

**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

November 15, 2017  
7:00 P.M.

**AGENDA**

- 1. Roll Call**
- 2. Approval of Minutes from the October 18, 2017 meeting**
- 3. Public Hearings**
  - a. **17-ADR-0010:** A petition seeking a Historic Landmark Designation for the property commonly known as 4632 Main Street, Downers Grove, IL (PIN 09-05-322-021). The property is located on the west side of Main Street, approximately 150 feet north of Chicago Avenue. Brian and Karen Beechler, Petitioner and Owner.
  - b. **17-ADR-0011:** A petition seeking a Historic Landmark Designation for the property commonly known as 1324 Maple Avenue, Downers Grove, IL (PIN 09-07-408-012). The property is located on the north side of Maple Avenue, approximately 350 feet east of Lindenwald Lane. David and Joan Kresl, Petitioner and Owner.
- 4. Old Business**
  - a. Historic Preservation Brochure #4 – Downtown Tour
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MINUTES OF OCTOBER 18, 2017 MEETING**

Chairman Davenport called the October 18, 2017 meeting of the Architectural Design Review Board to order at 7:03 PM and requested a roll call:

**PRESENT:** Ms. Acks, Ms. Chalberg, Ms. Hollweck, Mr. Larson,  
Mr. Lerner, Mr. Riemer, Ch. Davenport

**ABSENT:** None

**STAFF:** Sr. Planner Rebecca Leitschuh  
Village Planner Scott Williams

**VISITORS:** Kathy Nybo, FOEH, 5253 Blodgett  
Amy and David Gassen, 5320 Benton  
Ave. Rich Kulovany, 6825 Camden Rd.

**APPROVAL OF SEPTEMBER 20, 2017 MINUTES**

Mr. Lerner commented that on page 9 in the remarks of Mr. Kulovany, the number should be 61 homes rather than 41 homes.

**Mr. Lerner moved, seconded by Mr. Larson, to accept the minutes of the September 20, 2017 meeting as amended.  
All in favor. The Motion passed unanimously.**

**PUBLIC HEARINGS**

Chairman Davenport called upon anyone who intended to testify on any of the items on the Agenda to rise and be sworn in.

**FILE 17-ADR-0009: a petition seeking a historic landmark designation for the property commonly known as 735 Maple Avenue, Downers Grove, IL (PIN 09-08-402-005, -006). The property is located on the south side of Maple Avenue, approximately 70 feet southwest of the intersection of Fairmount Avenue and Maple Avenue. Nora Black, petitioner and owner.**

Mr. Scott Williams, Planner for the Village of Downers Grove, reviewed the petition for the property located at 735 Maple Avenue. He said that there are several Queen Anne homes located along Maple Avenue as indicated by the village's Historic Survey. Photographs from 1955 show the structure of the building, which was constructed between 1892-1895. The home is in

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excellent condition. When bricks were removed from Maple Avenue for repaving, the applicant decided to use some of those bricks for their pathway. Mr. Williams then highlighted the classic Queen Anne characteristics of the home including the multi-gabled roofs, original wood clapboard walls, wood shingles, wood bandboards and trim. He pointed out the two-story bay windows. Many of the windows are original and double-hung. There is the original stained glass windows in the front and back of the home. The upper peak areas have wood shingles, original gingerbread and spindle ornamentation, creating half-circle and triangular designs. The house features many different textures.

Mr. Williams then described the carriage house, which is in excellent condition and mimics the main structure in design and style.

Staff recommends approval for the landmarking and believes the structure was constructed between 1892-1895, and that it represents distinguishing characteristics of the Queen Anne architectural style. He said that the owner and applicant are present to answer any questions.

Christine Martin of 701 Maple Avenue said she worked with Mrs. Black to present this application to the Board. Ms. Martin read the letter of application that was presented to the Board for the property at 735 Maple Avenue.

Mr. Larson thanked Ms. Martin for assisting Mrs. Black in applying for landmark designation. He also thanked her for her comments about the support provided by the Village Staff. He asked whether the carriage house is part of the landmarking process as it is mentioned as a feature of the property.

Ms. Rebecca Leitschuh said that the Board can landmark it, but was also unsure. She asked Ms. Martin whether the petitioner would like to have the carriage house included in the designation. Ms. Martin said that Mrs. Black did want it included in the landmark designation.

Ch. Davenport asked for any public comment on this particular petition.

David Gassen of 5320 Benton Avenue said that he strongly supports this landmark application.

Rich Kulovany of 6825 Camden Road supports this application and thanked Mrs. Black for her willingness to obtain the landmark designation. The fact that this home will be here 96 years from now is intriguing, fascinating and a wonderful thing for Downers Grove.

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Amy Gassen of 5320 Benton Avenue also expressed her support for this application and thanked Mrs. Black for bringing it forward. It is a great example of a Queen Anne structure.

There being no further comments, Ch. Davenport closed the public portion of the hearing.

Ms. Chalberg asked about including the out-building as part of the landmark process. If they move forward with this, what would happen if a future petitioner came in and wanted to build a different type of garage? Someone asked if there is a car in the garage now.

Ms. Leitschuh said that Mrs. Black said she would like the carriage house to be part of the landmark. She noted that another home in the North High School area was landmarked with a retrofitted out building that was used as a garage. Ms. Martin said the existing carriage house can fit two cars and has an alley entrance. It was noted by a Board member that if the carriage house was landmarked, they only have to protect the street side of the carriage house. A new garage door could be added to the carriage house. In further response Mrs. Black said it is a standard-sized garage and they had two cars in it at one time.

Ch. Davenport said that it would then be possible for someone to perhaps build another accessory detached building on the property, as there is a 1,000 square foot limitation for accessory structures. He also asked Staff about the alleyway, which is a public right-of-way. Ms. Leitschuh said it is not a street, so they don't have to consider improvements to the alley. Part of the carriage house is visible from Fairmount. Ms. Leitschuh recommended that the Board state clearly that should the petitioner decide not to landmark the carriage house for whatever reason, between this meeting and Council approval, that the Board would still support the application, and the petitioner would have the ability to remove that accessory structure from consideration. There was some discussion as to whether or not the side of the structure that is visible from Fairmount is landmarked. If someone wanted to add to the east side of the accessory structure, it would have to come before the Board because it would change the designation.

Ch. Davenport said they may have found a necessary point of clarification in the Ordinance. Ms. Leitschuh said that this is new territory for Staff as well, but her interpretation is that in the Ordinance's description of designation procedures, it discusses a landmark structure being visible from a street. The definition of "façade primary" in the Ordinance is the "portion of the façade that abuts or is nearest to a street yard and is visible from a street." Ch. Davenport thinks that should be clarified further.

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A Board member read the definition of “secondary façade” as “the portion of a façade that abuts or is nearest to a side yard, and abuts a primary façade.” The east and west facades of the accessory building would be considered as secondary facades.

Ch. Davenport noted that so much of what the Board is doing in these applications is new. He thinks that the minutes should reflect that it is this Board’s opinion that if the petitioner decides to remove the coach (carriage) house from the landmarking process, that the petitioner be allowed to make the change, which would not affect the Board’s opinion as to whether or not the property should be landmarked.

Mrs. Black explained that her son, Jim did a good amount of the work on the house, and the Board congratulated Jim on his work.

Ch. Davenport said he is glad to see this being landmarked as it is difficult to imagine Maple Avenue without this house on it. He thanked Mrs. Black for requesting the landmark designation.

**Mr. Larson moved that the Board approve this petition to landmark the primary house and carriage house, and make a positive recommendation to the Village Council for approval. If the petitioner chooses, they may remove the carriage house from landmark consideration prior to approval by the Village Council. Mr. Riemer seconded the Motion. All in favor. The Motion passed unanimously.**



**FILE 17-ADR-0007: A petition seeking a Certificate of Appropriateness to renovate a local Historic Landmark for the property commonly known as 5325 Fairmount Avenue, Downers Grove, IL (PIN 09-08-408-017). The property is located at the northeast corner of Summit Street and Fairmount Avenue. Laurence and Gloria Gassen, Owner. David and Amy Gassen, Petitioners.**

Ms. Rebecca Leitschuh, Senior Planner for the Village stated that this is the first Certificate of Appropriateness (COA) since the Ordinance was revised. The property was recently landmarked and is located at the corner of Fairmount and Summit. She displayed photographs of the property south façade and western façade that contain features that may be removed. This was the first bungalow to come before the Board. It was landmarked under the criteria of 50 years of age or older, as well as for its architectural design. The home was built in 1926 and is on a corner lot with frontage on two sides.

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Ms. Leitschuh explained that the petitioner wants to remove the window awnings on both the south and western façades and replace it with trim to match the rest of the home. They also intend to remove the medallions that underline the portico entrance off the western façade. The medallions are not original and helped provide privacy. The petitioners would like more light and therefore have decided on removing the medallions, which were placed on the home about 30 years ago. Ms. Leitschuh showed the architectural rendering for the proposed revisions to the home.

Ms. Leitschuh said the petitioners contacted the State Department of the Interior's Standards for Rehabilitation office to determine whether their plan would meet the standards of the historical significance of the structure. They were told that their plan was acceptable.

Ms. Leitschuh explained that the Village has three levels of Certificates of Appropriateness. One level is very basic and does not require anything other than a permit, if necessary. The second level refers to minor work on the structure, while the third level refers to major renovations being made to a landmarked structure. She noted that landmarked properties are special and create a lot of community awareness. When people see changes being made to a façade, the Village wants to assure that any changes meet the requirements established.

There are two sections of the Ordinance, which have to be met: Sec. 12.504 and Sec. 12.505. To landmark a property a homeowner must meet one of these requirements. For a Certificate of Appropriateness it is more of a consideration and provides the Board with greater flexibility. Ms. Leitschuh then reviewed the 10 items under Sec. 12.504 as shown in Staff's report dated October 18, 2017, pages 3-4. Items H and J do not apply to this property, and all other items A-G, and I have been met.

Regarding Sec. 12.504, Ms. Leitschuh reviewed the eight items as shown in Staff's report dated October 18, 2017, page 4, noting that the criteria for points B and G have been met, while the remaining six items are not applicable to this petition.

The Board discussed potential changes that could be made to a landmark home, but that should be brought before the Board for approval. Items such as awnings or shutters could present problems in the future. This is the first petition of its type before the Board and they have to establish regulations for items removed from or replaced on a structure. Ms. Leitschuh said if a petitioner appears to be working toward removing features that are not original, such as window trim, that might be handled internally in the future. It was felt appropriate to bring a petition of this nature before the Board.

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Ch. Davenport said he thinks he sees something like this being handled internally, since they are removing something that is not historically significant to the building.

Ms. Chalberg said with this being the first review, they do need to be cautious. She approves of this specific request; however, there may be future cases where elements are added to a home that are not original to the home. Over the years with multiple changes the visual aspects of the home might become integral to the public perception of the home. So she thinks Staff should have the right to say something of that nature should be brought before the Board.

Ch. Davenport called for comments from the public.

Ms. Amy Gassen said she is thrilled that they are saving this house, and has no objection to their request.

Ch. Davenport closed the public portion of the hearing.

**Ms. Chalberg moved that the Board approve the petitioner's request to remove the awnings and decorative elements under the entryway. Mr. Lerner seconded the Motion. All in favor. The Motion carried unanimously.**

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Ms. Chalberg referred to a recent visit she made to The Rookery in Chicago, which was remodeled by Frank Lloyd Wright. To put the building back in its original state would require removing some of the points added by Frank Lloyd Wright.

Ch. Davenport said his point is that when something is clear-cut like this evening's petition, Staff would have the authority to make the decision. The matter is to give Staff guidance with regard to COAs in the future. It was suggested by a Board member that this type of situation be clarified further in the Ordinance.

Mr. Lerner suggested that when a landmark petition comes before the Board, items that could be changed could be specified at that time. Ch. Davenport said that the awnings on the petition before the Board now were never listed at the time of landmarking. He noted that the process is a good one, but everything isn't as easily specified. He suggested that moving forward the Board can be notified by Staff ahead of time. Ms. Leitschuh responded that if it is something that can fit into one of the definitions she would agree. However, if it is not as clear-cut she would have to run it by Legal first.

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Ms. Gassen said that her in-laws wanted to remove the awnings before they landmarked the property. She said it is all about original items, or items that have gained historical significance on their own. She noted that she was in communication with the State, and their staff recognized that the awnings were not original.

Ch. Davenport asked if anyone disagrees that the item brought forth tonight could have been approved by Staff. Mr. Larson was not sure he agreed with that statement. It was noted that the Board is a recommending Board and the ultimate decision rests with the Village Council. Ms. Leitschuh said she would be comfortable with this particular petition because the State agrees with it. It was clarified that with COAs, the Board is the deciding body. Ms. Leitschuh said if it is something that requires a building permit, a petitioner could go through the building permit process in tandem with this process.

### **OLD BUSINESS**

#### **Historic Preservation Brochure #4 – Downtown Tour**

Ms. Leitschuh said that copies are available of the Sears brochure. They are now in the last phase of finalizing Brochure #4. There is no formalized method of distribution at this time. Anyone whose home is featured will receive a copy. Almost all 500 copies of the Architectural Brochure have been distributed already. The Village would absorb reprinting costs. Brochures will be made available on line this winter.

