

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, APRIL 20, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES:

Consideration, review and approval of minutes of the March 16, 2017 regular meeting of the Bloomington Historic Preservation Commission

5. REGULAR AGENDA:

- A. BHP-02-17** Consideration, review and approval of a resolution to the Planning Commission to approve the petition submitted by Andrew William Streenz for the recognition of 611 N. Lee St, Henry Behr Home; Queen Anne; c. 1884-85, with historic designation and the rezoning from GAP-3, Iconic House and Manor, to GAP-3 with the S-4 Local Historic Preservation District Zoning Overlay

6. OLD BUSINESS:

- A.** Consideration, review and approval of a motion to increase the maximum grant award for the Eugene D. Funk Grant from \$2,500.00 to \$5,000.00, effective May 1, 2017.

- B.** CLG matching grant and CAMP grant award announcements

C. Resolution of Appreciation for Brad Williams for dedication and service to the City of
Bloomington Historic Preservation Commission

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

Katie Simpson, City Planner
Community Development Department
115 E. Washington Street, Bloomington, IL 61701
Phone (309) 434 -2226
E- mail: ksimpson@cityblm.org

DRAFT

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MARCH 16, 2016 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairman Williams, Mr. Elterich, Ms. Graehling, Ms. Bailen, Ms. Cline

MEMBERS ABSENT: Mr. Cawley, Mr. Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Tom Dabareiner AICP, Community Development Director

CALL TO ORDER: Chairman Williams called the meeting to order at 5:00 P.M.

ROLL CALL: Ms. Simpson called the roll and with five members present there was a quorum.

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes of the November 17, 2016 meeting. Ms. Cline, Ms. Graehling and Mr. Elterich mentioned several minor corrections, which were made following the meeting. Mr. Elterich made a motion to approve the minutes as corrected; seconded by Ms. Graehling. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Ms. Cline—yes; Chairman Williams—yes.

REGULAR AGENDA:

BHP-43-15 Consideration, review and approval of a request submitted by Tim Maurer asking for an extension to the Funk Grant project completion deadline, approved on 11-19-15 by the Historic Preservation Commission for the installation of a fence and gate at 319 E. Chestnut Street.

Chairman Williams introduced the case. The petitioner was not present. Ms. Simpson indicated that the fiscal year concludes April 30, 2017. She explained grant awardees are given one year to complete their project, however the Commission may grant an extension. Mr. Elterich asked if an extension to April 30, 2017, would suffice and satisfy Finance Department year-end deadlines; Mr. Dabareiner responded affirmatively. Ms. Simpson reported that the fence posts are made, according to the petitioner, but was waiting for better weather for installation. Ms. Cline stated that she had no concerns as long as it does not change the budget.

Mr. Elterich motioned to approve an extension to April 30, 2017; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr.

Elterich—yes; Ms. Cline—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—abstain. Chairman Williams stated that at some point he had a role in the project.

BHP-01-17 Consideration, review and approval of the Certificate of Appropriateness submitted by Terri O’Neal for replacing the roof and gutters at 1104 E. Jefferson Street, Davis-Jefferson Historic District, John A. Wilcox House; Queen Anne; c. 1887-91.

Chairman Williams introduced the case. Ms. Simpson presented the staff report. She provided a brief overview of the property, based on the Historic Presentation Plan. She added that the property is zoned R-3A with the S-4 overlay, and that the petitioner is replacing the roof and gutters. Ms. Simpson spoke in support of asphalt shingles with the same style as what exists.

Ms. O’Neal presented a sample of the proposed shingle. Chairman Williams expressed concern about how the shingle will fit the curved roofing and offered some advice. He also clarified with the petitioner the gutter work. There was general discussion about different kinds of shingles.

Ms. Graehling motioned to approve the Certificate of Appropriateness; seconded by Mr. Elterich. The motioned to approve an extension to April 30, 2017; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairman Williams—yes.

OLD BUSINESS:

Heritage Award Plaques

Chairman Williams introduced the topic. Ms. Graehling reminded the commission that we are considering different kinds of plaques. Ms. Simpson presented her findings and suggested using the brick from old brick streets and attaching a plaque to each. She added the bricks are available for free and the plaques cost about \$20.00. Ms. Cline stated she liked the brick. Ms. Graehling indicated the brick is not exciting.

Ms. Graehling stated her preference is something to attach to the house as a “gift to the street” and wondered if the City might partner with the Old House Society. Ms. Cline indicated the brick is fine but perhaps the City could offer winners the brick or the cost of the brick plaque towards a plaque attached to the house. Ms. Cline thought the plaque should be of a consistent design and size. Mr. Elterich believes the cost of a nice plaque could be as high as \$200.00. Ms. Bailen stated her preference for a plaque attached to the house. Ms. Graehling asked if grant money could be used for the plaques; Chairman Williams stated it would require Council approval to change the use of the grant. There was discussion about how many awards to do each year and the frequency of the awards. Ms. Cline suggested doing one category of award each year and asked Ms. Graehling to talk with the Old House Society about partnering. Ms. Graehling also suggested more newspaper coverage. Mr. Elterich indicated a preference to keep it a City awards program only. There was general discussion about how to bring this to the City Council’s attention. Staff agreed to look into this.

Review and update on remaining/awarded grant funds from FY 2017

Ms. Simpson summarized the end-of-year (fiscal year) status of each of the two funds. Chairman Williams suggested raising the amount of the Funk grant award from \$2,500 to a higher amount. Ms. Cline stated this would provide more latitude for the Commission and provide a greater incentive; she suggested raising the award amount to \$5,000.

Mr. Elterich motioned to increase the Funk grant award maximum to \$5,000.00; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairman Williams—yes.

NEW BUSINESS:

General discussion on the obstructions with possible historic significance in the public right-of-way for the City of Bloomington (examples: Carriage Steps, Gateways, Lamp Posts)

Mr. Dabareiner explained there may be structures of historic significance in the public right of way worth preserving. Other city departments are concerned that these may become obstructions for drivers or increase accident risk given the structure location. Mr. Dabareiner continued that Community Development staff believes a balance can be struck and historic structures deserve preservation where possible; he provided a recent example of a proposal that got turned down by others due to concerns with liability.

