



Legislation Text

File #: 24-0862, Version: 1

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a request to designate the property located at 235-239 South Washington Street (Beidelman Buildings) as a landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code - HPC 24-2535

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review. Written notice is not required for landmark applications that have owner consent. A sign has been placed on the property 15 to 30 days prior to the meeting date.

BACKGROUND:

The petitioner, Dutch Enterprises, LLC., has submitted an application, prepared with assistance from Naperville Preservation, Inc., to designate the buildings located at 235-239 S. Washington Street (“**Subject Property**”) as a local historic landmark (see attachment 1). This includes both the furniture store building constructed in 1928 and the adjacent workshop constructed in the 1850s.

The property is generally located at the northwest corner of the Washington Street and Jackson Avenue intersection and is zoned B4 (Downtown Core District). It is approximately .15 acres consisting of the Beidelman Furniture store and adjacent workshop building to the west, hereinafter referred to as the “**Beidelman Buildings**”.

If approved by City Council, the landmark designation would provide local historic preservation protections to the property and would require issuance of a Certificate of Appropriateness (hereinafter “**COA**”) prior to certain exterior building modifications or demolition from occurring (see Attachment 2). It should be emphasized that the landmark designation only provides protection for the exterior façade as visible from the right-of-way.

Application

On June 21, 2024, the Petitioner submitted an application to the City of Naperville to designate the Beidelman Buildings located at 235-239 S. Washington St. as a local landmark. In accordance with the Naperville Municipal Code the following steps were completed during the processing of the landmark application:

- June 26, 2024: The City deemed Dutch Enterprises, LLC.’s application seeking to designate the Beidelman Buildings located at 235-239 S. Washington St. as a local

landmark complete.

- July 2, 2024: The completed application was transmitted to the HPC. Per Code, the HPC is required to hold a public hearing regarding the application within 30 days after the completed application has been transmitted to the HPC; in accordance with this Section, the HPC meeting was scheduled for July 25, 2024.

Survey Information Regarding the Beidelman Buildings

Johnson Laskey Windshield Survey (2007)

In 2007, the City, in cooperation with Naper Settlement/Naperville Heritage Society, hired Johnson Lasky Architects to conduct a reconnaissance survey of the downtown businesses and certain residential areas; this survey is often referred to as a “Windshield Survey.” The purpose of the Johnson Laskey Windshield Survey was to obtain objective information on the City’s historic and architectural resources to serve as a guide for City planning needs and create a foundation upon which reviews for future development proposals in this sector of the City may be assessed.

The Johnson Laskey Windshield Survey report noted the following with respect to the Beidelman Buildings (see survey excerpt in Attachment 4):

- “Nearly the entire block bounded by Jefferson on the north, Jackson on the south, Washington and Main (Block J on the map) retains its original buildings and provides the visual precedent for most of the new development [retains its original character]”
- “It is essential that this so-called “historic core” be maintained and preserved.”
- Downtown Area:
 - a. “An effort must be made to retain is left of the original historic character of commercial Downtown Naperville from the River northward to Van Buren; flanking Washington St.; and east of Washington along Jefferson. This may mean creating incentives for developers to re-use rather than replace existing buildings.”
 - b. “Because commercial Downtown Naperville is expanding, the immediately surrounding residential neighborhoods are in danger of encroachment. Alternatives should be explored which would involve creating incentives for building owners to retain existing buildings while incorporating vibrant businesses in the existing residential structures.”

Downtown Survey 2010

In October 2010, the City hired Granacki Historic Consultants, to survey 53 buildings in the City’s Downtown commercial area in accordance with recommendations made in the *Naperville Downtown2030* plan and the 2007 Windshield Survey. The buildings surveyed were selected with assistance from the Naperville Heritage Society.

The Downtown Survey noted the following with respect to the Beidelman Buildings:

- “The building was constructed in 1928 and is classified as two-part commercial block in the Gothic Revival architectural style” (attachment 5 - pages 166-169 from Downtown survey). The building has three stories and the following significant features remain:
 - 2nd and 3rd stories feature window bays with very little ornament and simple stone lintels and sills; large pointed arch openings at north section of building where chapel previously existed; “workshop’s” original wood doors and limestone step.
- The following alterations have been made:

- Upper windows filled with brick (original windows remain behind brick); blade signage dates from 1950's/60's; original cornice removed; pointed arch windows at east elevation filled with glass block; large ornate pediment above Gothic Style windows removed; parapets removed; original pointed arch opening to funeral home and chapel replaced with flush storefront with south end entry; replacement display windows with upper section of storefront covered in aluminum; cloth over awning entry; brick infill at base of display windows along Jackson Ave.

Federal Historic District (1977; updated 2012)

The Beidelman Buildings are not included within the boundaries of a federal historic district as designated by the National Register of Historic Places in 1977 (see Attachment 6)

DISCUSSION:

At the July 25th meeting, the HPC will conduct a public hearing to consider a request to designate the property located at 235-239 S. Washington Street (Beidelman Buildings) as a local landmark.