Ms. Chalberg said that the Historical Society would make links available as well for the brochures.

Ms. Leitschuh commented that she wouldn't go through the entire draft before the Board, as it is over 88 pages long. She said if there are any comments to make them available to Staff in a Word format by Monday. Some of the photographs might not be included in the final publication depending upon the design layout. She said that Photoshopping could be done on the photos if needed.

Ms. Chalberg said she did not spend hours searching for an over-riding comment for the cover. She doesn't mind the source chosen, but thinks there should be something better than a quote from Ed McMahon. Ms. Leitschuh asked the Board's opinion about the quote. Ms. Chalberg said she didn't like thinking of the community as a suburb, rather than a village. No Board members were overly excited about using the McMahon quote. Ms. Leitschuh thanked the Historical Society again for all of the time they devoted to assisting with the data for the brochure. She is looking forward to the brochure.

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Ch. Davenport asked if there is any specific guidance she needs from the Board other than choosing the photographs, and Ms. Leitschuh said there is no specific guidance other than the photos. The three photographs she included were of Main Street.

In response to a Board member, there is a potential that the brochure could become an app some day.

Mr. Lerner said he liked the idea that this Board would have a proactive role in trying to bring forth initiatives to promote historic preservation, and he would be supportive of that generally. They would have to discuss the idea of an incentive program among the Board members in the future. People who are landmarking today are doing it from a sense of pride. Aside from the two train stations, there are no commercial properties as yet that have come forward, and that might be something to consider. There are also other ways that the Board can be proactive, such as an awards program, sensitive remodeling, etc.

Ch. Davenport said he appreciated having the minutes from the 2015 meeting in the packet as well. Ms. Leitschuh went through a general history of what has been achieved by the Board over the past few years. Two goals determined were 1) to increase the number of properties or areas designated as historic landmarks or districts under the Village's Historic Preservation Ordinance, and 2) to decrease or avoid the loss of historically or architecturally significant buildings and places in the Village. Those goals began the process they now practice. Three strategies were 1) to amend the Ordinance, 2) come up with different public education awareness strategies, and 3) to come up with financial incentive strategies. The application has been simplified considerably since they began the landmarking process. Criteria for landmarking were also simplified. Ms. Leitschuh noted there is a website specifically dedicated to historic preservation. Events are posted on social media as well. Under financial incentives, everything is free. Homeowners are encouraged to bring their properties forward for consideration for landmarking. The fact that the Village is a CLG allows residents to participate in the property tax freeze program. She said that the Gassen family is the first family applying for the property tax freeze. She noted that a number of the 35 items shown in the Ad Hoc Report have been achieved. It has been a positive experience.

Board members thanked Ms. Leitschuh and Mr. Williams for their efforts to assist the Board in achieving its objectives.

## **PUBLIC COMMENTS**

1. Ms. Amy Gassen of 5320 Benton Avenue updated the Board on the American Four Square Initiative. She said that they would be conducting

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another canvass to obtain email addresses and inform people of the interactive map sponsored by the Historical Society. She also summarized the property tax freeze program, saying they are going through the process right now with her in-laws' home. They have worked closely with the State office through the process. She also invited anyone interested to come see the home prior to the renovation work.

There being no further discussion, Ch. Davenport called for a motion to adjourn.

**Ms. Acks moved, seconded by Mr. Riemer to adjourn the meeting. The Motion passed unanimously by voice vote.**

Chairman Davenport adjourned the meeting at 8:51 PM.

/s/ Tonie Harrington



**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
NOVEMBER 15, 2017 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
17-ADR-0010 4632 Main Street	Designation of a Historic Landmark	Scott Williams Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 4632 Main Street based on the criteria that the property represents the distinguishing characteristics of an architectural style.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER/APPLICANT:** Brian and Karen Beechler  
4632 Main Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Craftsman Bungalow  
**BUILDING DATE:** Circa 1922  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 7,087.5 Square Feet  
**PIN:** 09-05-322-021

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. 1927 Sanborn Map
5. Owner Consent Form
6. Certificate of Acknowledgement Form
7. Historic Landmark Information Form
8. Photographs

**PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 4632 Main Street under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics

of an architectural style. The Craftsman Bungalow was constructed circa 1922.

The Bungalow architectural style was one of the dominant building forms in Downers Grove commonly built from 1890 to 1930. The architectural term refers to low houses with a porch derived from the Hindi word meaning “bangle” for a low thatched house. They typically are one to one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches.

They can also feature different architectural styles. The Craftsman Style (derived from the Arts and Crafts Movement of the late 19<sup>th</sup> century) valued hand craftsmanship, natural materials and simplicity in design/detailing. The use of stone and brick typically had rough cuts and uneven application to look more rustic. Porches were often supported by rustic brick or stone piers. Roofs are low-sloped hipped or gabled roofs with deep overhangs supported by wood brackets and knee-braces. Wood clapboard siding and double hung or casement type windows were also present. There are many Craftsman homes throughout Downers Grove, particularly in the E.H. Prince Subdivision, and they were promoted as an affordable, middleclass style house.

The property at 4632 Main Street is a one story Craftsman Bungalow and includes a low-pitched, cross gabled roof with wide eaves. The home has under-gable brackets, exposed roof rafters, and a porch (that has been enclosed) with battered brick columns that extend to the ground. Other original features include wood casement windows, wood storm windows, and wood clapboard siding.

The applicant also notes that it is a kit home manufactured by Harris Brothers Co. of Chicago. This particular home is Model No. N-1033 and was advertised as having “all the charms of a full-fledged California bungalow with its gables, exposed rafters, brackets, flower boxes, and craftsmanlike exterior.” Harris homes were particularly popular in the 1910’s and 1920’s and the ‘Harris Way’ gave it mass appeal. *A Plan Book of Harris Homes: Harris Home Beautiful* reveals their mantra: “moderate-priced homes at prices so reasonable, that a home is easily within your reach even though your means be limited.”

A small, rear addition was added to the house which incorporates a low-sloped gabled roof and siding of similar appearance to the original. Staff finds this addition does not impact the historical integrity of the street façade. Furthermore, the Village’s 2013 Architectural and Historical Survey states the house is in excellent condition and is a significant example of a Craftsman Bungalow.

#### **COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE**

The petitioner has outlined the request in the attached narrative letter and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, as described below.

#### **Section 12.302.A.**

**The proposed landmark is either over fifty (50) years old; in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and**

The house was constructed around 1922. This standard is met.

#### **Section 12.302.B**

**That one or more of the following conditions exist:**

- 1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**  
This criteria does not apply.
- 2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**  
This criteria does not apply.
- 3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**  
Staff finds the property represents the distinguishing characteristics of a Craftsman Bungalow. This one-story building features a low-pitched, cross gabled roof with wide eaves, exposed roof rafters, decorative brackets, wood clapboard siding, casement and storm windows, and rustic brick piers. The Village's 2013 Architectural and Historical Survey identifies the home as a "significant" example of its architectural style. This criteria is met.
- 4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**  
This criteria does not apply.
- 5. An area that has yielded or may be likely to yield, information important in history or prehistory.**  
This criteria does not apply.
- 6. A source of civic pride or identity for the community.**  
This criteria does not apply.
- 7. The property is included in the National Register of Historic Places.**  
This criteria does not apply.

#### **NEIGHBORHOOD COMMENT**

Staff has not received any neighborhood comments regarding the proposal at this time.

#### **RECOMMENDATIONS**

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Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4632 Main Street.

Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development

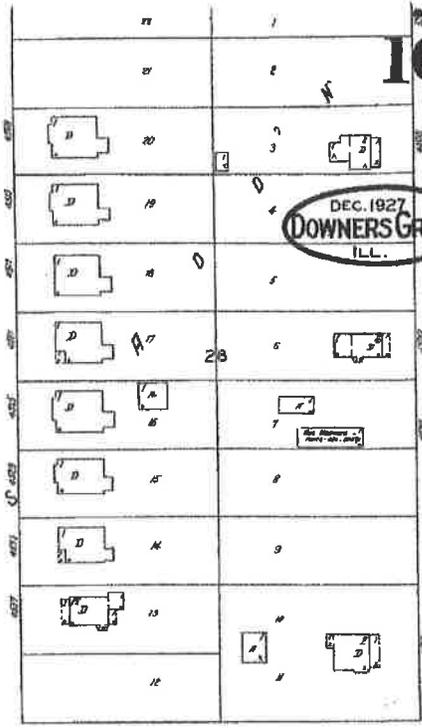
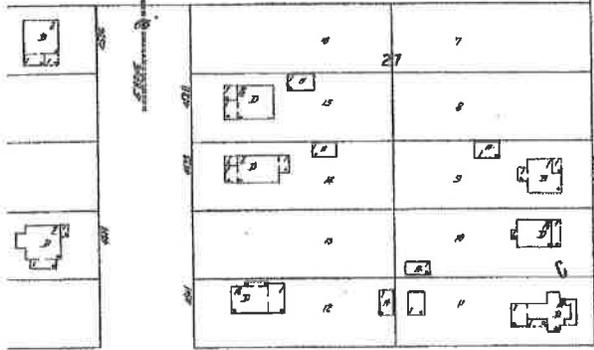
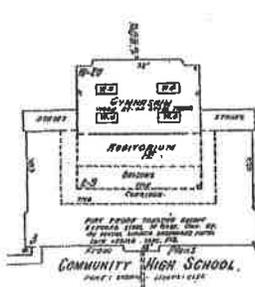
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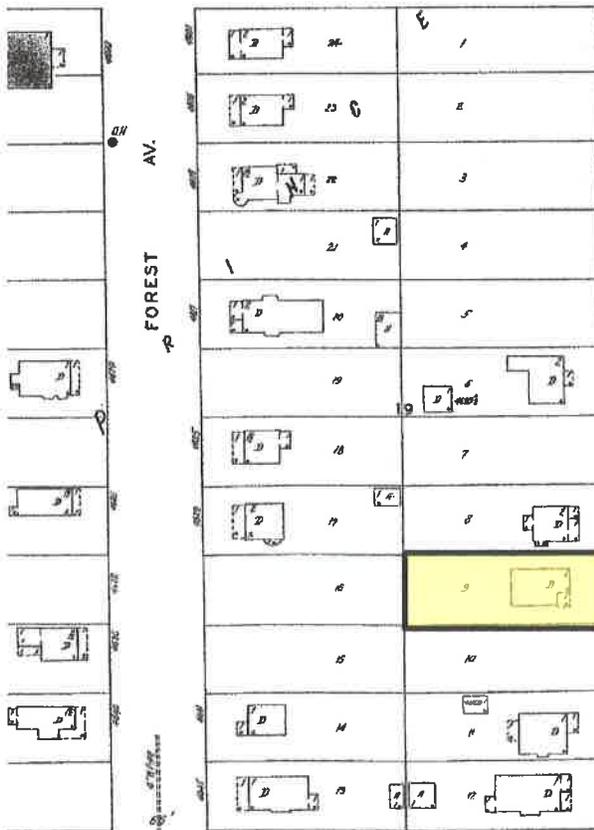
# 4632 Main Street - Location Map



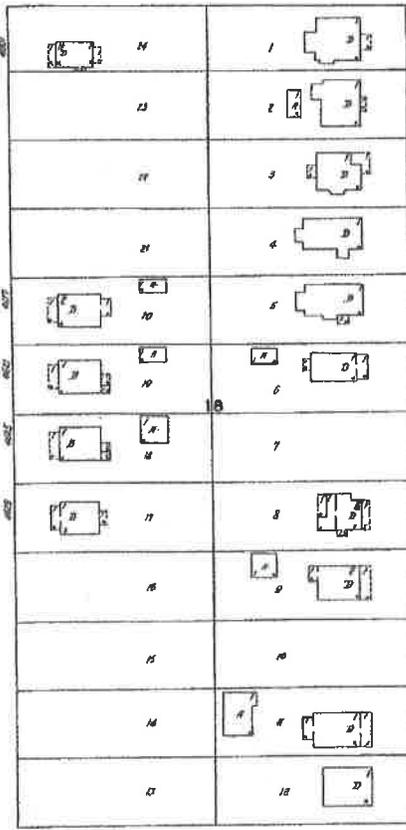


DEC. 1927  
**DOWNERS GROVE**  
 ILL.

LINCOLN



MAIN



13 CHICAGO AV.

14 HIGHLAND AV.

1927 Sanborn Map

# ARS Surveying Service, LLC

108 Lee Lane  
 Bolingbrook, IL 60440  
 Phone (630) 226-9200 Fax (630) 226-9234

## PLAT OF SURVEY



LOT 9 IN BLOCK 19 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTION 5, 6, 7 AND 8 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT NO. 43800 IN DUPAGE COUNTY, ILLINOIS.

