



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday January 25, 2024

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: <https://bloomington.zoom.us/j/83714120888?pwd=8pdfneaML26A6YB3e1BsLaPRWpaYqI.1>

Meeting ID: 837 1412 0888

Passcode: 979949

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Table of Contents

Accessibility Statement.....	3
AGENDA Thursday January 25, 2024 5:00 P.M.	4
NOVEMBER MINUTES	6
COA Application- 24-01	10
DD 23-11 615 N Lincoln St.	18
DD 23-12 615 W 1st St.	23
2024 Historic Preservation Commission Calendar	28
KILN BUILDING LETTER OF SUPPORT	29

Accessibility Statement

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at anna.killionhanson@bloomington.in.gov or 813-349-3577 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

Bloomington Historic Preservation Commission Meeting

In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: <https://bloomington.zoom.us/j/83714120888?pwd=8pdfneaML26A6YB3e1BsLaPRWpaYqI.1>

Meeting ID: 837 1412 0888

Passcode: 979949

AGENDA Thursday January 25, 2024 5:00 P.M.

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at anna.killionhanson@bloomington.in.gov or 813-349-3577 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. November 9, 2023
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

Commission Review

A. COA 24-01

107 N. College

(Courthouse Square Local Historic District)

Petitioner: Freddy Gamez

New Signage

V. DEMOLITION DELAYS

A. DD 23-11

615 N Lincoln St (Contributing)

Petitioner: Morton Rubin

Full Demolition

B. DD 23-12

615 W 1st Street (Contributing)

Petitioner: Desma Belsaas, Anthony Larsen

Full Demolition

- VI. NEW BUSINESS
 - A. 2024 Historic Preservation Commission Meeting Calendar
 - B. Kiln Building Letter of Support
- VII. OLD BUSINESS
- VIII. COMMISSIONER COMMENTS
- IX. PUBLIC COMMENTS ANNOUNCEMENTS
- X. ADJOURNMENT

Next meeting date is February 8, 2024 at 5:00 P.M. and will be held in a hybrid manner,
both in person and via Zoom.

Posted: 01/18/2024

NOVEMBER MINUTES

Bloomington Historic Preservation Commission Meeting

In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday November 9, 2023, 5:00 P.M.

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact John Zody at the Housing and Neighborhood Development Department at john.zody@bloomington.in.gov or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

1. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:01 p.m.**

2. ROLL CALL

Commissioners Present:

Reynard Cross (Present)
Daniel Schlegel (Present)
Matthew Seddon (Present)
Marleen Newman (Present)
Sam DeSollar (Zoom)

Advisory Members Present:

Kirsten Hawley (Zoom)
Karen Duffy (Present)
Chris Sturbaum (Present), (Entered @ 5:14 p.m.)

Staff Present:

Gloria Colom, HAND (Present)
John Zody, HAND (Present)
Anna Killion-Handson, HAND (Present)
Dee Wills, HAND (Zoom)
Gabriel Halbrow, City Planning Department (Present)
Eric Greulich, City Planning Department (Zoom)
Coleen Newbill, City Legal Department (Zoom)

Guests Present:

CATS
Barre Klapper (Present)

The B Square (Zoom)
Aviva Orenstein (Zoom)
Richard Lewis (Zoom)
Lucas Gonzalez (Zoom)
Carol Canfield (Zoom)
Chuck Livingston (Zoom)
Tim Cover, Studio Three Design (Present)
Elliot Lewis (Present) (Peoples State Bank)
Boris Ladnig, Herald Times (Zoom)
Morton Rubin (Phone)
Jenny Stevens (Zoom)
Hilary Fleck (Zoom)
Steve Redick (Present)

3. APPROVAL OF MINUTES

1. October 26, 2023

Reynard Cross made a motion to approve **October 26, 2023 Minutes**.

Daniel Schlegel seconded.

Motion Carries: 5 yes (Cross, Saunders, Seddon, DeSollar, Schlegel, Newman), 0

No,

0 Abstain

4. CERTIFICATES OF APPROPRIATENESS

Staff Review

1. **COA 23-82**

522 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Sean Gillenwater

Siding Replacement.

Gloria Colom gave presentation. See packet for details.

Commission Review

2. **COA 23-83**

309 S Davisson St. (Greater Prospect Hill Historic District)

Petitioner: Barre Klapper

Partial demolition.