Mr. Elterich reminded the commission that a similar discussion occurred a couple years ago about preserving carriage steps and there was little support then; he added, streetscape and landscape are important to the overall character of the community. Ms. Simpson stated that staff is looking at not only S-4 properties but all properties that may have carriage steps and other historic structures in the public right of way. Ms. Cline noted the commission awarded grant money to fix some carriage steps but the City could still tear it out.

Mr. Dabareiner asked that the commission request staff to do research on this topic and bring it back to the commission to see what other communities are doing to protect historic structures or even historic trees located in the right of way. He added that he would like the commission to be able to comment on the desire to preserve structures in the right of way in conjunction with any proposed street widening. Ms. Graehling suggested looking at Galena and Oak Park for examples. Chairman Williams stated this could be a battle. Mr. Elterich stated this could be the start of pushing back. There were discussions of several examples of what could be preserved, including curbing. Ms. Cline stated she believes this is consistent with what the mayor's goals.

CLG matching grant and CAMP grant applications submitted in February 2017

Ms. Simpson updated the Commission on the two grant applications submitted. She began that the CAMP grant was done jointly with Normal to provide historic preservation training locally for commissioners and others. She added that the CLG grant would survey commercial and industrial structures located along historic rail corridors for any historic significance. She concluded that staff is waiting for word from the Illinois historic preservation agency.

Ms. Cline raised a couple new points of information. She noted a house was in disrepair in an historic district and was wondering about the possibility for revenue neutral repair grants. She stated the mayor suggested the commission consider this. Mr. Dabareiner described the lack of

revenue generated in the current penalty system which seeks out compliance and described the CDBG program which assists with repair of low income housing. Ms. Cline asked that staff look into other communities that may do this.

Election of New Chair and Vice Chair

Mr. Dabareiner described the two position available, a Chair and Vice Chair. HE explained the need for a nomination and second for each position.

Mr. Elterich motioned to nominate Ms. Graehling for Chair; seconded by Ms. Bailen. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Ms. Graehling—yes; Ms. Cline—yes; Chairman Williams—yes.

Mr. Elterich motioned to nominate Ms. Cline for Vice Chair; seconded by Ms. Bailen. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Ms. Graehling—yes; Ms. Cline—yes; Chairman Williams—yes.

ADJOURNMENT: Ms. Cline made a motion to adjourn; Mr. Elterich seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:41 pm.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
APRIL 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-02-17	Rezoning	611 N Lee St	Rezone to S-4, Queen Anne c. 1884	Katie Simpson, City Planner

REQUEST:	A petition submitted by Andrew William Streenz for the rezoning of 611 N. Lee St from GAP-3, Iconic House and Manor, to GAP-3 with the S-4 Local Historic District Overlay, Henry Behr Home; Queen Anne; c. 1884-85
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STAFF RECOMMENDATION:	Staff finds the petition to rezone 611 N. Lee Street meets the requirements of Section 44.11-2. <i>Staff recommends the Historic Preservation Commission pass a resolution recommending to the Planning Commission that the property at 611 N. Lee Street, Henry Behr Home; Queen Anne, c. 1884-85 be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.</i>
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REQUEST: S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION

Owner and Applicant: Andrew William Streenz

PROPERTY INFORMATION

Existing Zoning: GAP-3, Iconic Building and Manor

Existing Land Use: Single Family Home

Property Size: 91X99

PIN: 21-04-154-003

Historic District: None

Year Built: c. 1884-1885

Architectural Style: Queen Anne

Architect: George Miller (possibly)

SURROUNDING ZONING AND LAND USES

Zoning

North: GAP 3 (form based zoning)

South: GAP 3 (form based zoning)

East: GAP 4 (form based zoning)

West: GAP 3 (form based zoning)

Land Uses

North: Single and two family homes

South: Single and two family homes

East: Single and two family homes

West: Single and two family home

Analysis:

Submittals

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

1. Application for the S-4 Historic Zoning
2. Site Photos

PROJECT DESCRIPTION:

The subject property, 611 N. Lee Street, is located with the Gridley, Allin and Prickett neighborhood on the Westside of Bloomington. The site is south of W. Locust Street, E. of N Roosevelt Ave (or N. West Street prior to 1950), and north of W. Mulberry Street. The subject parcel consists of two lots and is approximately 9,009 square feet. The subject home is a two and a half story and was built in a modest Queen Anne style. Records indicate the home was built c. 1884 as a one and a half story home. In 1897, a second level and a three story turret were added when the home was remodeled.

The petitioner is requesting the City of Bloomington rezone the property with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;

6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis:

According to records provided by the Petitioner, 611 N. Lee Street was built for German Immigrant, Henry Behr and his wife Minne Price. Like many of Bloomington's immigrant families, the Behr's ran an operation that operated in conjunction with and was supported by the growth of Bloomington's rail yards. Henry and his wife ran a grocery and dry goods store on W. Chestnut Street. The National Register documents that Henry was "active in community affairs such as the McLean County Historical Society, Bureau of Social Services, and the Bloomington Mennochoir (German men's choir)". He was also a known friend of local architect, George Miller, who lived a few blocks away on W. Market Street and reportedly visited the home frequently. It is suspected, although not proven, that George Miller designed the home. Another prominent friends and frequent was Florence Fifer Bohrer, daughter of former Illinois governor Joseph W. Fifer and the first female senator in the Illinois General Assembly.

The Bloomington Sanborn Maps show the evolution of this property. The 1886 maps illustrate a one and a half story home with horse stables, the 1897 maps show the significant remodel in the Queen Anne style popular between 1880 and 1910. This is particularly visible from the addition of a turret, second floor, and changes in the porch design. Other notable elements include the home's asymmetry, dominant front gable and strong, monumental chimney. The 1907 map shows the conversion of the horse stable into a garage or carriage house. Attached pictures taken in 1910 and in 1915 illustrate some of these changes. In 1960s the home was again remodeled (picture also included in the attachments) but this time the wood siding, decorative belting and scales were covered with what appears to be aluminum siding. Awnings were attached to the windows and the porches were enclosed. In 2000, the home was restored to its 1910 appearance. The siding was removed and new double hung, wood sash windows were installed. The porch columns were replaced with new columns, located in the correct same positions as the originals including the four column clusters on the second story porch. These columns maintain a similar appearance and feel as the originals. Porch balustrades were built new to replace the originals and internal updates to appliances, plumbing and electrical wiring. A platform remains in front of the home in the right-of-way from what could, at one time, have been a carriage step.

