

Bloomington Urban Enterprise Association Board Meeting

May 8, 2024

Noon.

In-Person CityHall-1-McCloskey Conference Room

Join Zoom Meeting

<https://bloomington.zoom.us/j/89686989011?pwd=ZmNBWW8vYWRkbTFOZkJMelg2YVIEUT09>

[MeetingID:89686989011 Passcode:755445](#)

Roll Call

- **Director's Report**
- **Financial Report**
 - January
- **New Business**
 - Bloomington Arts Commission recommendations for BUEA 2024 Zone Art Grants
 - Historic Facade Grant Applications
 - [Fox Property & Development - World Courier Building](#)
 - [109 W 4th Street](#)
 - Second Missionary Baptist Church (discussion if time allows)
 - 321 N Rogers Street
- **Unfinished Business**
- **General Discussion**
- **Adjournment**

The next BUEA Meeting is June 12, 2024.

Auxiliary aids for people with disabilities are available upon request with adequate notice.

Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

Outgoing payments as of 5/8/2024

BUDGET LINE	AMOUNT
S&S Grant	\$ 5,011.94
BBI Grant	\$ 5,000.00
School grants	\$ 50,000.00
Lemonade Day	\$ 2,500.00
REI Scholarship	\$ 1,000.00
	\$ 63,511.94

Income	\$	68,635.98
Payments	\$	63,511.94
	\$	5,124.04

Bloomington Urban Enterprise Association

Balance Sheet

05/06/24

As of January 31, 2024

Accrual Basis

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Cash & Cash Equivalents	
First Financial Bank	
FFB - Checking	-20,414.29
FFB - Money Market	2,387,269.99
Total First Financial Bank	2,366,855.70
German American Bank	217,968.58
IU Credit Union	204,429.34
Peoples State Bank	104,941.27
Total Cash & Cash Equivalents	2,894,194.89
Total Checking/Savings	2,894,194.89
Total Current Assets	2,894,194.89
Other Assets	
Notes Receivable - Long Term	
Big Brothers Big Sisters	13,789.74
Big Time Trading	15,913.48
Blooming Pets Alive	6,203.67
BTown Beauty Supply	9,234.33
Gaian Hands	5,594.91
KC Designs	11,883.97
Lash Envy	3,165.64
Michael's Uptown Cafe	4,860.95
My Fin, The Tap	8,251.89
My Sport's Locker	35,827.12
PALS	14,334.35
Red Tire Cab	11,518.92
Sew Secret	3,364.57
Spiral Bodies	10,921.65
Vanishing Aesthetics	28,779.04
Total Notes Receivable - Long Term	183,644.23
Total Other Assets	183,644.23
TOTAL ASSETS	3,077,839.12
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	1,565,019.23
Unrestricted Net Assets	1,504,224.94
Net Income	8,594.95
Total Equity	3,077,839.12
TOTAL LIABILITIES & EQUITY	3,077,839.12

Bloomington Urban Enterprise Association
Profit & Loss
January 2024

	<u>Jan 24</u>
Ordinary Income/Expense	
Income	
Banking Interest	8,045.56
Late Fees - RRF Loans	102.16
RRF Loan Interest	243.78
	<hr/>
Total Income	8,391.50
Net Ordinary Income	8,391.50
Other Income/Expense	
Other Income	
Interest Income	203.45
	<hr/>
Total Other Income	203.45
Net Other Income	203.45
Net Income	<hr/> <hr/> 8,594.95