### NET IMPERVIOUS CHANGE

EXISTING IMPERVIOUS REMOVED:  
 210 S.F. OF PAVED PATIO/WALK

### NEW IMPERVIOUS AREA

513 S.F. ADDITION  
 60 S.F. DECK

573 SF TOTAL

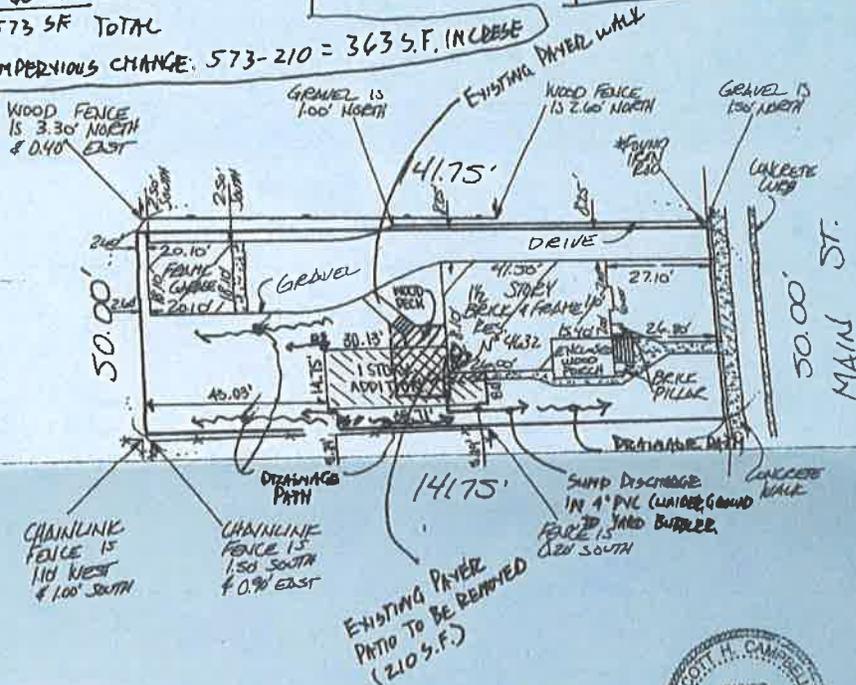
IMPERVIOUS CHANGE:  $573 - 210 = 363$  S.F. INCREASE

### LEGEND

DS DOWNSPOUT & DISCHARGE DIRECTION

### DISCHARGE NOTE:

ALL NEW DOWNSPOUT & SUMP DISCHARGE LOCATIONS SHALL TRAVEL 20' OF GREEN SPACE ON THE PROPERTY BEFORE LEAVING



IRON PIPES FOUND OR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED



State of Illinois }  
 County of Will } SS

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the plat hereon drawn is a correct representation of said survey.

Dated, this 11<sup>TH</sup> day of JUNE, A.D., 2001, at Bolingbrook, Illinois.

Illinois Professional Land Surveyor No. 3132

Client GRUBB

Job No. 44065-01

Date fieldwork performed 6-6-01

License expiration date November 30, 2002  
 Illinois Business Registration No. 0044574-6



APPROVED  
 FOR PERMIT NO. 16-RM-0273  
 VILLAGE OF  
 DOWNERS GROVE  
 DATE 9/30/16 INITIAL AL

**Historic Landmark  
Project Summary/Narrative Letter  
4632 Main Street**

Owners: Brian & Karen Beechler

We respectfully request that the house located at 4632 Main Street be designated a Downers Grove Historic Landmark.

After researching the property tax records and looking at City Directories we believe the house was built circa 1922 and was first owned by Alex C. Cameron. In addition to the property tax records, we have also obtained the 1927 Sanborn map which shows the house and the surrounding houses that existed at that time.

The house represents the distinguishing characteristics of a Craftsman Bungalow and was listed as "significant" in the Village's 2013 Historic Building Survey. The Craftsman style (also referred to as Arts and Crafts) was a movement that originated in California in the 1890s and was a reaction against the excessive ornamentation of the Victorian era. Typical characteristics of the Craftsman style include a low-pitched gabled roof with wide eaves, exposed roof rafters, decorative brackets under the gable, front porches with roofs supported by tapered (battered) square columns, and columns that extend to ground level without a break at the height of porch floor level. The term "bungalow" is derived from the Hindi word "bangle" meaning a low house with a porch. Bungalows were built throughout the United States from 1890 to 1930 and are one of the dominant building forms found in Downers Grove. A bungalow can be defined as a one to one-and-a-half story house with a low-pitched gable or hip roof and wide eaves. 4632 Main Street is a one-story Craftsman Bungalow and includes a low-pitched cross-gabled roof with wide eaves, brackets under the gable, exposed roof rafters, and battered brick columns that extend to the ground without a break at the porch floor.

In addition to being an excellent example of a Craftsman Bungalow, 4632 Main Street is also a kit (or mail order) home manufactured by Harris Brothers Co. of Chicago. Harris Brothers Co. first started selling kit homes in 1907 and by 1918 had established "The Harris Way"; which highlighted the *company's distinguishing characteristics such as liberal terms for payment and money back for waste.* Harris Brothers was one of several companies who sold kit homes, however they were unique in that they were initially in the business of wrecking and salvage as opposed to milling and manufacturing. The company was originally known as Chicago House Wrecking Company and has the interesting distinction of being responsible for the disassembly of the first Ferris Wheel, which had been constructed as part of the 1893 World's Columbian Exposition. The plan for 4632 Main Street was known as Harris Home Model No. N-1033 and could be found in The Plan Book of Harris Homes (Harris Homes Beautiful) Book Number Seventy-Seven (1923). The beginning pages of this catalog provide some background on Harris Brothers Co. and how they marketed themselves at the time (see attached pages for reference).

Many of the original architectural features of the home are still present; including brackets under the gable, exposed roof rafters, battered brick columns that extend to the ground without a break at the porch floor, casement windows and storms, and wood clapboard siding. The front porch has been

enclosed and a master suite addition off the southwest corner of the house was recently completed. This addition does not impact the historic integrity of the street facade of the house because it is located out the back. Additionally, it incorporates a low-sloped gable roof and siding of similar appearance to the original.

4632 Main Street is an excellent example of a Craftsman Bungalow with many of its original features still intact. Adding it to the list of local Historic Landmarks will ensure that it is preserved in the future.

## Landmark Designation Criteria

### Section 12.302.A

The proposed landmark is either over fifty (50) years old, in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation

The proposed landmark is 95 years old and meets the criteria.

### Section 12.302.B

**1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**

This criteria does not apply.

**2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**

This criteria does not apply.

**3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**

The property has most of the distinguishing characteristics of a Craftsman Bungalow. Some of these characteristics include:

- One-story
- Low-pitched gable roof
- Wide eaves
- Front porch
- Exposed roof rafters
- Brackets under the gable
- Battered brick columns that extend to the ground without a break at the level of the porch floor

Additionally, the home was a kit home manufactured by Harris Brothers Co. of Chicago. Kit homes were very popular in the United States during the 1910s and 1920s.

**4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**

This criteria does not apply.

**5. An area that has yielded or may be likely to yield, information important in history or prehistory.**

This criteria does not apply.

**6. A source of civic pride or identity for the community.**

This criteria does not apply.

**7. The property is included in the National Register of Historic Places.**

This criteria does not apply.



## Historic Landmark Information Form

Property Address 4632 Main Street, Downers Grove, IL 60515

Date of Construction Approximately 1922

Architectural Style Bungalow

Architect (if known) \_\_\_\_\_

Number of Stories 1 Basement (Y/N) Y

Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)

Concrete Block

Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)

Wood (Smooth Cedar) / Brick front porch

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)

Gabled Roof

Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)

Asphalt shingle

Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)

Living Room (North & East side) has Casement windows / Double-Hung elsewhere

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)

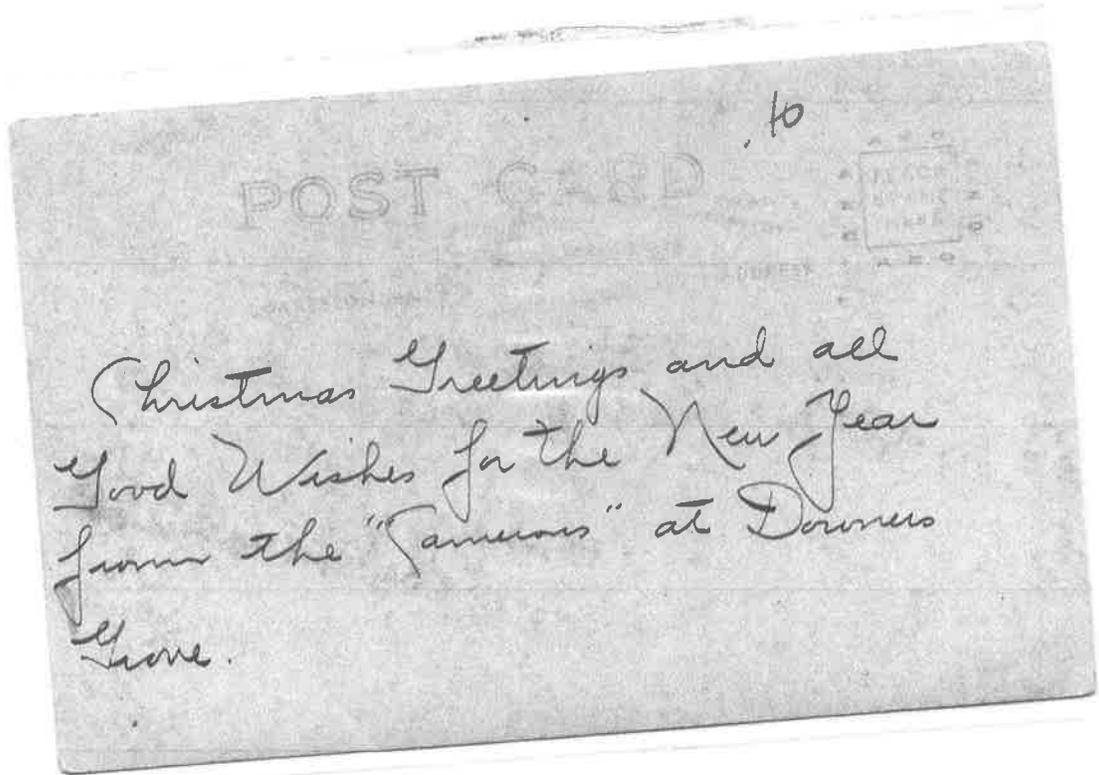
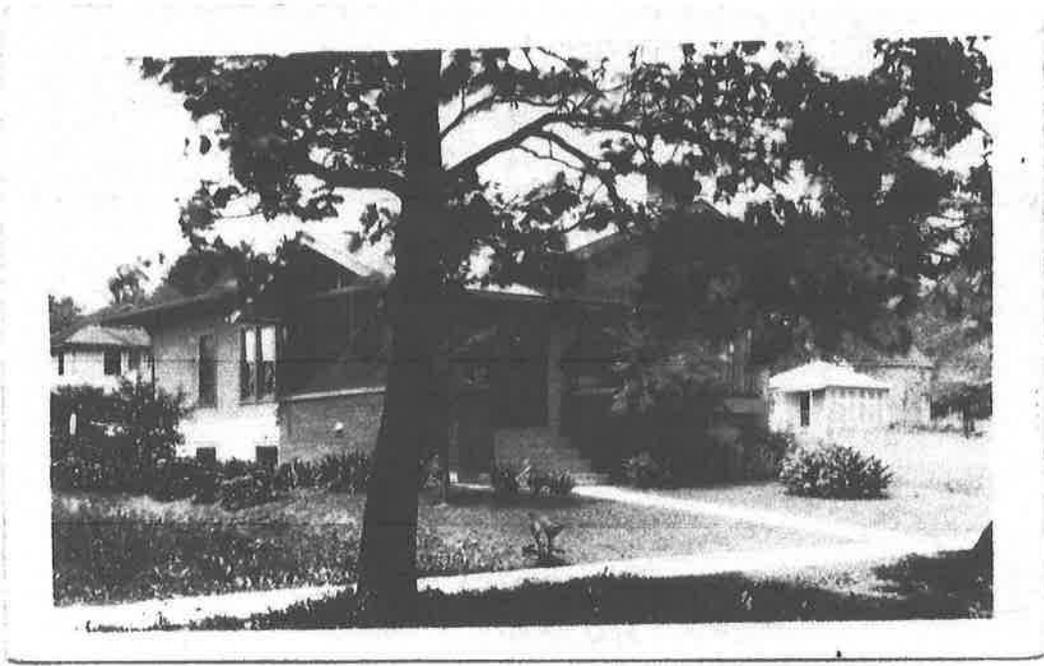
Wood windows

Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

Wood front door

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)

The house is a Harris Brothers Company kit home. It has low-pitched cross-gabled roof with wide eaves, brackets under the gable and exposed roof rafters. The enclosed front porch has battered brick columns that extend to the ground. Underneath the front porch is a 'cold storage' room that includes a hidden compartment under a floor tile.