Action by Historic Preservation Commission:

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2006-137):

FINDINGS OF FACT:

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);* the City of Bloomington's west side was settled by German, Hungarian and Irish families and immigrants who moved to the area to work on the rail lines. It has historically and culturally been a working class area. The story of Henry

Behr illustrates the “American dream” and is represented in the expansion and evolution of his property at 611 N. Lee Street.

2. *Its location as a site of a significant local, county, state, or national event;*
3. *Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;* Henry Behr was a prominent Bloomington businessman and community activist. The home was also frequently visited by local politicians and architect George Miller.
4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;* 611 N. Lee Street represents a Victorian home in the Queen Anne style (1880-1910). The height, massing and design for 611 N. Lee Street are representative of other existing homes in the neighborhood. However, whereas a number of these homes have either lost or hidden their original architectural details or features, 611 N. Lee St exposes its original siding, belting, decorative wooden shingles, stained glass windows and transom windows, crafted balustrades and columns offering visitors a taste of the neighborhood in 1910.
5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;* the petitioner was unable to find documentation of the original architect but further research may uncover additional evidence to speak to any role George Miller could have had in its design.
6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;* few homes on Bloomington’s west side have been restored to replicate their original appearance. 611 N. Lee Street embodies important characteristics and details from the Victorian Era.
7. *Its embodiment of design elements that make it structurally or architecturally innovative;*
8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;* In 1960 many of the decorative features of this home, and surrounding homes were lost or covered, consequentially 611 N. Lee Street is uniquely positioned to educate and offer insights into the types of construction, materials and design significant for Bloomington’s west side neighborhoods around the early twentieth century.
9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or*
10. *Its suitability for preservation or restoration.*

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.11-2D for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. The property is compatible with its original architectural character and enhances the architectural style of the period and neighborhood.

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission pass a resolution recommending to the Planning Commission that the property at 611 N. Lee Street, Henry Behr Home; Queen Anne, c. 1884-85 be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,
Katie Simpson
City Planner

Attachments:
S-4 application
Site photos
Zoning map for S-4 petitions

RESOLUTION NO. _____

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT
611 N LEE STREET BE REZONED WITH THE S-4 HISTORIC
PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Andrew William Streenz requesting that the property at 611 N Lee Street, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay;

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Section 44.11-2 of the Bloomington City Code, 1960, as amended;

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration;

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission:

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 611 N Lee Street, legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Ms. Sherry Graehling, Chair
Secretary

Tom Dabareiner,

Exhibit A
Legal Description

POWERS SUBN LOTS 1 THRU 8 BLK 21 ALLIN GRIDLEY & PRICKETTS ADDN
S5' W50' LOT 2 & ALL LOT 3 & THAT PT VAC ALLEY LYG S & ADJ PER
15/23326

PIN: 21-04-154-003

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 43 21-04-154-003 Size (Acreage) _____
Address 611 N. Lee St. Bloomington IL
Current Zoning GAP-3 Iconic, House, Manor
Current Use Single family home

2. Applicant Information

Full Name Andrew William Streenz
Address 611 N. Lee St. City, State, ZIP Bloomington, IL 61701
Phone 309-825-1043 Email andy.streenz@comcast.net

3. Owner Information (Check ☒ if same as Applicant)

Full Name _____
Address _____ City, State, ZIP _____
Phone _____ Email _____

4. Attorney/Consultant Information (if applicable)

Full Name _____
Company _____
Address _____ City, State, ZIP _____
Phone _____ Email _____

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.


Signature _____
Andy Streenz
Printed Name _____

Date

Historic Name of Building Behr Home Year Built 1885

Architectural Style Queen Anne

Architect (if known) George Miller suspected - no documentation to support.

Is this property in a Historic District? ☐ Yes ☒ No. Which one? _____

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);
Part of a West side neighborhood that developed incrementally with houses being enlarged and improved as families grew and incomes improved.
2. Its location as a site of a significant local, county, state, or national event;
X
3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
Henry Behr - German immigrant, West side store owner, educator
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
Excellent example of Queen Anne architecture
5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
May be the work of George Miller, local architect, who was a personal friend of the Behr family. No official documentation
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
to support this.
Yes - Victorian Queen Anne elements abound.
7. Its embodiment of design elements that make it structurally or architecturally innovative;
X
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
Its prominent location on an inclined double lot along Lee Street - a neighborhood landmark since it was constructed.

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or

X

10. Its suitability for preservation or restoration.

It was restored 17 years ago and exists in a high state of preservation. Very few exterior modifications have been made from its original appearance.

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)

Add pictures here

Include additional pictures as attachments

RETURN TO:

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
Bloomington, IL 61702-3157
Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857

ROUTE SLIP – ZONING MAP AMENDMENT (REZONING)

Date Received 2/21/17
For Council of 6/12/17

Petitioner: Andy Stuenz

Property Located at: 611 N. Lee St

Attorney: _____ Atty. Phone: _____

Petitioner/Atty. Address: _____

Email: Andy.Stuenz@Comcast.net

DOCUMENTS SUBMITTED:	Yes	No
1. Petition	☒	☐
3. Legal Description	☒	☐
4. \$125 Filing Fee	☒	☐
5. Electronic copies of Pet. Ord. & Legal	☐	☐
5. Date 15 day notice Published _____ Date sent to newspaper _____		
6. Publication fee of \$ _____ billed on _____ paid on _____		

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee: _____
2. Public hearing – Planning Commission of: Historic 4/28/17 PC-5/10
3. Date of Council Meeting: _____

Notes: to be on the Historic Preservation meeting of April 28, 17 submit documents by March 28, 17

611 N Lee Street

Legal Description:

POWERS SUBN LOTS 1 THRU 8 BLK 21 ALLIN GRIDLEY & PRICKETTS ADDN S5'
W50' LOT 2 & ALL LOT 3 & THAT PT VAC ALLEY LYG S & ADJ PER 15/23326

Tax ID: 43 21-04-154-003

Built 188~~4~~5

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes Andy Streenz, herein-
after referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of GAP-3 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the S-4 Historic District overlay zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from GAP-3 to GAP-5 with S-4 overlay

Respectfully submitted,

By: Andy Streenz

Behr Home

The Behr home was built for German immigrant Henry Behr and his wife Minnie (pronounced Minn-uh) in 1884-85. The Behr family owned successful dry goods and grocery stores on West Chestnut Street near Bloomington's C&A Railroad Shops. Henry and Minnie raised four children here.

