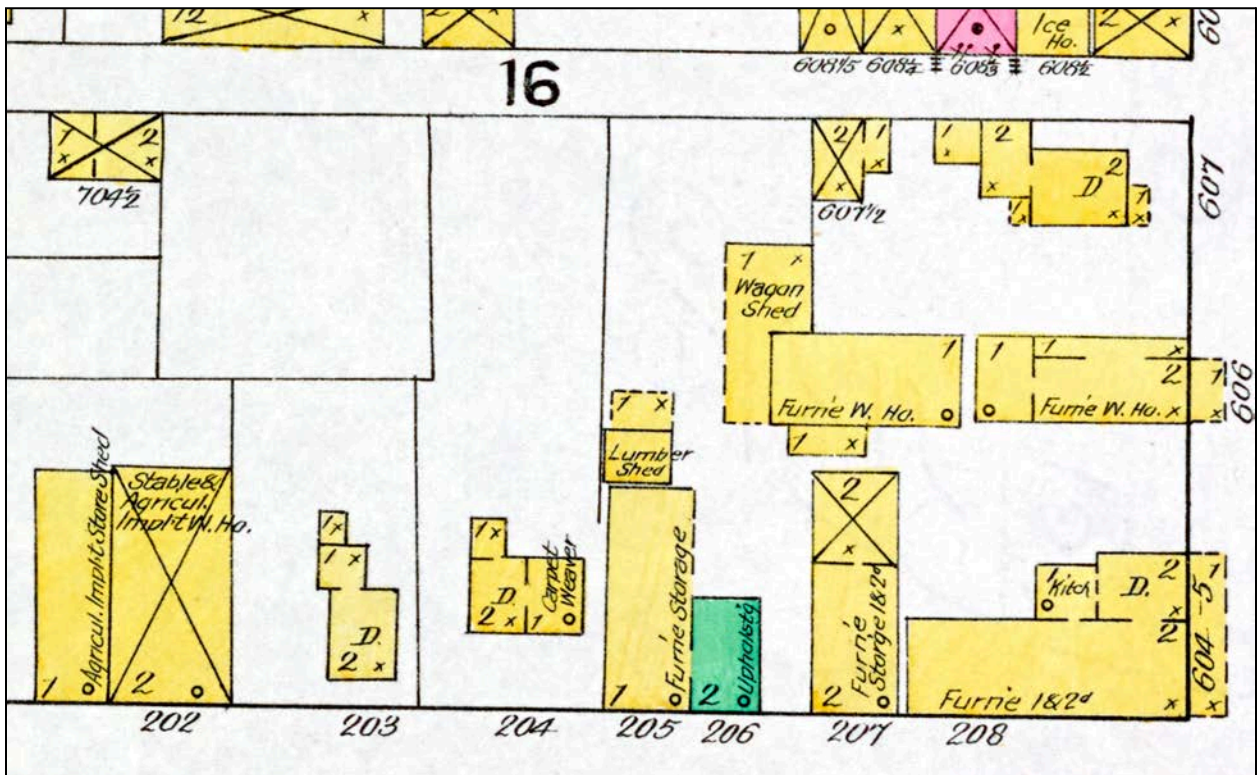




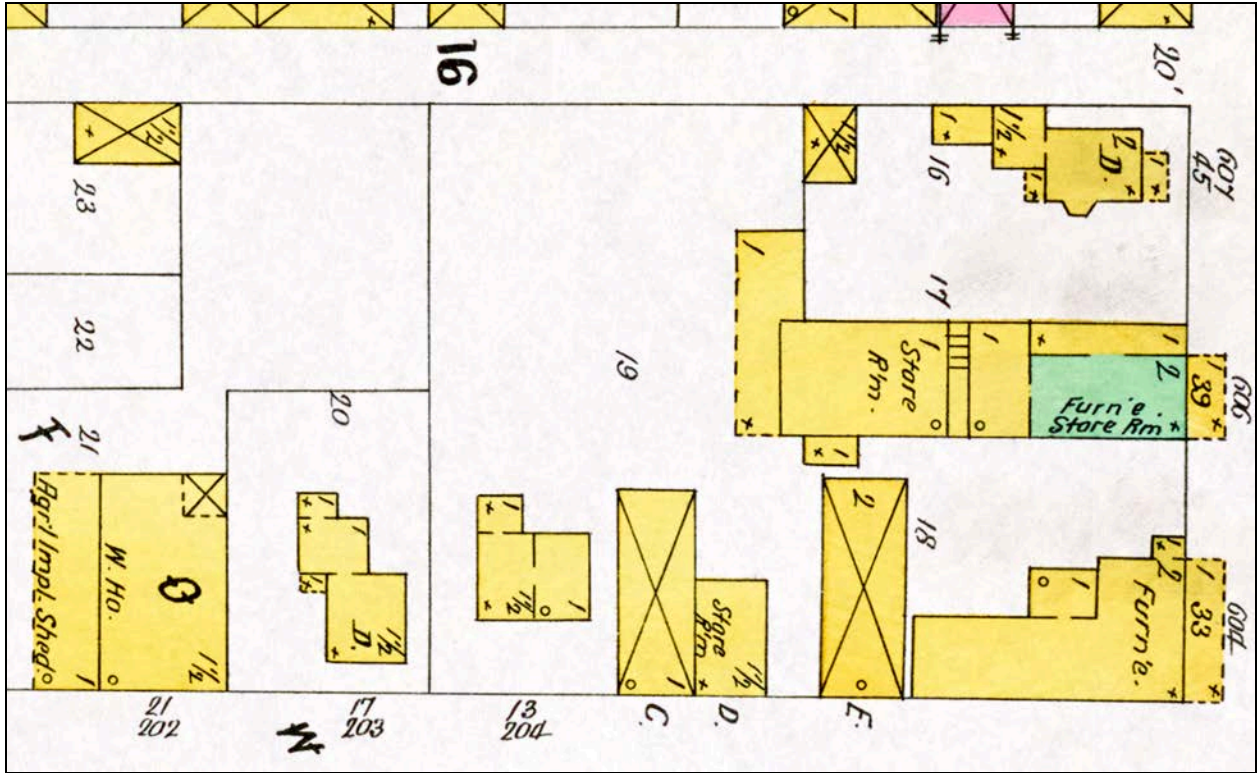
Overview of Naperville from the 1926 Sanborn Fire Map