Circa 1920's

Original Post Card



4632



4632







A PLAN BOOK  
OF  
HARRIS HOMES



*Harris Homes Beautiful*

HARRIS  
BROTHERS CO  
35th and IRON Sts.  
CHICAGO



Book Number Seventy-Seven

*Home, Sweet Home, be it ever so  
humble, there's no place like Home.*



**To Every Wise Man and  
Woman Comes the Natural  
Desire to Own a Home**

**H**IS Company realizing the needs and demands of the public, from many years of experience, presents herewith a handsome book of carefully selected plans for moderate-priced homes at prices so reasonable, that a home is easily within your reach even though your means be limited.

The character of these homes, and the quality of the material we supply is such as to at once convince you of the desirability of purchasing from this Company.

**HARRIS BROTHERS  
COMPANY**

35TH AND IRON STREETS

CHICAGO

# THE HARRIS WAY

## *What It Means to You*



HERE are ways and ways to build a home—you may "Let the other fellow do it" and—pay. You may go about it in a tedious and piece-meal manner, about as follows: First, you hunt an Architect, then the Contractor, then the Builder, then the lumber yard and mill work factory, then other supply houses—and after many pro and con arguments on price and quality, in about 60 or 90 days, you may be ready to proceed with your building, and after you are through with it all—then perhaps a lawyer to clean up the mess.

"The Harris Way" means just the opposite. You can order everything right from your little desk or writing table—it is but a matter of a few postage stamps and the swift U. S. Mails. Everything is in writing, therefore dependable, instead of verbal promises, such as may be made you by eight or ten different local dealers supplying material.

"The Harris Way" means to get the best of more than twenty-four years study and experimenting in building material values of all kinds. The men, whose genius has developed this wonderful home building plan, have accomplished all you could wish for. Building a home today—a modern house that will be both good to look at and pleasant to live in, is no longer a tedious expensive, mysterious undertaking when "The Harris Way" guides you to its completion. "The Harris Way" means to build in a sensible, sound and economical manner. "The Harris Way" means highest quality of material for the price; correct grades, improved and approved methods of construction; complete elimination of waste and the passing to you, *yourself*, all the complete facts and figures—enabling you to be master of every situation—and the building of a home becomes at once a simple matter.

## Distinguishing Details of *The Harris Way* Plan

**Liberal Terms** The HARRIS WAY means absolute protection to you because you need not pay one cent until every representation made has been proved to your satisfaction. Read carefully the liberal Terms of Payment as fully outlined in following page of this book. You will then clearly understand that the many advantages of "The Harris Way" begin right here and continue to help you at every step to the end.

**Know Where You're At** "The Harris Way" means a tremendous saving in time, worry and preliminary expenditures because we furnish the Blue-Print plans as clearly explained in our Free Plan Offer *before you buy*—not after. That's the only way to learn the true facts and clearly see how thoroughly every detail is covered by us. The risk is *all ours*.

**Money Back For Waste** "The Harris Way" means an entire elimination of waste. To accomplish this important feature, it is necessary that our designs be planned and figured carefully and correctly by experts. We gladly refund the purchase price on any waste material.

**Guaranteed Improved Ready Cut** "The Harris Way" means a much lower first cost, means better material furnished Ready Cut in a manner that enables you to get a perfect job with tight and close-fitting joints. You won't have to apologize at every turn for poor material and ill-fitting joints, or for any other reason. This we guarantee.

**Saves Time and Trouble** "The Harris Way" is the common-sense way that you can easily understand—no magic. Everything carefully thought out for you. The result is a quick, easily erected building which is completed in record time.

**Come and Visit Our Plant** "The Harris Way" means that our latch string is always out to you. We have nothing bad to hide and lots of good things to show. Our tremendous success has been built up by our open and above board policy.

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILL.

# Harris Brothers Company

CAPITAL STOCK, \$10,000,000

INCORPORATED 1893

## Certificate of Unconditional Guaranty

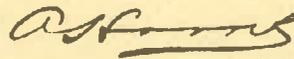
**We Guarantee** absolutely and without reserve, that we will furnish for each and every order for any design shown in this book, at the price quoted, sufficient material to build same in a good substantial and workmanlike manner, strictly according to the Blue Print Plans, Specifications and Material List furnished.

**We Guarantee** and agree that in the event of there not being sufficient material, to reimburse our customer for any purchase he may make on account of shortage or error—we to be notified of such shortage or error, however, and to have the right first to furnish the missing material ourselves, or authorize our customer to purchase it at our expense.

**We Guarantee** to furnish with each order for any of our designs, full directions in the form of an itemized list of material, showing just exactly the number of pieces, feet, size, grade, style, finish, etc., of the material furnished, designating the purpose for and the place in which it is to be used.

**We Guarantee** to furnish with each shipment an itemized invoice, showing just what is in the shipment, so that our customer may check the material received against our invoice. If anything is short, notify us at once. After this has been done and the amount received is found not sufficient to complete the job, then, if the error is ours, we still hold ourselves responsible.

HARRIS BROTHERS COMPANY



President

## Liberal Terms for You—No Cash in Advance

*We do not ask you to pay us cash in advance in any instance*

In all fairness, you cannot however, expect us to ship you, perhaps a stranger, a valuable carload of material without some evidence of good faith on your part. We have, therefore, printed our terms of shipment in plain, easily understood language, giving you four different methods by which you can order.

Whether or not you send cash with your order, you are protected in every way by our guarantee. The advantages of sending cash in full with order are the earning of the cash discount and the saving of delays and annoyances in getting possession of the material at your end of the line. *Our cash discount* is allowed *only* when full remittance is sent when you order. The printed prices of Harris Homes are free on board cars Chicago. Freight paid prices quickly quoted by return mail. Take your choice of the following terms, mentioning the number when you order.

**Terms A** No cash with order. We will ship you material without any cash payment whatever. Payment must, however, be covered by special terms guarantee blank (blank sent on application) which gives you 5 days time to inspect and unload before paying.

**Terms B** Ten to 25 per cent cash with order (depending upon distance to be shipped and amount), balance to be paid straight C. O. D.

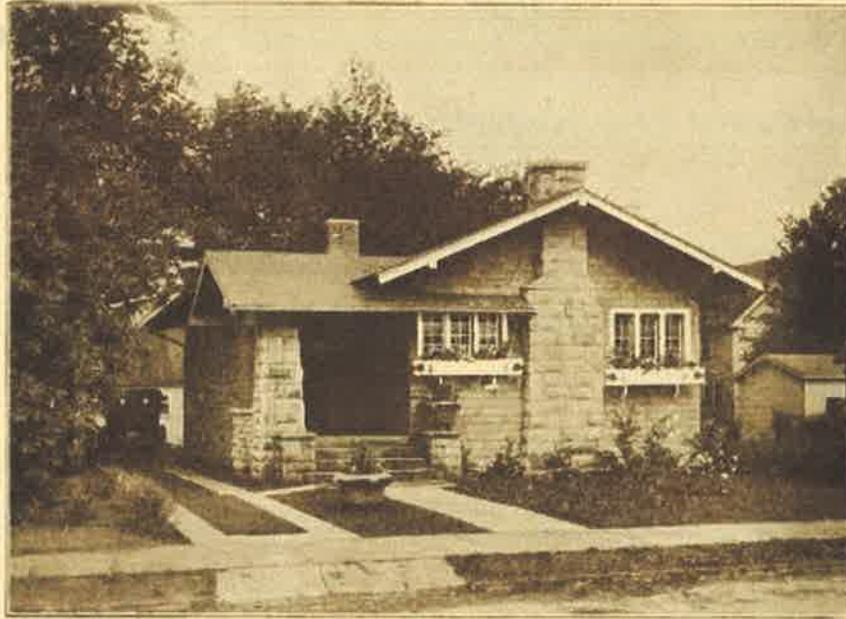
**Terms C** Two per cent special discount. A special dis-

count of 2 per cent will be allowed only when full remittance is sent with order.

**Terms D** Pay as your building goes up. If you are arranging with a Building Association, Banking House or Trust Company to supply you funds to complete your building, we will accept payment in the following manner: *One-third with order; one-third in sixty days from date of order; balance ninety days from date of order.*

Satisfactory guarantee of payment to be furnished by customer.

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILL.



## Harris Home No, N-1033

The Size  
28 ft. x 41 ft. 4 in.

5 Rooms  
and Bath

**T**HIS building may just suit your lot! Good taste is displayed everywhere in this well balanced design. The exterior has all the charms of a full fledged California

bungalow with its gables, exposed rafters, brackets, flower boxes and craftsmanlike exterior.

In selecting a home most people want something a little different than their neighbors, something that, in a measure at least, gives expression to their conception of harmony and beauty.

Here are five large rooms; space for breakfast alcove, pantry, bath and good sized closets. The Blue Print Plans must be seen to be appreciated—order them today. This house can be reversed without extra charge.



FLOOR PLAN

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILLINOIS



**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
NOVEMBER 15, 2017 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
17-ADR-0011 1324 Maple Avenue	Designation of a Historic Landmark	Swati Pandey Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 1324 Maple Avenue based on the criteria that the property has significant value for the following reasons: 1) is part of the historic characteristics of the community; 2) was owned by a person of historic significance to the nation, 3) represents the notable work of a master builder.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER/  
APPLICANT:** David and Joan Kresl  
1324 Maple Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Georgian  
**BUILDING DATE:** 1936  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 20,109 square feet (0.46 acre)  
**PINS:** 09-07-408-011 and 09-07-408-012

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Certificate of Acknowledgement Form
4. Historic Landmark Information Form
5. Photographs

## **PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 1324 Maple Avenue under criteria 12.302 of the Historic Preservation Ordinance. Based on the information submitted, the property qualifies to be landmarked under the following multiple criteria:

- the property has significant value as part of the historic, heritage or cultural characteristics of the community.
- the property was owned and occupied by a person of historic significance to the community.
- representation of a notable work of a master builder

The two-story Georgian house with a basement was constructed in 1936 as part of a national architectural competition held by General Electric. The competition was in response to the 1933 Chicago World's Fair, in an effort to showcase new innovations in home construction. The house was built as part of the model home project undertaken by General Electric in partnership with the Federal Housing Authority. The selected "New American" homes featured modern design and open layout for contemporary living as well as advanced appliances for higher living standards. The house at 1324 Maple Avenue was one of the seven homes built and the only one in Downers Grove, significantly contributing to the history of the community. The ground breaking ceremony for the house was attended by the Mayor of Downers Grove.

The house was constructed by J.T. Schless Construction Co., the same builder of the Tivoli Theatre. The Tivoli Theatre first opened on Christmas Day in 1928 and was the second theatre in the country to open with sound movies, remaining a building of great significance to the community. In addition to homes, the Schless Construction Company was responsible for building major commercial buildings and community service projects such as schools, churches and shipyard in the Chicago area. The Company contributed buildings to "The Century of Progress Exposition" in Chicago in 1933 and again in 1939 for the New York World's Fair.

Over the past 81 years, seven families have lived in the home including a person of historic significance to the nation. The third owner of the house, Dr. William P. Jesse (1881-1984) was an eminent scientist who lived in the house between 1950 to 1974. He was a research associate at the University of Chicago's Metallurgical Laboratory during the Manhattan Project. Dr. Jesse moved on to the Argonne National Laboratory where he began making accurate measurements of W, the energy required to produce an ion pair. A result of this research is known as the "Jesse Effect and Related Phenomena". He was a pioneer in the field of physics with several major contributions in the area of research. He was honored with a symposium for his contribution sponsored by the U.S. Atomic Energy Commission at Gatlinburg, Tennessee in 1973.

Based on the information provided by the petitioner, the front façade of the house has remain unchanged during the history of this house including the color. The primary materials for the house are brick and concrete block with a gabled slate tile roof and original copper gutters.

## **COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE**

The petitioner has outlined the request in the attached narrative letter, excerpts from books, newspaper articles and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, as described below.

**Section 12.302.A.**

**The proposed landmark is either over fifty (50) years old, in whole or in part, or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and**

The house was constructed in 1936 and is 81 years old. This standard is met.

**Section 12.302.B**

**That one or more of the following conditions exist:**

**1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**

Staff finds that the property has significant value as part of the historic characteristics of the community. The house was one of seven model homes in the General Electric national architectural competition, and featured modern innovations including convenient layout and advanced appliances. It was featured in the 1935 edition of the Downers Grove 'Reporter'. This criteria has been met.

**2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**

Staff finds the property was built and owned by a person of historic significance to the nation. Dr. William P. Jesse was an eminent scientist who lived in the house. He was a research associate at the University of Chicago's Metallurgical Laboratory during the Manhattan Project and contributed significantly through scientific research including the discovery of the "Jesse Effect and Related Phenomena" in 1952. This criteria has been met.

**3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**

This criteria does not apply.

**4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**

Staff finds that this property represents notable work of J.T. Schless, a master builder. Mr. Schless was a prominent builder in Downers Grove who was responsible for a variety of residential and commercial buildings in the village and DuPage County. His notable work includes the Tivoli Theatre that still stands at 5021 Highland Avenue. Additionally, he was involved with the Chicago Exposition of 1933 and the New York World's fair in 1939. Mr. Schless contributed to the development of the community. This criteria is met.