Bloomington Urban Enterprise Association Profit & Loss Budget vs. Actual

Accrual Basis

January 2024

	Jan 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
AIEZ Fees Refunded	0.00	21,451.00	-21,451.00	0.0%
Banking Interest	8,045.56	84,000.00	-75,954.44	9.6%
Business Zone Loan Interest	0.00	1,500.00	-1,500.00	0.0%
Late Fees - RRF Loans	102.16	0.00	102.16	100.0%
RDC Participation Fee	0.00	0.00	0.00	0.0%
RRF Loan Interest	243.78	2,606.00	-2,362.22	9.4%
Uncategorized Income	0.00	0.00	0.00	0.0%
Zone Membership Fees	0.00	429,012.00	-429,012.00	0.0%
Total Income	8,391.50	538,569.00	-530,177.50	1.6%
Expense				
Accounting & Tax Services	0.00	1,500.00	-1,500.00	0.0%
Advertising and Promotion	0.00	1,500.00	-1,500.00	0.0%
Dues & Subscriptions	0.00	0.00	0.00	0.0%
Grants				
City Art Program	0.00	40,000.00	-40,000.00	0.0%
Dimension Mill Zone Day Passes	0.00	1,000.00	-1,000.00	0.0%
Facade Grants	0.00	50,000.00	-50,000.00	0.0%
Grants-Miscellaneous				
SBDC	0.00	45,000.00	-45,000.00	0.0%
Grants-Miscellaneous - Other	0.00	20,000.00	-20,000.00	0.0%
Total Grants-Miscellaneous	0.00	65,000.00	-65,000.00	0.0%
Lemonade Day	0.00	2,500.00	-2,500.00	0.0%
School Grants	0.00	50,000.00	-50,000.00	0.0%
Unbudgeted Grants	0.00	15,000.00	-15,000.00	0.0%
Zone Arts Grants				
Bloomington Creative Glass	0.00	0.00	0.00	0.0%
The Overlook Community Center	0.00	0.00	0.00	0.0%
Zone Arts Grants - Other	0.00	40,000.00	-40,000.00	0.0%
Total Zone Arts Grants	0.00	40,000.00	-40,000.00	0.0%
Zone Improvement Grants				
Business Accessibility	0.00	25,000.00	-25,000.00	0.0%
Business Building Improvement	0.00	25,000.00	-25,000.00	0.0%
Home Improvement	0.00	30,000.00	-30,000.00	0.0%
Resident Child Care Grant	0.00	30,000.00	-30,000.00	0.0%
Small Business Safety/Security	0.00	25,000.00	-25,000.00	0.0%
Total Zone Improvement Grants	0.00	135,000.00	-135,000.00	0.0%
Total Grants	0.00	398,500.00	-398,500.00	0.0%
Insurance Expense	0.00	3,500.00	-3,500.00	0.0%
Marketing Consultant	0.00	5,000.00	-5,000.00	0.0%
Miscellaneous Expense	0.00	2,500.00	-2,500.00	0.0%
Professional Bonds	0.00	3,500.00	-3,500.00	0.0%
Professional Fees				
Management	0.00	47,500.00	-47,500.00	0.0%
Project Administration	0.00	12,000.00	-12,000.00	0.0%
Total Professional Fees	0.00	59,500.00	-59,500.00	0.0%
RDC TIF Zone Participation Fee	0.00	0.00	0.00	0.0%
Scholarships				
Business Scholarships	0.00	10,000.00	-10,000.00	0.0%
DEI Training Scholarships	0.00	10,000.00	-10,000.00	0.0%
Resident Scholarships	0.00	15,000.00	-15,000.00	0.0%
Total Scholarships	0.00	35,000.00	-35,000.00	0.0%
Total Expense	0.00	510,500.00	-510,500.00	0.0%
Net Ordinary Income	8,391.50	28,069.00	-19,677.50	29.9%
Other Income/Expense				
Other Income				
Interest Income	203.45	0.00	203.45	100.0%
Total Other Income	203.45	0.00	203.45	100.0%
Net Other Income	203.45	0.00	203.45	100.0%
Net Income	8,594.95	28,069.00	-19,474.05	30.6%



To: De de la Rosa, Executive Director, Bloomington Urban Enterprise Association
Cc: Heather Robinson, President, Bloomington Urban Enterprise Association and Jane Kupersmith, Director, City of Bloomington Economic and Sustainable Development
From: Holly Warren, Assistant Director for the Arts
Date: May 2, 2024
Re: Bloomington Arts Commission recommendations for BUEA 2024 Zone Art Grants

This year, the BUEA has allocated \$50,000 for Zone Arts Grants, which the Bloomington Arts Commission has been entrusted to allot as part of its annual Arts Project Grant Cycle. The BUEA Zone Arts Grants are meant to support arts activities within the boundaries of the Bloomington Urban Enterprise Zone.

Funded projects must do one or more of the following for residents and businesses within the Urban Enterprise Zone:

- Facilitate involvement in arts and cultural activities
- Provide an opportunity to participate in the creative process
- Advance the quality and availability of the arts in the Zone
- Celebrate or enhance the identity of the Zone

As part of its annual Arts Project Grant Cycle, members of the Bloomington Arts Commission, along with community readers working locally in the arts, evaluate applications according to the following criteria:

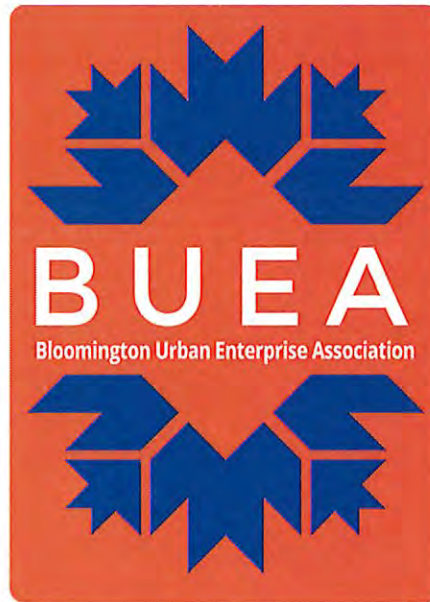
- Capacity - Does the project have a clear plan and outcomes and a plan to achieve them? Does the artist/arts group have financial resources committed to the project outside of this grant?
- Community Impact - Is the project addressing a community need? Does it engage in larger community dialogues? Does it reach out to or connect with the various communities that exist in Bloomington? Is the artist/arts group partnering with other organizations?
- Equity and inclusion - How does the project employ principles of equity, inclusion, and diversity?