According to Sanborn insurance maps, the house appears to have been originally built only 1 ½ stories tall, and without the tower. Then, in 1897, the house was significantly added on to and remodeled. The second story and attic were added, front and back porches reconfigured, floor plan changed, and the three storey tower added. Local newspaper accounts, family "graffiti" in the attic, Sanborn insurance maps, and testimony from Behr family members all corroborate the remodeling.

After the Behr family moved from the house, it was used for many years to care for the elderly. Few modifications were made during this time, although the second story was blocked off, the exterior doors reversed to swing out, and the house was clad in layers of asphalt and aluminum siding. Over a 22 month period, from 2000 to 2002, local businessmen David Beich and Gary Calhoon restored the house inside and out, bringing it to its current condition. Its current owners, Andy and Marie Streenz, purchased the house in 2009 and continue to restore and improve the property. To start, the entire exterior was repainted in the spring of 2010 and salvaged hardwood floors laid in many rooms. The most recent project, the guest bathroom remodel, returns a claw foot tub to the room, as well as five foot oak wainscoting on the walls.

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STATEMENT OF INTEGRITY

Address

611 North Lee Street
Bloomington, IL 61701

Classification

Residence on double lot, no original out buildings remain.

Date Built

1885, with significant modifications and remodeling in 1897.

Original Use

Property has been a residence its entire existence, although it also served as a nursing home for some years, roughly from the 1930s to the 1950s.

Original Description

The house was originally constructed as a 1 1/2 storey structure, living rooms and kitchen on the 1st floor and bedrooms on the 2nd. In 1897, the house was significantly remodeled in the Queen Anne style, a turret added, porches rearranged, and an entire floor added. It is a frame structure and maintains nearly all of its original appearance.

Siding

No new materials have been added to side the house. It retains its two sizes of wood clapboards and two styles of shingles.

Alterations/New Additions

The house was restored in circa 2000, at which time several modifications were made. Two of the south facing windows were replaced with new double hung wood sash windows with insulated glass. All of the porch columns have been replaced with new ones, as the old columns were too rotted to save. Their feel and appearance are close to the originals, and their locations are exact. All the porch balustrades were built new, as all the originals had been lost. Aluminum gutters and downspouts were added. The interior was restored as close to original as possible. The two existing bathrooms were modernized, but look period, and a third was added where a linen closet had once been. The kitchen was also modernized, but retained its built-in pantry cabinets. Some drywall was installed, but in most places, original plaster was retained and repaired. The entire house was re-wired and re-plumbed and two new furnaces and air conditioners added. Many of the original light fixtures

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were lost, but suitable replacements found. A new garage was built where the carriage house once stood.

Statement of Significance

Association With Important Persons

The home was built for German immigrant Henry Behr and his wife Minne Price, also an immigrant from Germany. Henry and his family operated a grocery and dry goods store on West Chestnut Street that served the workers of the C&A Shops (Bloomington's railroad yard). In later years, Henry was active in community affairs such as the Mclean County Historical Society, Bureau of Social Service, and the Bloomington Mennonchoir (German men's choir). Henry Behr was a friend of George Miller, prominent Bloomington architect, who lived just two blocks away, and visited the Behr home often. Henry was close with his family in Germany, making several trips to their hometown of Lobenstein. Henry donated money to his hometown, prompting the local officials to rename a street after him, Henry Behr Strase. A close friend of the family was Florence Fifer Bohrer, daughter of former Illinois governor Joseph W. Fifer and was the first female senator in the Illinois General Assembly. She visited the home many times.

Distinctive Physical Characteristics of Design, Construction, or Form

The house is distinctively Queen Anne, although a bit of a vernacular version of it. The Behr home lacks the profuse use of ornamentation that many Queen Annes have. It has a three storey turret, ornamental brackets, two sizes of clapboards and two styles of shingles. It sports an asymmetrical facade, dominant facing front gable, 2nd storey porch, dentils, classical columns, leaded windows, monumental chimney, and painted balustrades. No conclusive proof can be found, but the architecture of the house yeilds hallmarks of Bloomington architect George Miller, whom the Behr family was personal friends with. The contractor for the 1897 remodel was Gust Lundquist. The fact that the house went through such a massive transformation from the 1885 1 1/2 storey structure to the 1897 2 1/2 storey structure is an amazing, but common, occurance in America. Many buildings went through significant remodeling which completely changed their appearance and function. In the case of the Behr home, many of the original details of the 1885 house were retained, or at least re-used. This is especially evident inside the house. It is because of this melding of old (1885) and new (1897) that the Behr home is a completely unique structure, not duplicated anywhere else in the community, and indeed, the country.