**5. An area that has yielded or may be likely to yield, information important in history or prehistory.**

This criteria does not apply.

**6. A source of civic pride or identity for the community.**

This criteria does not apply.

**7. The property is included in the National Register of Historic Places.**

This criteria does not apply.

**NEIGHBORHOOD COMMENT**

Staff has not received any inquiry from the public regarding the proposal at this time.

## RECOMMENDATIONS

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Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 1324 Maple Avenue.

Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development

SP:sp  
-att

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Feet

1324 Maple Avenue - Location Map



**Historic Landmark  
Project Summary/Narrative**

**Owners/Applicants: David and Joan Kresl**

It is with a great deal of respect that we present our home, located at 1324 Maple Avenue, for consideration as a designated Downers Grove Historic Landmark.

In 1933-34, Chicago hosted 40 million visitors to its second World's Fair. Following the turmoil associated with WWI and the stock market crash of 1929, the fair drove home the message that cooperation between science, business and government could pave the way to a better future. What better way to advance public awareness of new innovations than through the construction of model homes outfitted with year-around air-conditioning, centrally controlled heating, complete electric kitchens, home laundries, modern lighting and up-to-date wiring built in as part of the initial equipment.

Following the fair, the General Electric Company in co-operation with the Federal Housing Administration conducted a national architectural competition to advance home design and present scientific solutions to the problems associated with contemporary housing.

Seven homes were chosen, one to be located at Brookbank and Maple in Downers Grove. Designed by Robert H. Salisbury, Architect, Wheaton, and built by J.T. Schless Construction Co., Downers Grove and Chicago, the home was completed and ready for a 3 day public inspection on Sunday, October 27 of 1936. To underscore the significance of this home, please refer to the picture of the groundbreaking included in the July 13, 1988 edition of the Downers Grove Reporter. Present are Downers Grove Mayor Henry Diecke; Bob Salisbury, architect; Mr. Schless, builder; R. Cooper Jr.; and Mr. Fridstein of R.Cooper Jr. Electric.

Of special interest is the fact that Willis Johnson, owner of the Tivoli Theater, has confirmed the fact that J.T. Schless Construction Co., also built the Tivoli in 1928. It is no wonder that the home located at 1324 Maple Avenue remains a very sturdy structure to this day.

Over the past 81 years, 7 families have lived in the home. The first Warranty Deed, dated August 22, 1935, names the Grantor as Mary Ducat Sellers. She sold 4 lots of the Assessment Plat of the Homestead Estate of Arthur C. Ducat, to Sedwin and Mabel Rekstad. It is interesting to note that in the Downers Grove Telephone Directory of June, 1936, J.T. Schless is listed as the resident at 1324 Maple Avenue. In the July 1937 directory, his residency appears to have moved to 4101 Main Street. During this same period, Sedwin Rekstad's residence is listed as 4512 Sherwood Court and there is no evidence of the Rekstad's actually living in the home. On January 10, 1940, the Rekstad's sold the property to Irwin and Sonia Spiesman. Several years ago I located a Robert Schless living in St. Charles. He indicated that he lived in the home when he was 2 years old, shortly after his father's company completed construction. It is clear that the Rekstad's owned the property, but who actually lived in the home on a continuous basis from October 1936 to January 1940 remains a mystery.

Subsequent owners were Irwin and Sonia Spiesman (1940), William and Anna Jesse (1950), William and Eloise Grace (1952), Charles and Carolyn Thompson (1974), Stephen and Theo Grote (1975), and David and Joan Kresl (1976).

Of historical significance is the fact that the third owner was non other than Dr. William P. Jesse, a research associate at the University of Chicago's Metallurgical Laboratory during the Manhattan Project. In 1943 he served as a group leader in Control and Instrumentation. In 1944 he became Section Chief of P-I, Instrumentations, in the Physics Division. In 1945 he became Section Chief of P-II Treatments. Dr. Jesse also is recognized for his research that culminated in the discovery of the Jesse Effect and Related Phenomena in 1952. Prior to Dr. Jesse's death in 1975, he was honored with the "Symposium on Jesse Effect and Related Phenomena," Gatlinburg, Tennessee November 9-10, 1973. This symposium was sponsored by the U.S. Atomic Energy Commission.

The home is made of brick, with a slate tile roof and the original copper gutters. The home has remained white in color over its 81 years, and its roadside appearance has not changed. Most people associate its architectural design as Georgian.

1324 Maple Avenue is an excellent example of a home design that has not only provided a pride of ownership to its owners but has added to the ambiance of this historic neighborhood. The inclusion of this property to the list of local Historic Landmarks will ensure that it is preserved not only for future owners, but for residents of Downers Grove and future visitors to the area.

## Landmark Designation Criteria

### Section 12.302.A

The proposed landmark is either over fifty (50) years old, in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation

The proposed landmark is approximately 81 years old and meets the criteria.

### Section 12.302.B

**1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**

Built after the 1933 World's Fair in Chicago, 1324 Maple Avenue was part of a national architectural competition sponsored by General Electric Company with co-operation from the Federal Housing Authority. The competition was intended to advance home design and present scientific solutions to the problems associated with contemporary housing. 1324 Maple Avenue was one of seven homes chosen (and the only one located in Downers Grove) and therefore is of significant value to the characteristics of the community.

**2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**

The third owner of the home, Dr. William P. Jesse, was a research associate at the University of Chicago's Metallurgical Laboratory during the Manhattan Project. Jesse served in several leadership positions as part of this and is also recognized for his research that led to the discovery of the Jesse Effect and Related Phenomena in 1952. The Jesse Effect is "the increase in ionization observed when impurities are added to certain gases" (<http://aip.scitation.org/doi/abs/10.1063/1.1678247>).

**3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**

This criteria does not apply.

**4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**

1324 Maple Avenue was built by J.T. Schless Construction Co. who was also the builder of the Tivoli Theater in Downers Grove. The Tivoli Theater was only the second theater in the United States to be designed and built for talking movies and remains today one of the most beloved buildings in the community. Schless's involvement in the construction of the Tivoli makes him a notable builder whose work has had a significant influence on the development of Downers Grove.

**5. An area that has yielded or may be likely to yield, information important in history or prehistory.**

This criteria does not apply.

**6. A source of civic pride or identity for the community.**

This criteria does not apply.

**7. The property is included in the National Register of Historic Places.**

This criteria does not apply.



# Historic Landmark Information Form

Property Address 1324 Maple Avenue, Downers Grove, IL 60515

Date of Construction 1936

Architectural Style Georgian

Architect (if known) Robert H. Salisbury

Number of Stories 2 Basement (Y/N) X

Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)

Concrete block, Brick

Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)

Brick

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)

Gabled

Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)

Slate Tiles

Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)

Double-Hung

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)

Wood

Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

Wood Panel

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Photo #1: Front Elevation - Oct 5, 2017



Photo #2 Front Elevation - Oct 5, 2017



Photo #3: Original hall fixture Oct 5, 2017

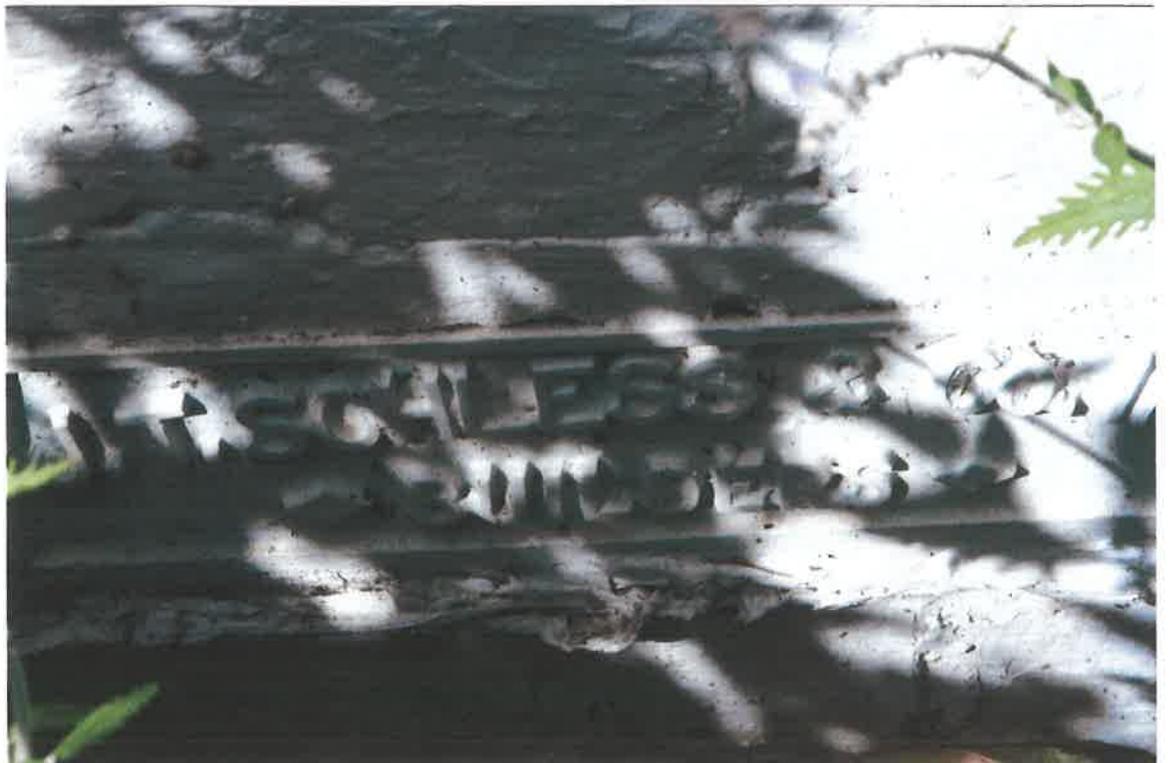


Photo #4: J.T. Schless Co plate on foundation  
Oct 5, 2017



Photo #5: Original bookcase Oct 5, 2017



Photo #6: Walnut mantel Oct 5, 2017



Photo #1: Bay Window in dining room Oct 5, 2011



J.T. Schless – builder of 1324 Maple Avenue

**REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)**

<b>SERIAL NUMBER</b>		<b>1. NAME (Print)</b>		<b>ORDER NUMBER</b>
U 1037		J.	T. Schless	
		(First)	(Middle) (Last)	
<b>2. PLACE OF RESIDENCE (Print)</b>				
4101 Main St. Downers Grove, DuPage, Ill.				
(Number and street) (Town, township, village, or city) (County) (State)				
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]				
<b>3. MAILING ADDRESS</b>				
Same				
(Mailing address if other than place indicated on line 2. If same insert word same)				
<b>4. TELEPHONE</b>		<b>5. AGE IN YEARS</b>		<b>6. PLACE OF BIRTH</b>
D.B. 1026		52		Philadelphia
(Exchange) (Number)		DATE OF BIRTH		(Town or county)
		Sept. 14, 1889		Pa.
		(Mo.) (Day) (Yr.)		(State or country)
<b>7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS</b>				
Mrs. J.T. Schless, 4101 Main St. Downers Grove, Ill.				
<b>8. EMPLOYER'S NAME AND ADDRESS</b>				
Own Business, 176 W. Adams, Chicago				
<b>9. PLACE OF EMPLOYMENT OR BUSINESS</b>				
176 W. Adams St. Chicago, Cook, Ill.				
(Number and street or R. F. D. number) (Town) (County) (State)				
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.				
<b>D. S. S. FORM 1</b> (Revised 4-1-42)		(over)		16-21530-2
				J.T. Schless (Registrant's signature)

J.T. Schless – WWII draft registration card

**JACOB T. SCHLESS**  
Special to The New York Times.

CHICAGO, Nov. 23—Jacob T. Schless of suburban Downers Grove, a building contractor, died yesterday in his home. His age was 66.

Mr. Schless built Merrie England, a British village, for the "A Century of Progress" here in 1934 and again for the New York World's Fair in 1939. From 1943 to 1945 he managed the Dachel Carter Shipbuilding Company, Benton Harbor, Mich., for the Navy.

**The New York Times**

Published: November 24, 1955

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J.T. Schless - Obituary

# Schless Construction Company

from the web site Illinois Constructors Corp <http://www.illinoisconstructors.com/about/>  
Building on the past to construct the future.

In the mid-1920s, a young resident engineer named Jacob T. (Jack) Schless left the prestigious Chicago architectural firm of Holabird & Root to strike out on his own.

For the next 30 years until his death at the age of 66, Jack Schless would build buildings, manage construction projects, fulfill building contracts, and lay the foundation for what is today the Illinois Constructors Corporation.

Forming J.T. Schless and Company, Jack Schless was responsible for major building projects in the burgeoning DuPage County of the late 1920s. As Chicagoans were lured to the wide open spaces of the far west suburbs that blossomed along the tracks of the Chicago, Burlington & Quincy Railroad, Schless's Downers Grove company seized the opportunity to build houses and schools and become involved in community service projects. From building a Girl Scout cabin in 1926, to constructing a model home as part of General Electric's national Better Housing campaign in 1935, J.T. Schless and Company left an indelible mark on the community.