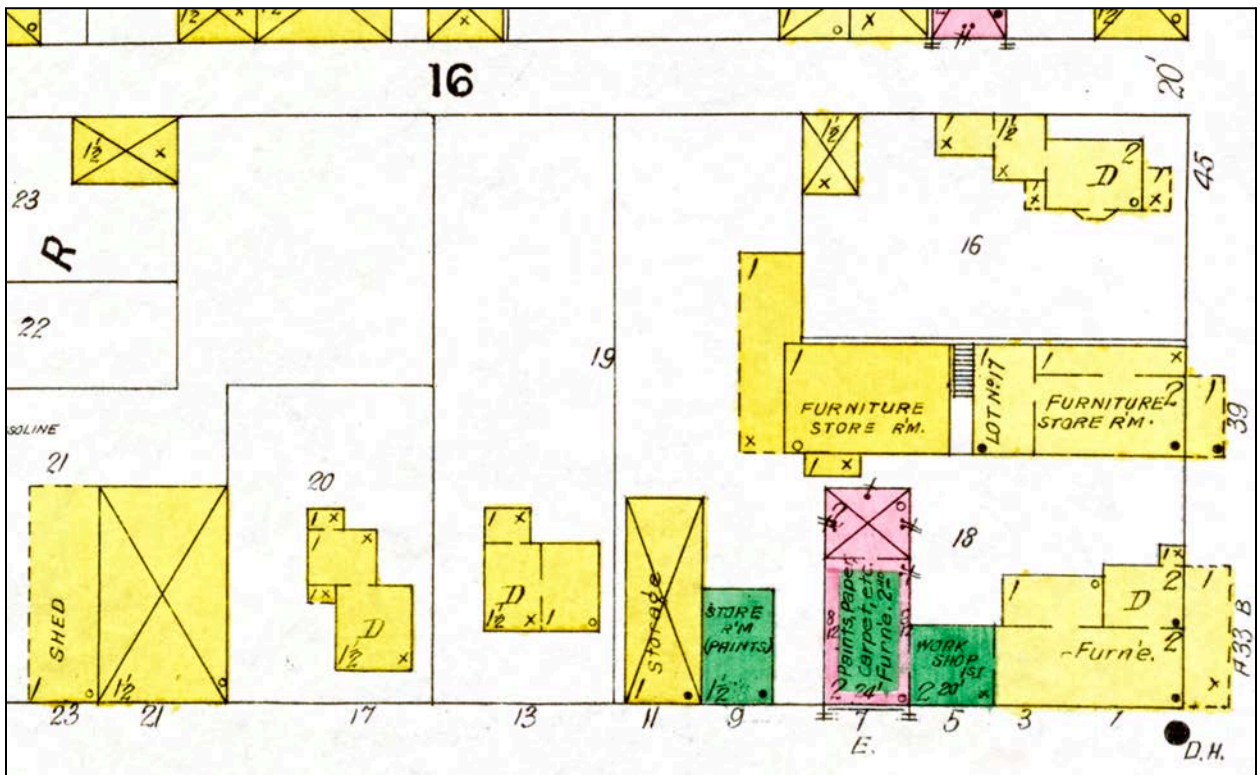
Northwest Corner of Washington & Jackson (PIN 07-13-430-031) from the 1886 Sanborn Fire Map



Northwest Corner of Washington & Jackson (PIN 07-13-430-031) from the 1892 Sanborn Fire Map



Northwest Corner of Washington & Jackson (PIN 07-13-430-031) from the 1898 Sanborn Fire Map



Northwest Corner of Washington & Jackson (PIN 07-13-430-031) from the 1909 Sanborn Fire Map