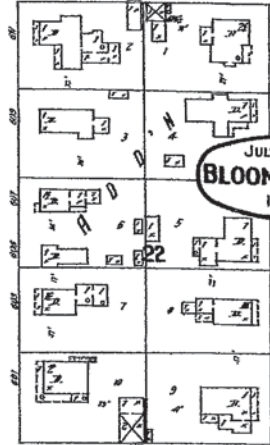
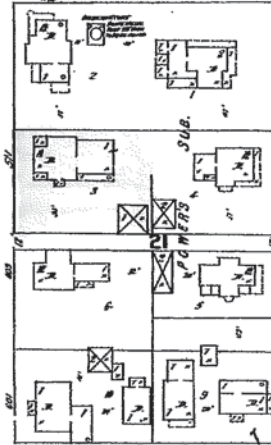
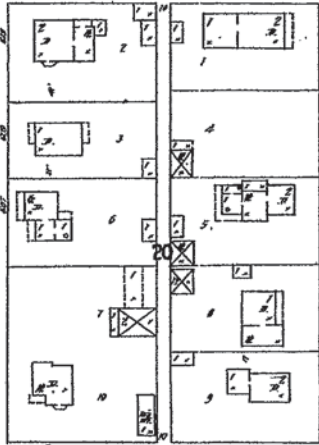
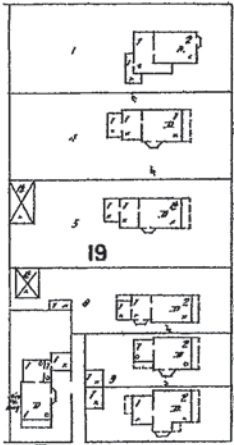
July, 1896

25

3

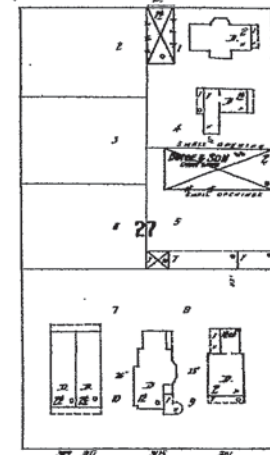
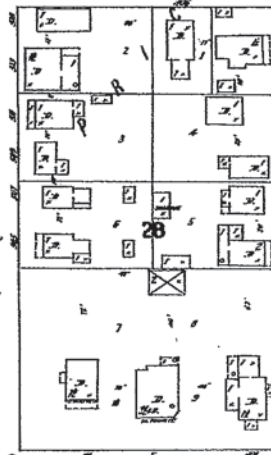
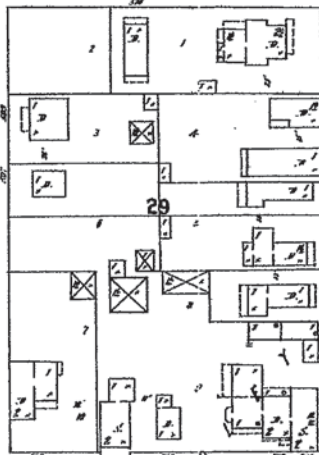
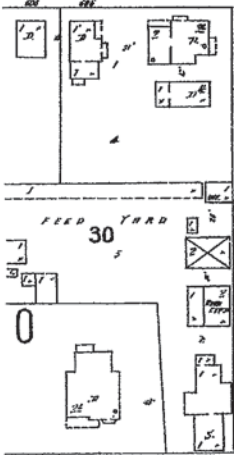
6

W. LOCUST

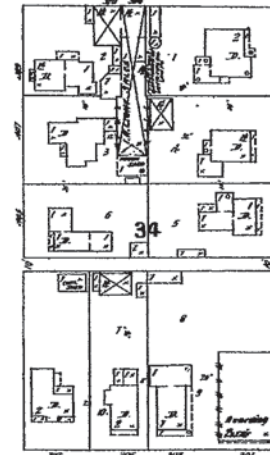
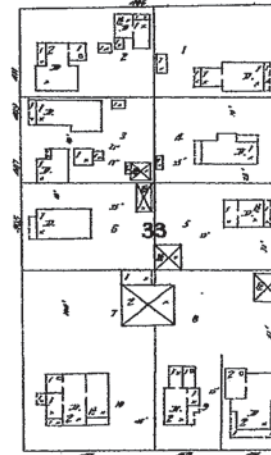
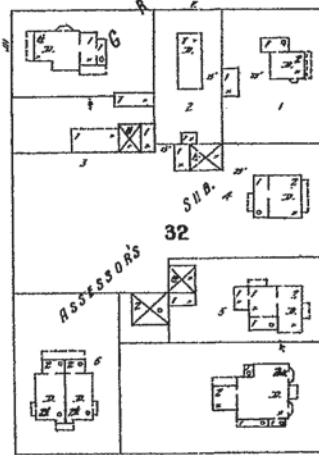
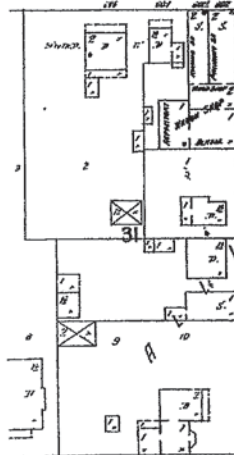


JULY-1896
BLOOMINGTON
ILL.

W. MULBERRY



W. MARKET



W. NORTH

Scale of Feet.