Gloria Colom gave presentation. See packet for details.

Barre Klapper gave presentation. See packet for details.

Reynard Cross asked if the **Owner** knew that coming to the **HPC** was a requirement.

Barre Klapper gave clarification. **Richard Lewis of the Design Review Committee of**

Greater Prospect Hill commented that he was not a fan of "after the fact" **COA**

requests, but appreciates the amount of work being done to the house and in general

supports the request. **Aviva Orenstein** commented about the project and reassured the

Commission that this was not done intentionally.

Reynard Cross commented that he has an issue with claims of ignorance, and finds it

hard to accept because the **Petitioner** had been here before. See packet for details. **Chris Sturbaum** commented that he thought these were just technicalities because they did keep the house from being demolished. **Chris Sturbaum** commented that they should praise them for taking care of things and the continuing work. **Matthew Seddon** commented that they should talk about the recurring problem of work being done before obtaining a **COA** through policy. **Karen Duffy** stated that she appreciated **Reynard Cross'** comments and they did need to come up with a policy. More discussion ensued. See packet for details.

Matthew Seddon made a motion to **approve COA 23-83**.

Daniel Schlegel seconded.

Motion Carries: 5 Yes (Newman, Schlegel DeSollar, Seddon, Saunders), 1 No (Reynard Cross), 0 Abstain.

3. COA 23-84

200 E Kirkwood Ave. (Bank Historic District)

Petitioner: Tim Cover

Amend COA 22-63 - multiple changes to the design, including an additional floor.

Gloria Colom gave presentation. See packet for details.

Tim Cover gave presentation. See packet for details.

Gabriel Halbrow with City Zoning made comments as to the **Variance** given to the project, and that another Variance will probably be needed.

Reynard Cross made a motion to **approve COA 23-84 and the Variance**.

Matthew Seddon seconded.

Motion Carries: 6 Yes (Cross, Saunders, Seddon, DeSollar, Schlegel, Newman), 0 No, 0 Abstain.

5. DEMOLITION DELAY

1. DD 23-11

615 N Lincoln St. (Contributing)

Petitioner: Morton Rubin

Full demolition.

Gloria Colom gave presentation. See packet for details.

Reynard Cross asked **Morton Rubin** why he wanted to demolish the building. **Morton Rubin** stated that he would like to add more units and that it needs significant work done. **Marleen Newman** asked if there might be a way to add more units on to the original structure. More discussion ensued.

See packet for details.

Chris Sturbaum suggested that they take more time on this **COA** and delay it to another meeting to discuss the possibilities of designating this house and designating the **Neighborhood**. More discussion ensued. See packet for details.

Reynard Cross made a **motion to Continue DD 23-11** to the next **Historic Preservation Commission Meeting**.

Matthew Seddon seconded.

Motion Carries: 6 Yes (Cross, Saunders, Seddon, DeSollar, Schlegel, Newman), 0 No, 0 Abstain.

6. NEW BUSINESS

1. Lower Cascades Park Nomination Staff Report

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a **motion to have a Hearing on December 15, 2023**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Reynard Cross, John Saunders, Matthew Seddon, Sam DeSollar, Daniel Schlegel, Marleen Newman), 0 No, 0 Abstain.

7. OLD BUSINESS

8. COMMISSIONER COMMENTS

Daniel Schlegel talked to the **Commissioners** about getting storm windows for the **History Center Building**. Discussion ensued. See packet for details.

9. PUBLIC COMMENTS ANNOUNCEMENTS

10. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:00 p.m.

END OF MINUTES

Video record of meeting available upon request.



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 107 N College Ave, Bloomington, IN 47404-3975

Parcel Number(s): 53-05-33-310-111.000-005 / Alt Parcel Number 013-06970-00

(OFFICE USE ONLY)

Filing Date: 12/28/2023

Case Number: 24-01

HPC Hearing Date: 01/25/2024

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Freddy Gamez **Email:** fgamez23@gmail.com

Address: 107 N College Ave, Bloomington, IN 4704 **Phone:** (812) 360-6311

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Tom Gallagher **Email:** tgallgh52@gmail.com