In 1928, the company completed construction of Sacred Heart Academy in Lisle, a building whose roof is a beacon that is visible for miles today. Another huge commercial project was the Tivoli Hotel and Theatre complex, complete with bowling alley and billiards parlor, in downtown Downers Grove. When it was completed, 4,000 theatergoers lined up for the premier performance at 1:30 in the afternoon, December 25, 1928. Today, the 1,011-seat Tivoli Theatre is a cherished landmark. It has been renovated and restored to its former glory.

The 1930s brought both success and new challenges to the fledgling company. After constructing many buildings, including the Merrie England Village, for The Century of Progress Exposition, which opened in Chicago in 1933 and remained open throughout 1934, the company incorporated in 1936 under the name of The Schless Construction Company. In 1939, the company became involved in a related venture in New York City, constructing a Merrie England Village for the New York World's Fair.

In 1942, The Schless Construction Company played a pivotal role in the development of one of the nation's important inland shipyards at Seneca, Illinois, on the banks of the Illinois River in LaSalle County. It was in this shipyard that 157 rugged, versatile LSTs (tank landing ships) were produced in response to the demand for American naval vessels to replace those that were destroyed at Pearl Harbor. The Schless Construction Company prepared the site, cutting trenches through solid sandstone for the installation of utilities and services in a shipyard that would eventually accommodate 15 ships that were 114 ft. long and weighed 285 tons each. From shipyard building to ship building, in 1943 the company took over the operation of the Dachel Carter Shipbuilding Company in Benton Harbor, Michigan, at the request of the U.S. Navy. This work continued until the end of World War II.

Following the war, The Schless Construction Company was involved in residential construction projects in Cook and DuPage counties. As soldiers returned home from overseas and the nation enjoyed a period of growth and prosperity, the focus was on building schools, churches, factories and apartment complexes.

In the 1950s and 1960s, construction projects involved commercial buildings, roads, bridges, and sewage treatment plants. Following the death of his father in 1955, Robert M. Schless assumed control of the company. The company's office was relocated to St. Charles in Kane County, Illinois, and R. Alan Gray came on board.

The Schless Construction Company was one of the primary contractors responsible for the construction of Fermilab (Fermi National Accelerator Laboratory), originally named the National Accelerator Laboratory when the U.S. Atomic Energy Commission commissioned it in 1967. The Schless Construction Company built many of the buildings and structures including the first on site structure – the linear accelerator and a portion of the main ring used to conduct basic research into particle physics.

The Schless Construction Company continued to grow and prosper, taking on heavy construction projects related to land and water. In 1975, the construction firm reorganized and incorporated as Illinois Constructors Corp.

During the past 30 years, Illinois Constructors Corp. has completed major construction projects in the Chicago area including a reconstruction of the Dan Ryan Expressway from Congress Parkway to Taylor Street, bridge work for the Illinois Department of Transportation, lock shutdowns and repairs on the Illinois and Mississippi rivers for the U.S. Army Corps of Engineers, railroad projects, Lake Michigan shoreline revetment reconstruction at Chicago's Montrose Harbor, and bascule bridge work on the Des Plaines River.

Illinois Constructors Corp. is well positioned to meet the challenges of the twenty-first century. In 2003, John Mackanin was appointed President of the firm, and in early 2004, he oversaw the purchase of a majority of the company through an Employee Stock Ownership Program (ESOP). Mackanin plans to lead the company through steady, responsible, manageable growth and his goal of adding well-trained construction professionals to the management staff will contribute to Illinois Constructors Corp.'s continuing success and ongoing commitment to excellence.

 **Place:** Chicago Area

 **Description:** History of Schless Construction Company (now known as Illinois Constructors Corp), founded by Jacob T 'Jack' Schless

AMERICAN BUILDER

# GUIDE TO BETTER HOMES





## BUILT ON A SLOPING SITE

at Downers Grove, Ill. as Model Home

**J. T. Schless Construction Co., Builders, Chicago**

**Robert H. Salisbury, Architect, Wheaton, Ill.**



COST KEY (without garage or terrace) 1.735-129-1006-42-24-14.

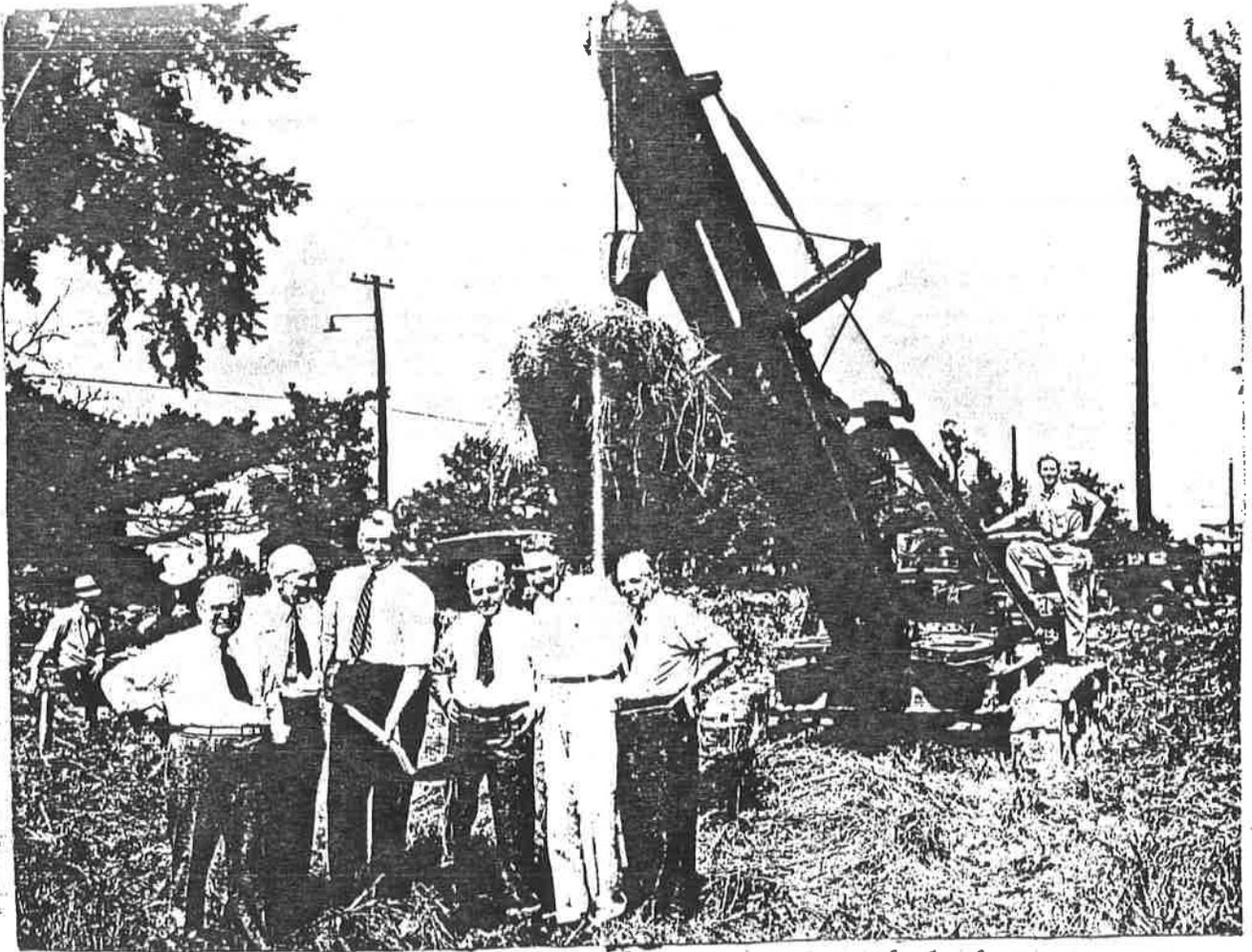
LEFT, construction view of Downers Grove Model Home as seen from right side. Above, other end of house showing manner in which garage and terrace are placed to take advantage of sloping site with motor entrance from the rear. Plans to right indicate another position for a level plot.



THE FLOOR plan below gives an alternate arrangement of the terrace and garage where the location does not allow the garage to be placed at basement level with terrace above as seen on the opposite page—otherwise the room layout is the same. Living room has plenty of light and allows for good furniture grouping with attractive fireplace (illustrated above) as the center of interest. Built-in book shelves flank

the doors leading to the terrace. A small maid's or guest room with convenient toilet occupies a first floor corner off the rear hall. On the second floor are three good sized bedrooms with easy access to baths and ample closet space. Considering the size of the house, the plan is compact and has a minimum of waste space. Equipment includes a G-E year 'round conditioning system and complete electric kitchen.





1324 maple 1936  
 Bob Salisbury Breaking ground

Same as above

- Carroll Sudler F. H. A. Dist. Div.
- Mayor Dieke Downers Grove
- R. Cooper Jr.
- Mr. Friedman



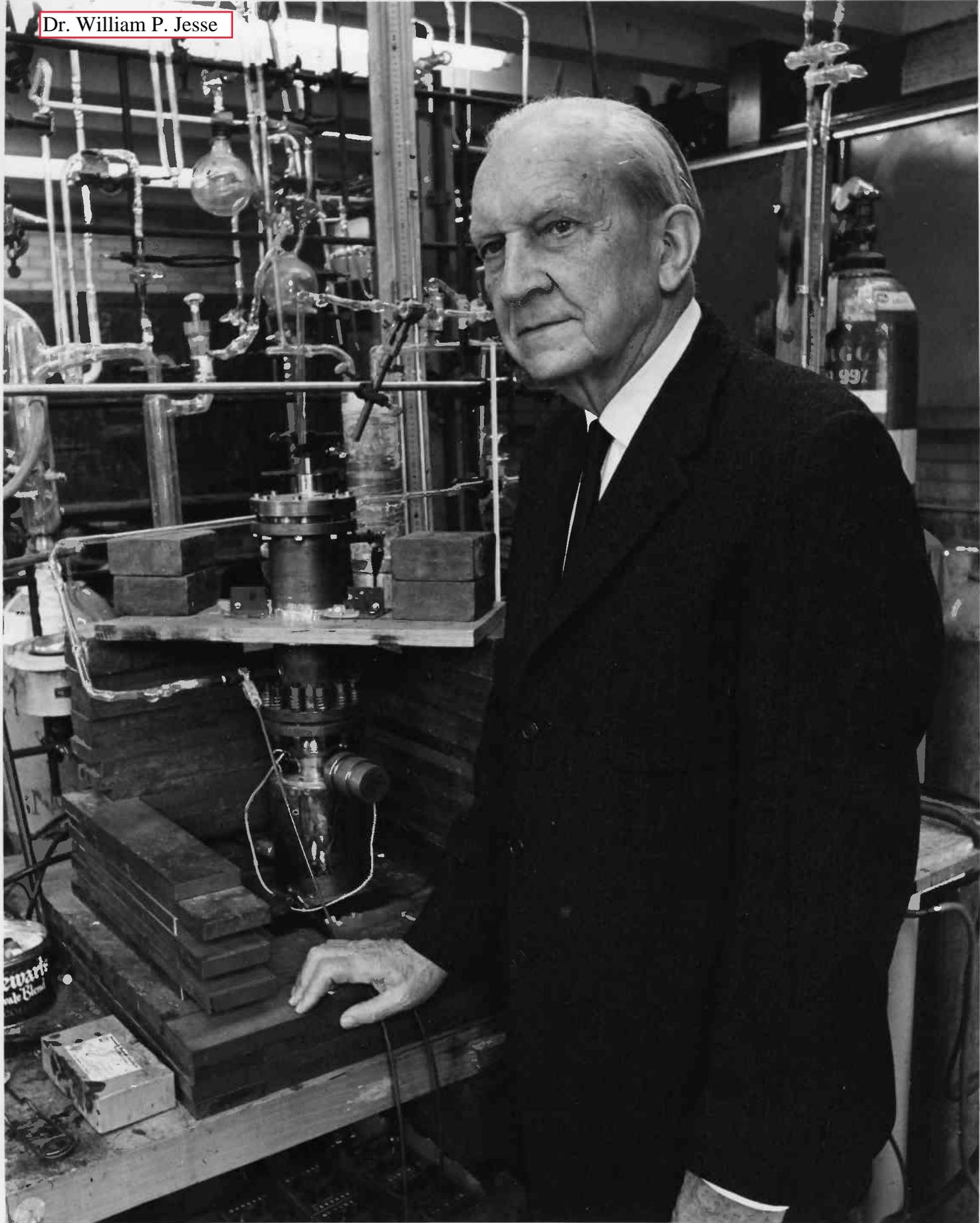
Jack 2 Bobby 3 4 5

①

Dr. William P. Jesse



Dr. William P. Jesse



Tributes to W. P. Jesse  
I. Biographical Sketch

James C. Person 2406

Argonne National Laboratory, Argonne, Illinois 60439

1.  
for the July 1974  
Radiation Research  
Any comments?  
Jim

739-7711

William Polk Jesse was born on March 19<sup>th</sup>, 1891 in New Orleans during the period when his father, R. H. Jesse, was leaving a position as Professor of Latin at Tulane University to become President of the University of Missouri. This addition to the Jesse household has been true to his family tradition of love of learning and dedicated service.