9

SEE SHEET No. 12

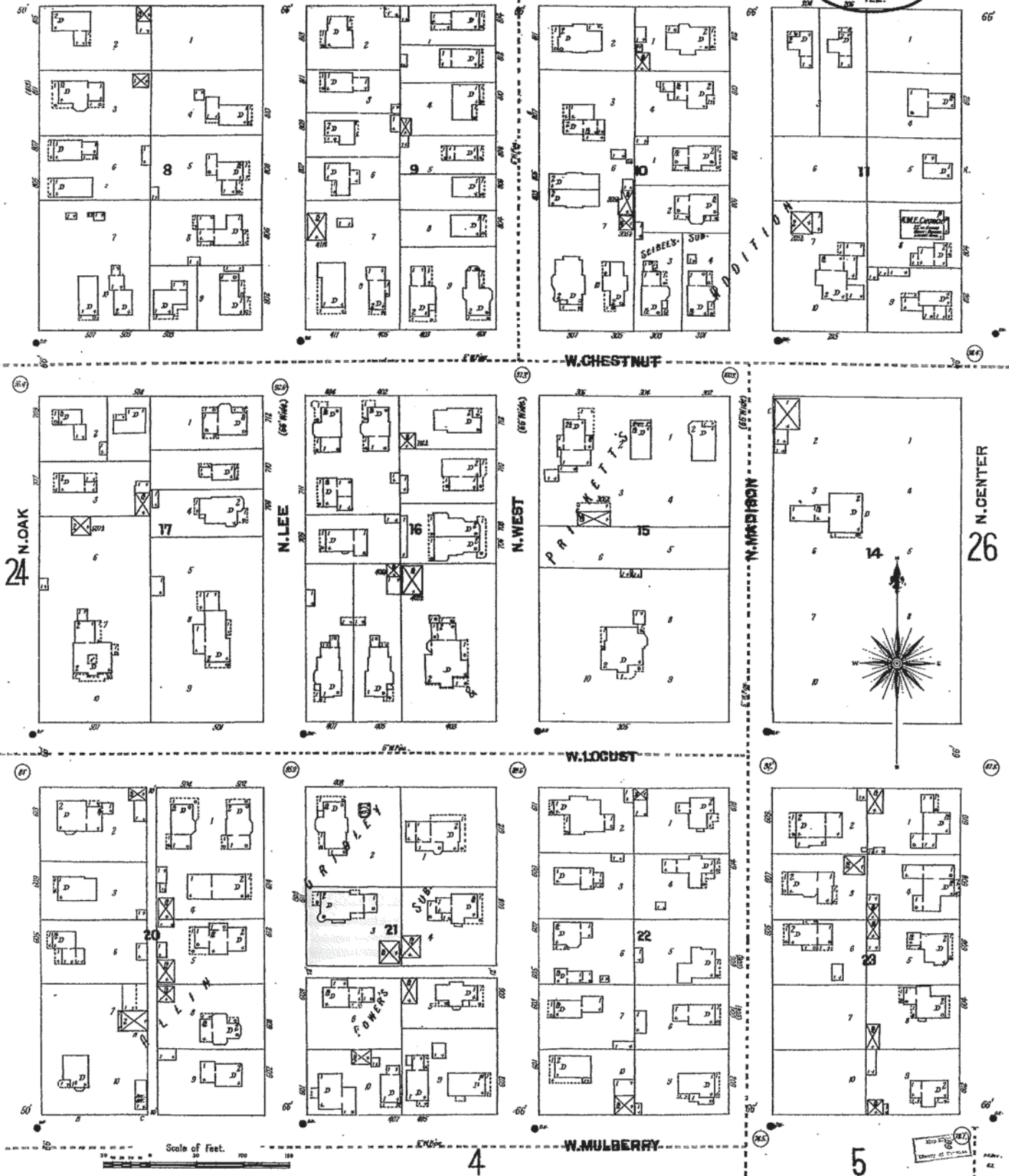
Aug. 1886
BLOOMINGTON ILL.

SEE SHEET No. 5

SEE SHEET No. 6

[illegible]

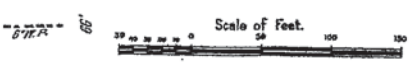
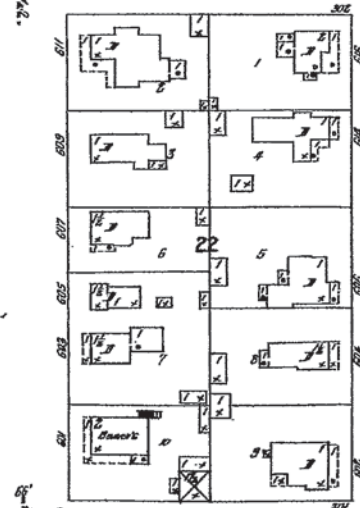
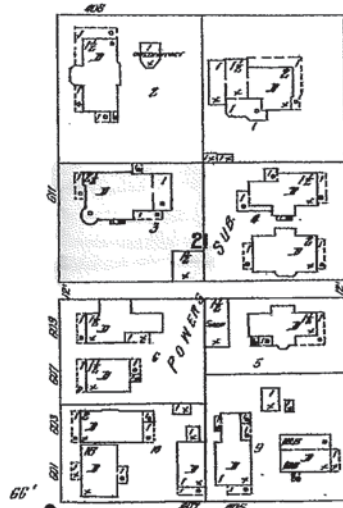
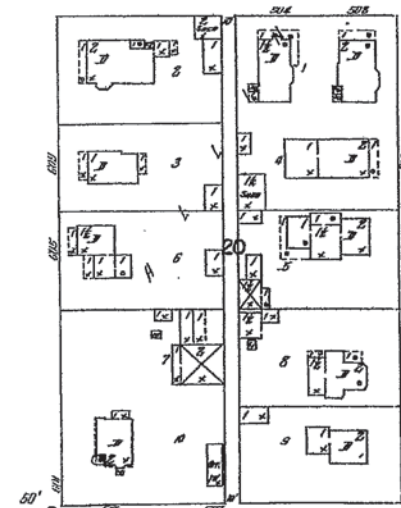
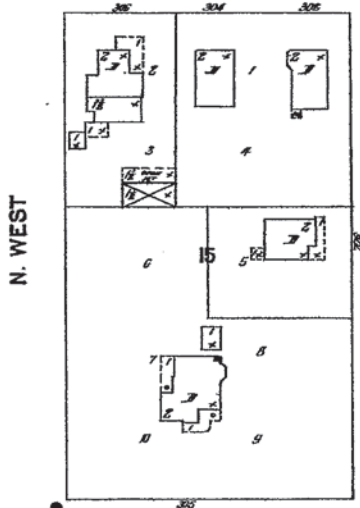
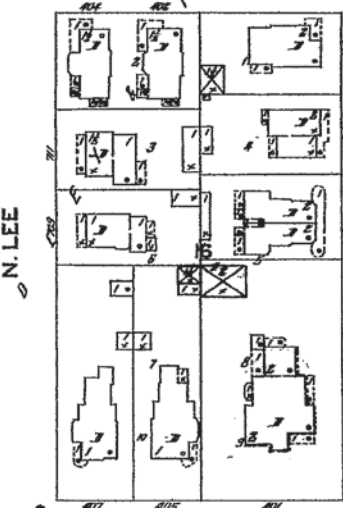
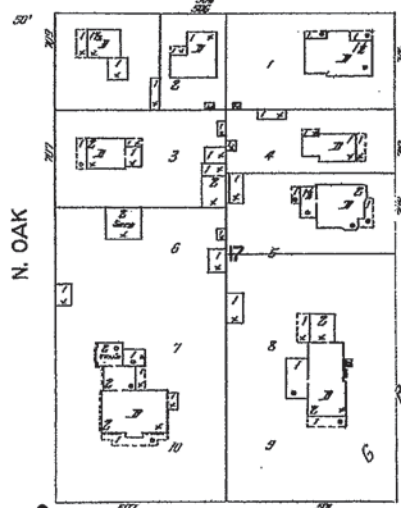
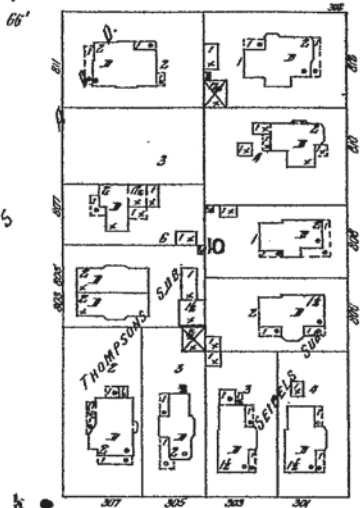
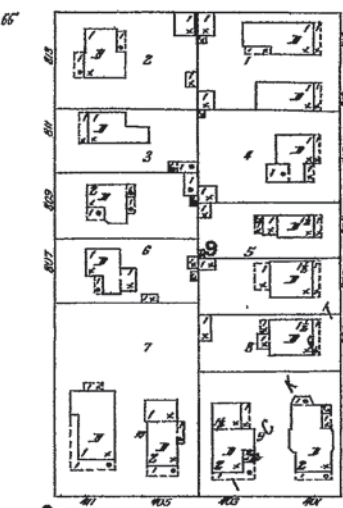
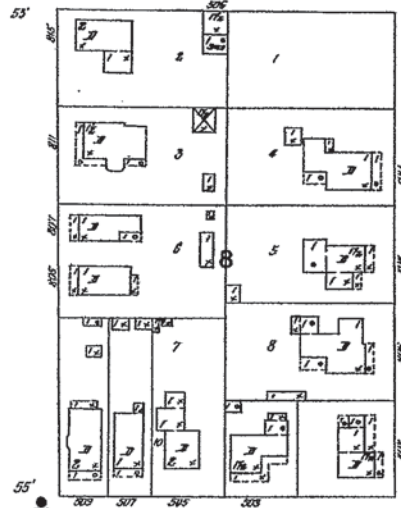
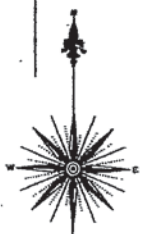
25