Address: 107 N College Ave, Bloomington, IN 4704 **Phone:** (812) 322-7676

INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map at https://bton.in/M_pUy](https://bton.in/M_pUy) provides the historic district and historic building survey. You need to open the layers and click on “Historic Sites and Survey” to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington’s Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission’s decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer’s brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the [Elevate Tax Maps at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://www.google.com/maps) are acceptable). In the case that the historic district in which the property is located has a construction
- subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

- [Elm Heights Historic District](#)
- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)
- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

ADDITIONAL REQUIRED DOCUMENTS FOR CERTIFICATE OF APPROPRIATENESS

***Description of the nature of the proposal:**

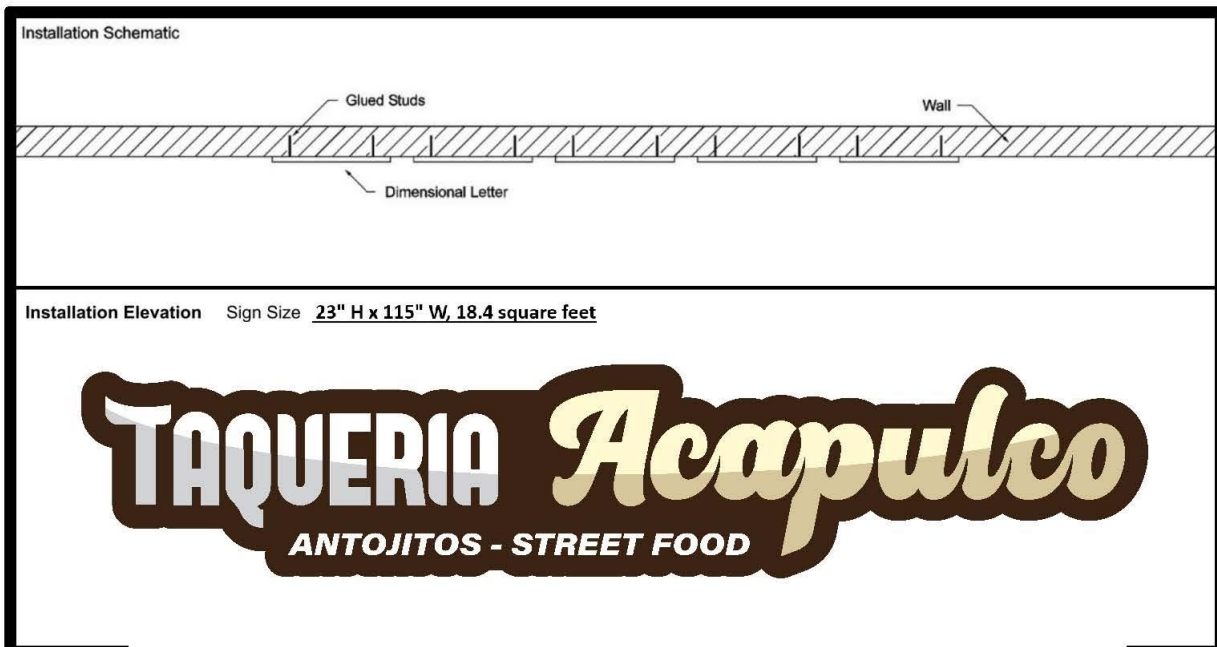
New Signage: Non-lit acrylic letters & shapes dimensional sign for "TAQUERIA ACAPULCO" restaurant

***Description of all of the proposed materials to be used:** Impact resistant acrylic. Exterior finish is acrylic polyurethane and can stand up to any weather and sun conditions



Dimensions: 23" H x 115" W, 18.4 square feet

- Construction Grade Acrylic 1/2" --- Acrylic Letters, Shape: *CUSTOM, Flat Cut Out (FCO)
Acrylic - Printed, Threaded Studs, FCO Acrylic Side , supplied by Laired Plastic
- Dibond 3mm ACM (aluminum composite material) supplied by Piedmont Plastics
- Clear Coat (Matthews Brand)
- Silicone for studs Chemcaulk 1200