W. P. Jesse graduated from the University of Missouri in 1913 with the degree of Mechanical Engineer, but in 1915 he returned to Missouri and began work on an advanced degree in physics. This work was interrupted by World War I, and when he resumed graduate work in 1919 it was at the University of Chicago under Professor R. A. Millikan. In 1921 he became an instructor at Yale University where he received his Ph.D. in 1924.

After three years as an assistant professor at Lehigh University, Dr. Jesse spent two inspiring years (1927-1929) working in London with Sir William Bragg at the Davy-Faraday Laboratory of the Royal Institute. He then worked for the General Electric Company for five years, during which time he married. In 1934 he returned to the University of Chicago, where he joined the cosmic-ray group assembled by Professor A. H. Compton, and later he transferred to the Metallurgical Laboratory for the Manhattan Project work during World War II. These years are described by one of his colleagues, Dr. E. O. Wollan, in the following article.

After the war, Dr. Jesse joined Argonne National Laboratory and began making accurate measurements of  $W$ , the energy required to produce an ion pair. One major result was the Jesse effect; the period of this discovery is described below by Dr. R. E. Meyerott, who played an important role in suggesting a possible mechanism for this effect. Dr. Jesse also became closely associated with Dr. R. L. Platzman during this period, and the benefits of this interaction are described in the paper by Dr. M. Inokuti.

After his "retirement" from Argonne in 1956, Dr. Jesse continued his research nearby at Illinois Benedictine College. This period is described by Dr. J. J. Spokas, Director of the Physical Sciences Laboratory there.

We have now held a conference in honor of Dr. Jesse and his work. We enjoyed his presence and his comments throughout the day — especially his remarks at the banquet, where he gave some additional background on the discovery of the Jesse effect.

## II. A Man and His Career

E. O. Wollan

Oak Ridge National Laboratory, Oak Ridge, Tennessee 37830

It is indeed a pleasure for me to have this opportunity to pay my respects to my former colleague and close friend, William P. Jesse.

His early research was in the field of x-ray scattering which was done at the General Electric Laboratory and at the University of Chicago.

Later in the 1930's he became involved in a program of high-altitude cosmic studies under the sponsorship of A. H. Compton. This was a team effort involving Marcel Schein and myself. I am sure Jesse will agree that these were exciting years. They were years of peace which unfortunately were to be ended in that decade. But in that decade we had many great developments and discoveries: the neutron, the Dirac hole theory, the Yukawa meson theory of nuclear forces, the positron and the  $\mu$  meson observed in cosmic rays, and many others not least of which was of the nature and origin of cosmic rays and the related beginnings of the studies of very high energy nuclear physics.

The discovery of a radiation from outer space had occurred much earlier. V. F. Hess convincingly showed the existence of such radiations in his balloon flights in 1912. We might think of these as the forerunners of manned research in space although these flights went to altitudes of only 5 km.

Research in cosmic rays continued to be pursued in many ways—measurements in deep mines, on mountain peaks, at many sites around the world.

These results gave us the first suggestion of a latitude effect on the intensity as observed by J. Clay, and the subject was vigorously pursued later by A. H. Compton and his collaborators in a world-wide survey.

Let me now outline briefly some of the details of the cosmic ray experiments which were carried out by Jesse and his colleagues in the period 1938-1941.

Earlier experiments by Millikan and collaborators and by others gave a measure of the total ionization of cosmic rays as a function of altitude. These experiments showed a strong increase of intensity up to about 15 km after which the intensity decreased sharply.

The later program of the Chicago group was then addressed to the question of the nature of the penetrating component in the atmosphere and of the primary radiation. To accomplish this, coincidence counter techniques and several centimeters of lead shielding were required. The apparatus became heavy ( $\sim 35$  lb) and twenty or more weather-type balloons were needed to carry the equipment to high altitudes. The record of the coincidences and the barometric pressure were made on a small clock-driven film strip. The flights were sent up in the morning; they remained at high altitude (up to 20 km) for four to five hours and finally returned to earth at nightfall. Some of the drama of these experiments was in the retrieval of the equipment. The percent retrieval was very high in spite of the large area over which the equipment was observed to descend to the ground by local people who reported their location. From Chicago this included Canada, Pennsylvania, Kentucky, and unfortunately one in Lake Michigan. Flights were carried out also in Waco, Texas and in Brazil.

The results of these experiments can be briefly stated as follows:

(a) the penetrating (meson) component increases up to altitudes near the maximum reached and then falls off. When its short lifetime is considered, the meson component must be secondary radiation produced in the atmosphere, (b) with evidence that the incoming particles must be primarily positively charged (T. H. Johnson) it was concluded that they consist mostly of protons. Later work has shown that not only protons but many other nuclear particles are present in the primary cosmic radiation.

Thus, Jesse played an important part in some experiments in the "stratosphere" before the Space Age.

But "at this point in time" (1941) we were about to be drawn into a terrible war and Jesse was brought into the Manhattan Project at Chicago, where research was to do what needed to be done. The hands of Jesse and others became dirty with graphite and uranium oxide in the task of helping in a small way to accomplish what Fermi and many others had set themselves to do. But you all know that story and the many changes that the world has seen since then.

But the search for truths still goes on and Jesse is an outstanding example of a man whose interests in that search has never ceased. His pioneering work in ionization phenomena in gases which is the primary subject of this conference is an important part of his long and fruitful career. His dedication to scientific research is an inspiration to all of us.

### III. An Anecdote

Roland E. Meyerott  
27100 Elena Road, Los Altos Hills, California 94022

When I first joined Argonne National Laboratory in 1949, I was given a tour of the laboratory. There I was shown the "latest" in physics research equipment, linear accelerators, reactors, etc. In the middle of all this modern nuclear-physics research I met Dr. William Jesse. He was perched on a laboratory stool in front of some rather "old-fashioned" equipment repeating an "old-fashioned" experiment. He was in a very troubled mood and complained bitterly that he was unable to obtain the "old-fashioned" answer. The experiment was the measurement of the energy to produce an ion pair in gasses. Dr. Jesse was working with helium gas and had taken care to remove all impurities. As a consequence, his result was 30% higher than the then accepted value. The result seemed hard to accept, since the effect of impurities in helium on the value of the energy to produce an ion pair had previously been investigated, and, in the impurity range from 1% to 10%, the effect was slight.

I provided a sympathetic ear to Dr. Jesse's complaints, since I had just finished some other work indicating extreme sensitivity to parts per million impurity in helium. In Jesse's experiment, parts per million impurity allowed for conversion of helium metastable atoms to impurity ionization. All previous experiments started with impurity levels so high that complete conversion had already taken place. Dr. Jesse extended his experiment to other gasses, and

was able to demonstrate the importance of conversion of the metastable energy to impurity ionization. By selecting a gas combination with impurity ionization potential above or below the metastable level of the principal constituent of the mixture, Dr. Jesse was able to conclusively demonstrate the role of metastable levels.

These experiments stimulated much of the theoretical work of Dr. Robert Platzman, a frequent visitor to Argonne at that time. The constant collaboration between Dr. Jesse and Dr. Platzman led to a greatly improved understanding of this rather complicated physical process.

#### IV. The Days at Illinois Benedictine College

John J. Spokas  
Physical Sciences Laboratory  
Illinois Benedictine College, Lisle, Illinois 60523

Dr. Jesse formally began his association with St. Procopius College, now known as Illinois Benedictine College, on April 1, 1956, upon his retirement from Argonne National Laboratory. He continued in full-time research in the Physical Sciences Laboratory until August 31, 1972. He and Francis R. Shonka, the director and founder, constituted the scientific staff of the laboratory and received support from the Atomic Energy Commission throughout this period. At Illinois Benedictine College Dr. Jesse's work dealt generally with ionization phenomena in gases and represented a continuation of his research efforts at Argonne National Laboratory.

The first work at Illinois Benedictine was concerned with the accurate determination of  $W$  for beta particles for air and other gases. Up to this time reliable values did not exist. Measurements were made using the beta particles from sulphur-35 and gave excellent support to several other independent determinations completed about the same time.

Attention was next focused on the precision determination of  $W$  for alpha particles for air and  $N_2$ . Polonium alphas were used in a new method designed to eliminate recombination effects. The new values agreed beautifully with others obtained a little later by a group at the National Bureau of Standards who used an entirely different method. Thus, for the first time, truly dependable

values of  $W$  for alphas were available for air and  $N_2$ .

The variation of  $W$  with alpha energy in polyatomic gases was the object of some study. This investigation showed that, while  $W$  is the same for alphas and betas for all energies considered in  $H_2$  and the noble gases,  $W$  for alphas shows a puzzling increase with decreasing energy in polyatomic gases.

A new isotope effect which had been proposed by R. L. Platzman led to an extended series of experiments in various hydrocarbon gases in which deuterium has been partially or completely substituted for the hydrogen. The experiments showed unquestionably that greater ionization results when deuterium is substituted for hydrogen.

Dr. Jesse devoted the last several years of his full-time work to researches dealing with the challenging problem of ionization in gases at elevated temperatures. To this end, a special ionization chamber had to be devised. The success of this effort is manifested in the  $W$  values that were determined for mercury vapor, water vapor, and in the very interesting results obtained in mixtures of mercury vapor in argon. As expected, enhanced ionization results when mercury is added to argon. However, the dependence of the excess ionization on the pressures of the host and the impurity gases is distinctly different from what had been found earlier in the case of many different contaminants in helium.

My introduction to Dr. Jesse occurred in the fall of 1961 when I joined the Physics Faculty at Illinois Benedictine College. Following the death of Francis Shonka in October, 1970, I was re-assigned to the Physical Sciences Laboratory to continue the research program. I have since had the opportunity to work closely with Dr. Jesse and to learn somewhat the manner of person and scientist he is. My one real regret is that I had failed

to get acquainted with Dr. Jesse during the nine previous years while we worked in the same building.

The success we may have had in assuming the research program in the area of special plastics and techniques applied to various problems in radiation dosimetry is in a large measure a credit to the wise counsel and the inspiration Dr. Jesse gave us.

As a scientist, Dr. Jesse has shown a unique combination of insight and dedication. He remains with a problem until it has been complete. He never leaves a job half finished. His insight is manifested by the many important problems he chose to pursue, problems which were within the available resources and yet were rich in scientific value.

The characteristic of Dr. Jesse's scientific approach which perhaps stands out most in our mind is the degree to which he would remain with a particular problem. He was so disciplined as to not allow himself to be distracted by other seemingly more exciting research, at least not until the job at hand had been satisfactorily completed. This is a characteristic that many of us would do well to emulate. I know that by his excellent example, Dr. Jesse has made me personally more conscious of the importance of concentrating on just a few problems at a time in order to ultimately attain a deeper understanding and thus to advance man's knowledge.

One quickly discovers that Dr. Jesse is a thoroughly balanced individual which unquestionably has contributed to his scientific achievements. He has many interests outside science, of which perhaps the strongest are painting

and gardening. One soon learns that he is well read, being acquainted not only with the great classics of literature and poetry, but also nursery rhymes. In this regard, one cannot forget the flawless recitation he recently gave during lunchtime of "A Frog Who Would a' Wooing Go."

What we admire most in Dr. Jesse is that he is first a complete gentleman always concerned with the feelings of others, and ready to offer what assistance he might. In a social setting, he relates anecdotes and stories from his personal experiences with a certain zest that makes it both interesting and enjoyable to listen, and everyone does. This, combined with his keen wit and sense of humor, gives him a unique charm and makes it ever so delightful to be in his company.

# United States of America

## WAR DEPARTMENT

ARMY SERVICE FORCES ~ CORPS OF ENGINEERS

Manhattan District

*This is to Certify that*

WILLIAM P. JESSE  
University of Chicago

*has participated in work essential to the production of the Atomic Bomb, thereby contributing to the successful conclusion of World War II. This certificate is awarded in appreciation of effective service.*

6 August 1945



*Henry H. Stimson*  
Secretary of War

Washington, D. C.

## CITATION

WILLIAM POLK JESSE, graduate of the College of Engineering of the University of Missouri and an outstanding leader in science. After teaching two years in the Department of Physics at the University of Missouri, you continued study and research in physics at six great scientific laboratories and reported the results of your research in more than 50 articles in scientific publications. Your pioneering work in ionization of gases and in cosmic rays led eventually to your assignment as Chief of the Instrument Section of the Metallurgical Laboratory in the Manhattan Project. You served with the Atomic Energy Commission and have been called upon for expert scientific advice on numerous occasions.

We take great pride in honoring you today as a University of Missouri engineering graduate who vigorously pursued a lifetime program of scientific work which resulted in many significant contributions to the advancement of science and its applications.



Reporter Wednesday

# Lifestyles

Club News  
 Food/Recipes  
 Features  
 Schools

## Century of Progress HOUSE

It's still the  
 American dream

*"This architectural competition will enable the public to get a new vision of what an inexpensive home can be like in the new era of our national development."*

— Gerard Swope, president, General Electric

By Esther Mears

It was 1933, and something akin to a small miracle was shaping up in the city of broad shoulders - Chicago. The Chicago exposition's board of control called it, "A Century of Progress Exposition."