Following public testimony, the HPC should discuss the merits of the landmark nomination based upon the landmark criteria provided in Section 6-11-3:2 of the Naperville Municipal Code, as follows:

- **Criteria For Designation Of Landmarks:** Section 6-11-3:5 of the Code provides that an application for landmark designation may be granted based on findings that the improvement proposed to be designated as a landmark meets the following criteria (hereinafter “**Landmark Criteria**”):
 - 5.1. That it is over fifty (50) years old, in whole or in part; and
 - 5.2. That one or more of the following conditions exist:
 - 5.1.1. That it was owned or occupied by a person of historic significance in national, State or local history;
 - 5.1.2. That it has a direct connection to an important event in national, State or local history;
 - 5.1.3. That it embodies the distinguishing characteristics of an architectural period, style, method of construction, or use of indigenous materials;
 - 5.1.4. That it represents the notable work of a builder, designer or architect whose individual work has substantially influenced the development of the community; or
 - 5.1.5. That it is included in the National Register of Historic Places.
- **Note:** Even if the criteria for designation of a landmark have been met, Section 6-11-3:4.15 of the Code provides, in part, that: “It shall be within the discretion of the Commission to recommend denial of an application even if the criteria set forth in Subsection 6-11-3:5 are met.”

Beidelman Buildings Landmark Petition

Dutch Enterprises, LLC., with assistance from Naperville Preservation, Inc., prepared and submitted a Petition to designate the Beidelman Buildings as a local landmark. The table below lists the Landmark Criteria (as provided in the Naperville Municipal Code), as well as the applicant’s contention as to which criteria are met in order to warrant designation for the Beidelman Buildings as a local landmark. In addition to the landmark criteria below, the landmark must also be over 50 years old. This requirement is met as the original building is over 50 years old.

Landmark Criteria	Naperville Preservation, Inc. Petition
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<p>5.1.1. That it was owned or occupied by a person of historic significance in national, State or local history;</p>	<p>“The Beidelman Buildings were associated with the Beidelman family, and Kroehler Manufacturing and Peter Kroehler” (page 6)</p>
<p>5.1.2. That it has a direct connection to an important event in national, State or local history;</p>	<p>“...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... 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.” (page 13)</p>
<p>5.1.3. That it embodies the distinguishing characteristics of an architectural period, style, method of construction, or use of indigenous materials;</p>	<p>“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” (page 14) The application provides additional details architectural details of the building which contribute to the Collegiate Gothic style, alterations that have been made to the building, and unique building features.</p>
<p>5.1.4. That it represents the notable work of a builder, designer or architect whose individual work has substantially influenced the development of the community</p>	<p>“Architect/draftsman and Naperville native Irving E. Bentz (1904-1930) - The Beidelman building is a notable work of an architect whose work influenced the development of Naperville.” (page 16) “John Bentz-General Contractor and Builder” “A.H. Beidelman-Mason Contractor”</p>
<p>5.1.5. That it is included in the National Register of Historic Places.</p>	<p>N/A (page 17) “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”</p>

Hearing Procedures

Once the HPC is ready to render a recommendation on the landmark nomination, they will close the public hearing. After the public hearing has been closed, no further testimony can be taken from the public, the landmark applicant, or the property owner.

Note: per the Code, the HPC is required to conclude the public hearing on the landmark application and issue findings of fact (see below) and make a recommendation to the City Council to grant or

deny the application within 60-days after the completed application has been submitted to the HPC (in this case not later than August 31, 2024).

Findings of Fact

Section 6-11-3:4.15 of the Code provides for the HPC to make findings of fact as follows:

- 4.15.1. Findings of fact related to the criteria set forth in Section 6-11-3:5 (Landmark Criteria);
- 4.15.2. A statement indicating whether the owner of the proposed landmark has responded to the application and the nature of the response;
- 4.15.3. A description of evidence received by the Commission relative to the proposed landmark designation pursuant to Subsections 6-11-3:4.1-4.9; and
- 4.15.4. Any other facts that the Commission finds relevant.

As noted above, even if the HPC determines that criteria for designation of a landmark have been met, Section 6-11-3:4.15 of the Code provides that the Commission has the discretion to recommend denial of a landmark application.

Next Steps

The HPC's recommendation and findings of fact will be submitted to the City Council within 30-days of their issuance by the HPC.

- The City Council shall grant or deny the application for landmark designation using the criteria set forth in Section 6-11-3:5 or on such other bases as it deems appropriate.
- The City Council shall grant or deny the landmark application within 150 days of the transmission of the application to the HPC (no later than November 29, 2024) unless this timeframe is extended by City Council for 30 days. Any application which is not granted or denied within the 150-day timeframe shall automatically lapse and become null and void without any further action by the City. [Note: Pursuant to 6-11-3:4.10 of the Code, the applicant may request a 60-day extension to the 150-day timeframe].
- If the landmark application is approved by City Council, a copy of the ordinance approving the landmark designation shall be recorded with the DuPage County Recorder.
- If the landmark application is denied by City Council, no application for landmarking may be made on the subject property for a period of one-year from the date of final action, unless the owner consents to the application.

ATTACHMENTS:

1. Landmark Application for Beidelman Buildings
2. Sections 6-11-6 through 6-11-8 (COA Requirements)
3. Section 6-11-3 (Designation of Landmarks)
4. Excerpt of Johnson Lasky Windshield Survey
5. Downtown Architectural Survey
6. Federal Historic District Map
7. Local Historic District Map