1907

8
W. WALNUT

18
BLOOMINGTON



W. MULBERRY

27

28

June, 1950

8
W. WALNUT

18

W. CHESTNUT

17

N. OAK

N. LEE

N. ROOSEVELT AV. (N. WEST)

N. MADISON

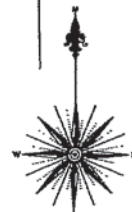
19

W. LOCUST

W. MULBERRY

27

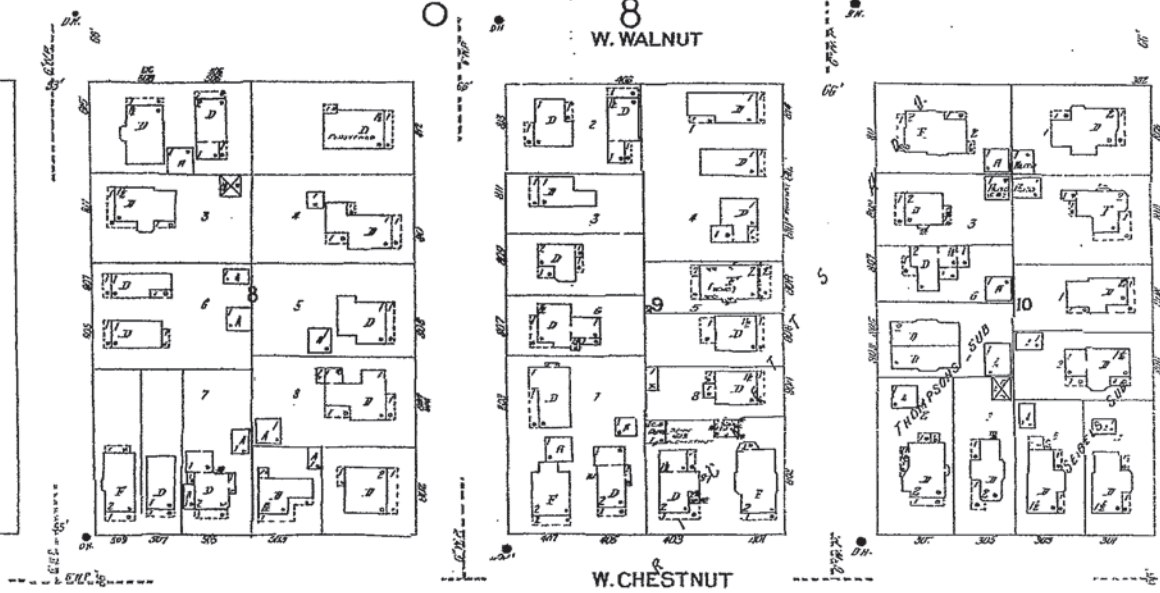
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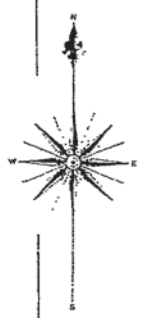
Scale of Feet
0 50 100 150

1953

8
W. WALNUT



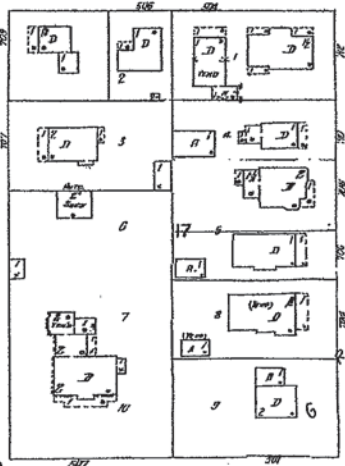
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W. CHESTNUT