***Between 3 and 5 photographs of the historic site and/or structure before changes**



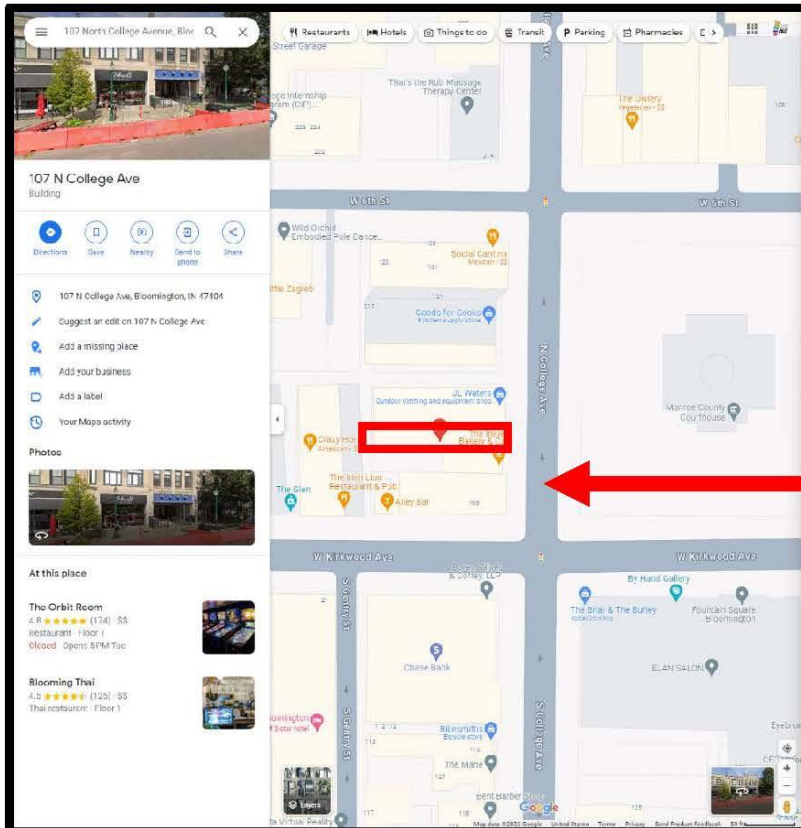
***Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.**



*** Painting proposal by the owner of the building Tom Gallagher



*A map of the site with the site boundaries indicated (GIS imagery from sites such as the Elevate Tax Maps at <https://monroein.elevatemaps.io/> or Google Maps (maps.google.com) are acceptable).



*A map of the site with the site boundaries indicated (GIS imagery from sites such as the Elevate Tax Maps at <https://monroein.elevatemaps.io/> or Google Maps (maps.google.com) are acceptable).

Parcel Number (18-digits)	Owner Name	Property Street	Property City, St & Zip	Legal Acreage	Tax 10
<input checked="" type="checkbox"/> 53-05-33-310-111-000-005	107 North College Avenue LLC	107 N College Ave	Bloomington, IN 47404-3975	0.08	013-06970-00

Owners Written Consent Letter

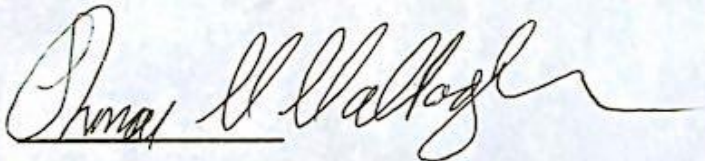
Bloomington Historic Preservation Commission

401 North Morton St

Suite 130, Bloomington, IN 47404

Dear City of Bloomington,

I Tom Gallagher, as owner of the property located at 107 N College Ave, Bloomington, IN 47404, after reviewing the **application for COA** and the **additional required documents**, I hereby give my consent for TAQUERIA ACAPULCO LLC to allocate a new sign for their business at the above address, in accordance with Bloomington Historic Preservation Commission regulations and City ordinances and State statutes.



Signature of Owner

107 N College Ave, Bloomington, IN 47404

Address of Owner

(812) 322-7676

Phone Number of Owner

Date

STAFF RECOMMENDATIONS	Address: 615 N Lincoln St.
DD 23-11 615 N Lincoln St.	Petitioner: Morton Rubin
Start Date: 10/12/2023	Parcel: 53-05-33-208-016.000-005
RATING: CONTRIBUTING	Survey: c. 1900, Gambrel roof



Background: The site consists of the main house, a detached garage, and an ashlar limestone retaining wall. The sidewalk in front of the property is covered in the WPA limestone square and octagon pattern found throughout Bloomington.

According to the Bloomington City Book of 1920, the owners of the property were Glen A. and Lucille Young. Glen Young worked as a Helper at the Showers Brothers Company throughout his life. They owned the house until 1977 when they sold it. The property is located in the Cottage Grove study area.