They would spend almost \$5 million, literally thumbing their noses at the country's worst depression.

The exposition site was built on reclaimed ground in downtown Chicago along the lake, covering 427 acres. In the genre of world's fairs, it would be unlike anything anyone had ever seen before. The architecture and lighting were radical in design, upholding the Expo theme - a glimpse of the future and of the marvels of science yet undreamed.

All in all, it took over 100,000 Chicago workers to create and operate this incredible economic venture in a deeply depressed environment.

Close to 49 million people came to visit the fabulous Hall of Science. It contained exhibits of mathematics, physics, chemistry, biology, geology and medical science. From the 4 corners of America they came; factory

workers who wanted to see what industry was up to; boys from the wheat fields out Kansas way who couldn't wait to get a close look at sexy Sally Rand of the fluttering fans; school kids from science classes in the cities and small towns; housewives who wanted to see what science had to offer them in labor saving devices. Altogether, they paid over \$37 million just to get in.

All across a depression-stricken land, people heard about what they might hope for in the imminent future - "Better living through science." There would be year-round air-conditioning, centrally controlled heating, electric home laundries, the all electric kitchen with an electric "ice box" and a machine that would really do the dishes.

There were so many new things to spark the imagination - a better world to live in tomorrow with more time for relaxation and enjoyment of life.

The big corporations were in on it, too - sparked by the remarkable popularity of the Expo.

General Electric in cooperation with the Federal Housing Administration sponsored a nationwide architectural competition to design homes using new scientific principles to solve the problems of contemporary housing.



MEMORIES — "That's it," said David Kresl, when he first saw the historic old house at 1324 Maple, recounts Joan Kresl, pictured in front of the home that was their dream home and still is today.

According to Gerard Swope, president of General Electric, the national competition among architects for design of small homes would provide the ultimate in convenience and livability.

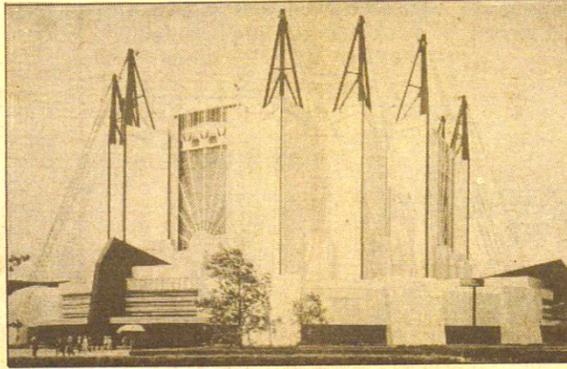
"This competition will enable the public to get a new vision of what an inexpensive home can be like in the new era of our national development .... science has made great

strides in home electrification, even through the depression years. There is no longer need for a homemaker to tire herself out with household labor. Most of it can be done more simply and efficiently and less expensively by electrical servants. Washing, ironing, sweeping, cooking and washing of

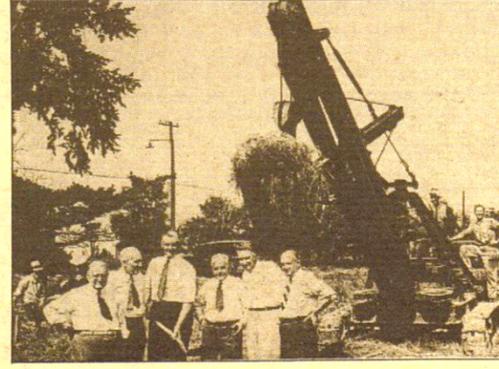
(Continued on next page)



SPIFFY UNIFORMED CASHIERS — Mary Partridge Albright of Downers Grove, first row, far left, poses with the Century of Progress cashiers and staff for Dist. 6 in 1934.



FAR-OUT ARCHITECTURE — The Travel and Transport Building was just one of the stunning, radically designed buildings built expressly for the Century of Progress Exposition.



NEW HOME — Breaking ground in 1936 are Downers Grove Mayor Henry Diecke; Bob Salisbury, architect; Mr. Schless, builder; R. Cooper Jr.; and Mr. Fridstein of R. Cooper Jr. Electric.

LIFESTYLES

# Century of Progress hopes reflected in dream house

(Continued from previous page)

dishes can be done electrically at little cost. Great improvements have taken place in home lighting. The toilsome, troublesome heating problem can be solved and 'air conditioning' has arrived to make the home healthier, cleaner and more comfortable in the years ahead," said Swope.

General Electric would put its money where its mouth was. A memorandum from the "General Electric Review" (vol. 38, 1935) pointed to imminent labor saving and more comfortable homes for the working classes at affordable prices - the new American dream homes.

According to the Review: "A housing program of unprecedented sweep and ambition designed to produce one new home for each 100,000 of population throughout the country by Sept. 1, 1935 has been launched by the General Electric Co. The general plan is to offer selected builders new ideas, prize-winning drawings, substantial discounts and terms on electrical equipment and national advertising and support, all in consideration of the construction by the builders of demonstration-style houses. The company is already assured of the cooperation of the FHA and of numerous builders, publishers, and banks, which are anxious to help. The houses are to be opened this fall (1935) to the public during the months of September and October."

The location of the Chicago area "new American homes" were: Brookbank and Maple (1324 Maple ave. in Downers Grove); 3 homes on President and Ohio sts., Wheaton; 447 Greenfield in Oak Park (the national prize-winning home); 6100 N. Knox ave., Chicago (Sauganash District); and 9206 Irving ave., Beverly Hills.

Why these particular locations were selected by General Electric and the FHA is unclear.

A 1935 edition of the Downers Grove REPORTER carried a 3 column x 14 inch advertisement inserted by the Western United Gas and Electric Co. headlined: "Visit the 'New America' homes! - Brookbank and Maple." Pictured are 2 rooms featuring a laundry and kitchen, both rooms looking surprisingly modern for over 50 years ago. Caption for the kitchen picture reads: "The kitchens are designed to save steps and labor." Caption for the laundry room, "The laundries are thoroughly modern in every appointment."

The kitchen featured a refrigerator with cylinder atop

*"The room set the stage for future kitchen design with sink and built-in cabinets under an arched window treatment with built-ins (both upper and lower) above and below the sink ..."*

and standing on legs. The room set the stage for future kitchen design with sink and built-in cabinets under an arched window treatment with built-ins (both upper and lower) above and below the sink and flanking right and left walls of the kitchen. The range stood on legs, and a desk and chair appear beside the refrigerator.

Copy for the ad read: "You will marvel when you see these prize-winning homes. Nothing has been omitted to make them an example of the highest living standards. They prove that better living has been made a science. Because they were designed from the inside out, they provide an entirely new measure of living comfort. Gas heat is used in the 'New American' homes. Full use is made of electricity's aid. Air-conditioning guards comfort and health the year 'round. Illumination is of the latest type. Every convenience appointment makes living a greater pleasure and lesser labor. Visit these 'New American' homes while they are open for inspection ... It will be an amazing experience."

It is unclear from old records exactly how many of the envisioned "New American" homes were actually built. The winds of war were blowing across Europe and war jitters in America presumably halted construction of these homes.

The current owners of the vintage home at 1324 Maple ave. in Downers Grove are David and Joan Kresl and their 4 children who purchased the home in 1976, moving here from Woodridge.

One of the early owners was the Jesse family. Dr. Jesse was a physicist who reportedly worked on the atomic bomb, according to Joan Kresl, who says she was once told by neighbors that Dr. Jesse had said his personal papers mysteriously disappeared from the house during his absence.

He was visibly upset and felt that a government agency was involved, according to the story that has since become legend. Dr. Jesse's hobby was growing old-fashioned roses and some of these bushes are still in existence on the property.

The home is still on the tax records as the "Jesse subdivision," according to Joan. The property, adjacent to Avery Coonley School, was sparsely populated when the home was built in 1936.

Curiously, the historic old house, once the dream home of thousands of people who trooped through it at the invitation of General Electric still maintains some of its dream-like qualities.

Visiting the home it is easy to recall the past. Standing in the compact end of the kitchen, one can almost hear the echoes of all the "ohs" and "ahs" of the delighted women who stood in fascinated contemplation of a future free of endless back-breaking household tasks.

The beautiful oak floors are still intact as are original ceiling moldings. The walnut fireplace looks very contemporary since the mantel is considered quite stylish today.

As might be expected, some modifications have taken place. The original screened-in porch has been converted to a glazed year-round porch. A modern deck has been added at the back of the house.

The now 3,300 square foot, 8 room house stands on ¼ acre of wooded land and is very comfortable living indeed (just as the forecasters of 55 years ago said it would be) with its large living room, formal dining room and delightfully cool basement rec room which is utilized every day of the year.

It's all there - just as predicted - except for one thing: the visionaries of 1935 forgot to mention the TV set in the corner of the rec room.

Dick Lund of Wheaton provided the research and material concerning the "New American" homes. He has been actively interested in these homes and has been in correspondence with the Schless Construction Co. of St. Charles who was the builder of the homes in Wheaton and Downers Grove with Robert H. Salisbury acting as the architect at that time. The General Electric dealer was R. Cooper Jr. of Chicago who was and still is a General Electric dealer.

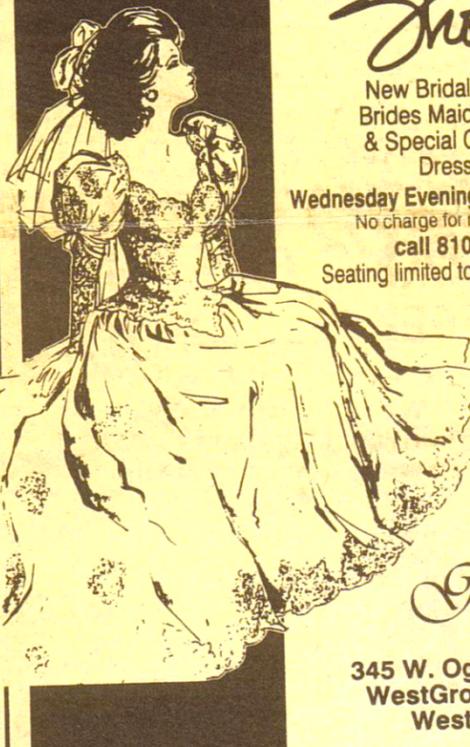
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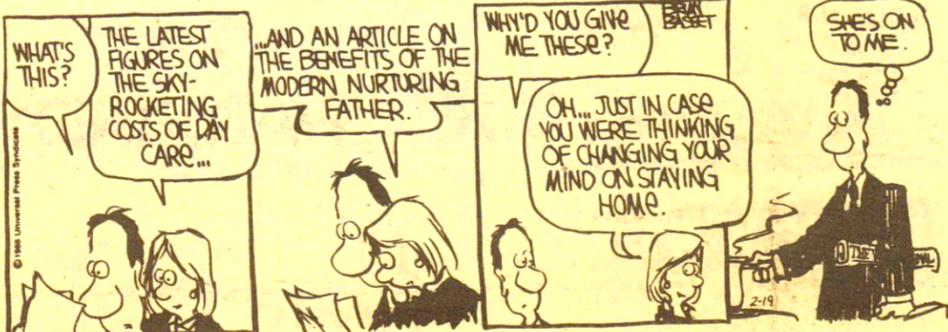
Wednesday Evening, July 27th, 7 PM  
No charge for reservations, call 810-1066  
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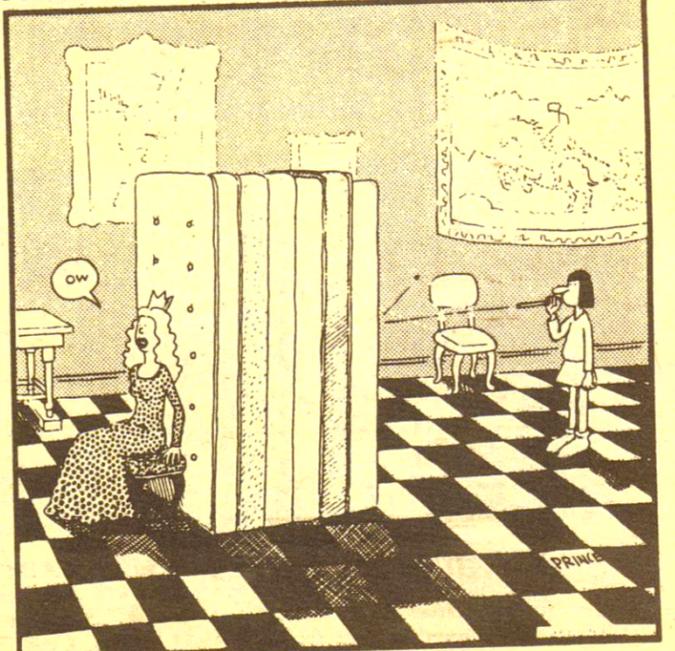
**Adam**



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**FREE ZONE**

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The princess and the peashooter