17

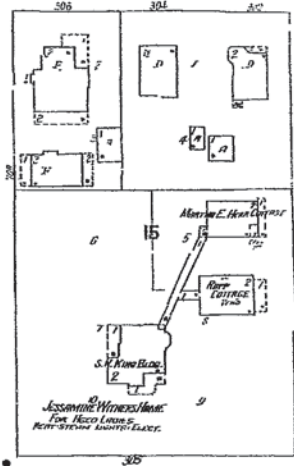
N. OAK



N. LEE

W. LOCUST

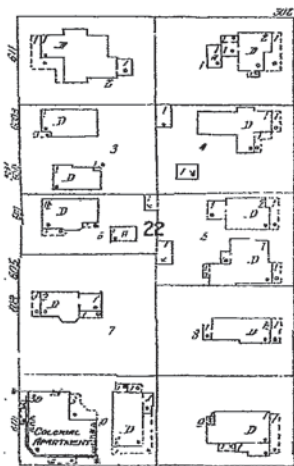
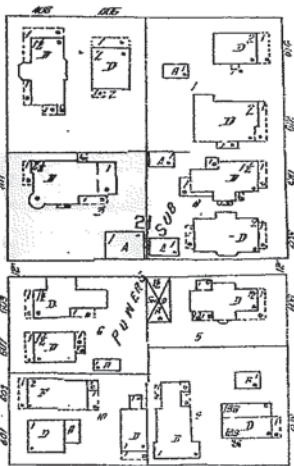
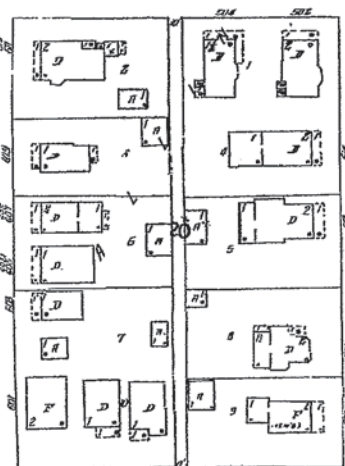
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N. MADISON

19

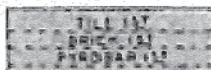
W. MULBERRY



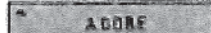
27

28

KEY



Fire proof construction.
(OR FIRE RESISTIVE CONSTN)



Adobe building.



Stone building



Concrete, lime, cinder or
cement brick



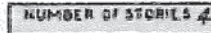
Hollow concrete or cement block constn



Concrete or reinforced concrete constn



Tile building.



Brick building with frame cornice.



" " " stone front.



" " " frame side
(DIVIDED BY FRAME PARTITION)



Brick veneered building.



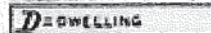
" and frame building.



Frame building, brick lined.



" " metal clad.



Frame building.



Iron building.



Tenant building occupied by
various manufacturing or occupancies



Frame building covered with asbestos



Brick building with brick or metal cornice



Fire wall 6 inches above roof.



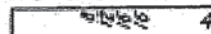
" " 12 " " "



" " 18 " " "



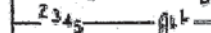
" " 36 " " "



Figures 8, 12, 16 indicate thickness
of wall in inches.



Wall without opening and size in inches.



Wall with openings on floors as designated.



Opening with single iron or tin clad door.



" " double iron " " doors.



" " standard fire doors.



Openings with wired glass doors.



Drive or passage way.



Stable.



Auto. House or private garage.



Solid brick with interior walls of
C.B. or C.B. and brick mixed.



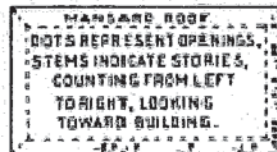
Mixed construction of C.B. and brick
with one wall of solid brick.



Mixed construction of C.B. and brick
with one wall faced with 4" brick.



Mixed construction of C.B.
and brick throughout.



Window opening in first story.

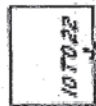
Window openings in second and third stories.

Window openings in second and fourth stories.

Windows with wired glass.

Windows with iron or tin clad shutters.

Window openings tenth to
twenty-second stories.



[E] Open elevator

[FE] Frame enclosed elevator.

[ET] " " " with traps.

[ESC] " " " " self closing traps.

[CBET] Concrete block enclosed elevator with traps.

[TESC] Tile enclosed elevator with self closing traps.

[BE] Brick enclosed elev. with wired glass door.



Width of street
(BETWEEN BLOCK LINES,
NOT CURB LINES)

[CH] Iron chimney

[WETHSPARK] Wet Spark Arrestor

[CH] Brick chimney.

[15] Ground elevation.

[VPS] Vertical steam boiler.

[GT] Gasoline tank.

[O.U.] Open under.

[18] Siamese fire dept.
connection

[10] Single fire dept.
connection

5 Block
number.

[VAP] Vertical pipe or stand pipe.

[AFA] Automatic fire alarm.

[IEP] Independent electric plant.

[AS] Automatic sprinklers.

[ACS] Automatic chemical sprinklers.

[AS] Automatic sprinklers in part of building only.
(NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)

[NS] Not sprinklered.

[VAP] Outside vertical pipe
on fire escape.

[FA] Fire alarm box.

[S] Single hydrant.

[D.H.] Double " "

[T.H.] Triple " "

[Q.H.] Quadruple hydrant of the "High Pressure Fire Service".

[FA] Fire alarm box of the "High Pressure Fire Service"

[H.P.F.S.] Water pipes of the "High Pressure Fire Service"
and hydrants of the
"High Pressure Fire Service" as shown on key map.

[6" W PIPE] Water pipes and size in inches.

[6" W PIPE (PRIVATE)] Water pipes of private supply

[2] House numbers shown nearest to buildings are
official or actually up on buildings.

[0] Old house numbers shown furthest from buildings.

24 Reference to
adjoining
page.

+ Fire engine house,
as shown on key map.

[P] Fire pump.

(36) Under page number
refers to corresponding
page of previous edition.



RESIDENCE OF HENRY BEHR.



1011 M. L. E. AN COUNTY