Request: Full Demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommends release of DD 23-11

This building has been altered. However, it can be restored and would be contributing to a larger historical context, not just through its design but through the entire site. However, on its own, staff could not find enough information to substantiate a designation.

IHSSI (County Survey)

Survey Number: 105-055-31079

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

**National Register File
Number:** -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Bloomington	Bloomington

Address: 615 N Lincoln St

City: Bloomington

Location Notes: -

Coordinates

Easting	Northing
540505	4335999

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: Cottage Grove Historic District

Ownership: private

Use: Present

Residence:

Commercial:

Vacant:

Other:

Other:

Use: Past

Residence:

Commercial:

Vacant:

Other:

Other:

Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic
Landmark:

Local Designation:

Protective
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing 3
Resources:

Number of
Non- 0
contributing
Resources:

Environment: urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1900

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: -

Architect/Builder

Architectural Firm

Affiliation

-

-

-

Replacement

Windows:

Roof:

Other:

Additions

Siding:

Wings:

Other:

Description: deck

STAFF RECOMMENDATIONS	Address: 615 W 1st St.
DD 23-12 615 W 1st St.	Petitioner: Desma Belsaas, Anthony Larsen
Start Date: 11/28/2023	Parcel: 53-08-05-100-014.000-009
RATING: CONTRIBUTING	Survey: c. 1920/25, California Bungalow



Background: Building is a highly intact California style bungalow. It was built in the 1920's. According to the Bloomington City Book, James and Lizzy Teague lived in the house with Walter and Willis Teague during the 1920's. James was a Conductor on the Monon Route, Willis was a Planerman at National Stone Company and Walter was a student.

Request: Full Demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Release, but if possible to move it then do so. The building is highly intact and a solid representative of the California style bungalow in Bloomington. It is the last representative of its style in the area.

IHSSI (County Survey)

Survey Number: 105-055-60938

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2015

**National Register File
Number:** -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Perry	Bloomington

Address: 615 W 1st St

City: Bloomington

Location Notes: -

Coordinates

Easting

Northing

108

Common Name: Indiana University Health: Health Investment Program

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

Use: Present

Residence: Commercial: Vacant:

Other:

Other:

Use: Past

Residence: Commercial: Vacant:

Other:

Other:

Surveys/Legal Protections

National Register: State Register: Hoosier Homestead:

National Historic Landmark: Local Designation: Protective Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing
Resources: 1

Number of
Non-
contributing
Resources: 0

Environment: Urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1925

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: California Bungalow

Architect/Builder

Architectural Firm

Affiliation

-

-

-

Replacement

Windows:

Roof:

Other:

Description: door

Additions

Siding:

Wings:

Other:

Removals: door

Stories

1:

1 1/2:

2:

2 1/2:

Other:

Plan

Rectangular:

Polygonal:

L:

T:

X:

U:

Irregular:

Other:

Depth

Single-Pile:

Double-Pile:

Irregular/Massed:

Other:

Number of Bays: 2

Foundation: CONCRETE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable:

Front-Gable:

Cross-Gable:

Hip:

Pyramidal:

Mansard:

Other:

Material: ASPHALT

Features: brick chimney

Porches

Front:

Side:

Back:

Notes: See #29

Openings: 6/1, 4/1, and 3/1 double hung wood windows with metal storms, multi-light wood picture windows in rear porch, wood door with square light and metal storm

Interior: -

Outbuildings: -

Notes: -

Statement of Significance: -

Architectural Description: Front porch across east bay, gable front, limestone columns and half walls with stone caps, concrete floor and steps, metal hand rail. Rear enclosed porch with shed roof.