The BAC received a total of 49 Arts Project grant applications during 2024. Based on our evaluation, we recommend that the BUEA fund the following 17 Zone Arts Grants for a total of \$21,950:

Applicant	Funding Purpose	Recommended Funding
Bloomington Buffy Prom	Funds to support a collaborative event that featuring local musicians a visual artists, with a focus on bodily autonomy	\$1,150.00
Bloomington Fine Art Supply	Funds are requested to support the implementation of a free multi-part visual art workshop that will be offered fully in Spanish (target audience: native Spanish speakers in and around the Bloomington area) and culminate in a public art exhibition as part of Gallery Walk.	\$2,300.00
Off Night Productions presents Steel Magnolias	Funds are requested to support Off Night Productions' theatrical presentation of "Steel Magnolias" by Robert Harling, on stage August 11-13 and 18-20 at the Waldron Auditorium in downtown Bloomington.	\$1,500.00
WFHB	Funds to support the WFHB's annual community concert The Block Rocker, featuring local bands, vendors, and nonprofits that make up the fabric of this community.	\$2,000.00
Huner Emin	Funds to support the creation of lightboxes for exhibiting the Manufactured Democracy art project on paper at the Rosemary P. Miller Gallery in the John Waldron Arts Center.	\$1,500.00
Urban Deer Performance Series	Funds to support a series of live experimental music performances, often incorporating spoken word and visual art/film components, by local, regional, and national touring artists.	\$1,500.00
WonderLab	Funds To support the integration of science and art through a demonstration of limestone carving techniques by artist(s) from the Indiana Limestone Symposium, followed by an opportunity for visitors to try limestone carving.	\$500.00
Hideout Press	Funds to support printmaking technique demonstration involving a steamroller and all ages hands-on printmaking	\$2,000.00

	activities	
Artists for Environmental Restoration	Funds to support an eight-month art project, for youth and adults, to sustain community dialogue on the topic of climate change, and the positive impacts that individuals can make to help mitigate this phenomenon.	\$1,000.00
Art Remains Creative ReUse Center	Funds to support a new creative reuse center in Bloomington IN.	\$1,000.00
Rebecca Woodward	Funds to support the continuation of a series of figure drawing classes with clothed models, allowing teens and adults access to this valuable resource in developing their art.	\$1,000.00
Eclipse Productions	Funds to support a live theatrical production of A Streetcar Named Desire at the Ted Jones Playhouse on May 9-19.	\$1,000.00
Roses Midwest Art Gallery	Funds to support local music arts and art exhibitions	\$1,500.00
Redbud Books	Funds are requested to support arts programming at Redbud Books, an independent and volunteer-run non-profit bookstore in downtown Bloomington.	\$1,000.00
FAR Photo Review	Funds to support a free photography exhibition featuring local photographers of all skill levels	\$1,000.00
Music Industry Creatives	Funds to support Burning Couch, a local & regional music festival, artist market, and the costs of the music festival.	\$1,000.00
Carrie Weaver	Funds to support a month-long immersive art show featuring mixed media, soft sculpture, and an original soundscape.	\$1,000.00
Total Recommended Funding		\$21,950.00

Bloomington Urban Enterprise Association



Historic Façade Grant Application

Return to:

Conor Herterich
Historic Preservation Program Manager
Housing and Neighborhood Development
401 N. Morton Street
P.O. Box 100
Bloomington, IN 47402
(812) 349-3507

Historic Façade Grant Program Application

The information collected below will be used to determine whether the project qualifies for funding by the Bloomington Urban Enterprise Association.

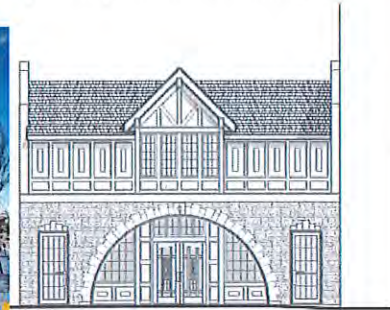
All information will be kept confidential.