2024 Historic Preservation Commission Calendar

Bloomington Historic Preservation Commission Schedule of Regular Meetings 2024				
Application Deadline (Thur. by 5pm)	Agenda Released (Thur. by Noon)	Packet Released (Fri. by 5pm)	Neighborhood Written Input Due (Wed. by 5pm)	Meeting Date (Thur.)
Jan. 11	Jan. 18	Jan. 19	Jan. 24	Jan. 25
Jan. 25	Feb. 1	Feb. 2	Feb. 7	Feb. 8
Feb. 8	Feb. 15	Feb. 16	Feb. 21	Feb. 22
Feb. 29	Mar. 7	Mar. 8	Mar. 13	Mar. 14
Mar. 14	Mar. 21	Mar. 22	Mar. 27	Mar. 28
Mar. 28	Apr. 4	Apr. 5	Apr. 10	Apr. 11
Apr. 11	Apr. 18	Apr. 19	Apr. 24	Apr. 25
Apr. 25	May. 2	May. 3	May. 8	May. 9
May. 9	May. 16	May. 17	May. 22	May. 23
May. 30	Jun. 6	Jun. 7	Jun. 12	Jun. 13
Jun. 13	Jun. 20	Jun. 21	Jun. 26	Jun. 27
Jun. 27	Jul. 4	Jul. 5	Jul. 10	Jul. 11
Jul. 11	Jul. 18	Jul. 19	Jul. 24	Jul. 25
Jul. 25	Aug. 1	Aug. 2	Aug. 7	Aug. 8
Aug. 8	Aug. 15	Aug. 16	Aug. 21	Aug. 22
Aug. 29	Sep. 5	Sep. 6	Sep. 11	Sep. 12
Sep. 12	Sep. 19	Sep. 20	Sep. 25	Sep. 26
Sep. 26	Oct. 3	Oct. 4	Oct. 9	Oct. 10
Oct. 10	Oct. 17	Oct. 18	Oct. 23	Oct. 24
Oct. 31	Nov. 7	Nov. 8	Nov. 13	Nov. 14
Nov. 28	Dec. 5	Dec. 6	Dec. 11	Dec. 12

KILN BUILDING LETTER OF SUPPORT

To whom it may concern:

The Showers Brothers Kiln building at 333 West 11th Street is the sole building in the historic Showers Brothers Furniture complex that remains un-renovated. Sadly, for decades, this building was allowed to deteriorate due to the unique challenges of adapting this building and site into a functional use. The complete lack of electrical and mechanical infrastructure and the orientation of the site, with large openings facing directly west, have made it difficult to find a suitable use.

The Kiln Collective has worked diligently with the local Historic Preservation Commission and Planning Staff to find a design that both meets the requirements of our local zoning ordinance while honoring the building's history. Because this building was designed for a single, highly specific industrial purpose, adapting it for modern office purposes is a challenging feat. Providing ingress and egress, creating common space, and mitigating excessive heat gain and glare from the large west-facing openings were all challenges. We are pleased that we were able to collaborate with the Kiln design team to find a design that meets all of these challenges while still honoring the building's history.

According to our local zoning ordinance, the building is required to be a minimum of 25 feet in height, as measured from the finished floor at grade to the highest point of the roof. The entryway on the east side was required to be a minimum height in order to meet this requirement. Planning staff was willing to accept a 2'-6" reduction in the height requirement without a variance in order to keep the scale more consistent with the original structure. Additionally, our commission encouraged the Kiln Collective to make the east entry prominent. Because the east facade is quite visible from passing traffic on 11th street, we felt it was important to create a sense of entry on that side of the building. The approved design creates this sense, while minimizing obstruction of the historic structure with the use of a full glass storefront that allows the Power House to be fully visible from the outside.

We also recommended the addition of the trellis to the west, as there is a clear need for heat and glare mitigation. The trellis also serves to educate visitors about the building's origins with its rail yard connecting the Kiln to the Mill. At its peak in the early 1900's, The Showers Brothers slogan was "From the Tree to the Trade." A railway would carry lumber along this path in front of the Kiln to be dried, then into the Dimension Mill to be shaped, then on to the main plant for final production. The addition of the trellis creates a visual representation of this history, reduces heat gain, and activates the area under the trellis as a shaded gathering space. Through the review process, we worked with them to make sure the trellis was designed in a way that minimized the visual impact. More specifically, we wanted to make sure the steel lintels above the western openings were fully visible and celebrated. There are not many historic details on the building, and we wanted to make sure this one didn't get lost. The design team raised the trellis and created a structure that did not need diagonal support. In doing so, the trellis almost disappears and allows the viewer to focus on the western facade.

We were particularly pleased with the process we engaged in with the design team. We felt like it was a true collaboration. Together we worked toward a solution that respected the historic structure and while also navigating the necessary changes to convert a kiln into a modern office building.

We are pleased to support the project as we have approved it. We hope you will agree that this design is an elegant solution that honors its rich history.