Applicant (include the names of all partners): FFox Property & Development	Phone: 773-454-9538
Applicant Address (include Zip Code): 6440 Wellston Dr Bloomington, In 47408	
Address of the Property to be renovated (include Zip Code): 109 W 4th St, Bloomington, In 47404-5101	
Ownership: Individual Partnership Corporation (Specify: LLC) Non-Profit Organization Association (Specify:)	
Federal ID #:	
Year of incorporation: 2023	Length of time at this location: 6 Months
Contact Person: Justin Fox Tel: (773) 454-9538 Please give a brief description of your business/organization: Property Development Company New and restoration projects in Chicago and Bloomington, IN.	
Have you participated in any Zone tax incentives? Yes	
If so, which ones? IN Urban Enterprise Development	
Requested amount of BUEA funds \$ \$10k Front Façade Restoration & \$10K Side (alley) Façade	

Project Description: The restoration of the original 'World Courier' building facade, as designed by the late J.L. Nichols in 1912. Removal of recent modern materials will reveal some of the original stone work and corner quoins. The plan included restructuring the dormer to more closely match the original. Replacement stone arch will help to bring the facade back to its original design. New roofing, glass and wall panels will help to complete the original look and feel. Phase II will include alley side restoration to further enhance this important pedestrian walkway.



World Courier Building, Photo, c.1912. Courtesy: Monroe County Historical Museum.



NORTH ELEVATION

Economic Impact:

Total number of jobs at location:

Number of new jobs added from project:

New jobs: # of FT _____ # of PT _____

Average management/professional staff wage:

Average service staff wage:

Average wage for new jobs:

Do these new jobs have benefits: Yes No

Please describe:

Please estimate how BUEA funds will be spent:

Total Façade Cost: \$	\$400,000.00
BUEA Funds Requested: \$	\$20,000.00
Project Balance: \$	\$380,000.00
Source for Funding: \$	Loan
Loan: \$	\$380,000.00
Cash: \$	\$0
Site Improvements: \$	\$0
Other (describe): \$	

Do you have a clear title to the property? Yes

Total Estimated Cost of Overall Project: \$400,000.00

Estimated construction start date:	Late March 2024	
Estimated construction completion date:	August 2024	
Do you have access to an older or archival photograph of the building?	YES	
Have you discussed this project with the City Planning Department? If yes, please attach copy of approval letter. If no, please specify date of meeting.	Yes Katie Ghandi (Meeting date: 2/28/24)	
Is this property listed on the Bloomington Historic Sites and Structures list? If so, what is the rating on the property?	No	
Is the property located in a local or National Register historic district? If so, which one?	No	
Have you hired a contractor? Yes	Fox Property & Dev. LLC: GC Tom Stevens Constr. LLC: Framing Pedro Labetto & Sons: Masonry	Address: 6440 Wellston Dr Bloomington, In 47408
Will the contractor or subcontractors be Zone businesses?	No	
Have you contacted and worked with the HAND Historic Preservation Program Manager in order to produce an appropriate restoration/rehabilitation plan for the façade? Yes	Noah	
Have you applied for the \$500 façade rendering grant from the Bloomington Historic Preservation Commission? (this is not required)	No	

The following must be included for submission:

- Completed application with signatures and date
- Copy of Deed to property, if applicable
- Exterior drawing or rendering of proposed work
- Project specifications/work write up with estimates
- Zoning compliance/approval letter, if applicable
- Project timeline

I hereby certify that the information provided in this application and supporting documentation is given for the purposes of obtaining financial assistance from the Bloomington Urban Enterprise Association (BUEA) and is true and complete to the best of my knowledge.



Applicant

3/21/24

Date

Justin Fox

Applicant

3/21/2024

Date



World-Courier Office.

World Courier Building

Souvenir of Bloomington, Indiana

Commercial Club 1914

Construction press

Bloomington, Ill.—Stores and factory, McLean Co. Archt. G. H. Miller, Bloomington, has plans in progress and will take bids Oct. 1st. J. E. Will Furniture Co., Bloomington, owners. Bldg., 6 stys. and bas., 45x90; brick, reconcrete. Cost, \$40,000.

Sparta, Ill.—Bank bldg. Archt., A. T. Simpson, Bloomington. First Natl. Bank, E. L. Wilson, cashr., Sparta, owners, are taking bids. Bldg., 1 story, 22x72; brick. Cost, \$10,000.

Bloomington, Ind.—Printing office. Archt., J. L. Nichols, First Natl. Bank bldg., Bloomington. Oscar Cravens, Bloomington, owner, builds by day work. Working on foundations. Bldg., 2 stys., 35x66; stone.

Port Austin, Mich.—Store bldg, Huron county. Archt. P. A. Miller, Caro, has plans in progress. J. Cart Wright, Port Austin, owner, builds by day work. Bldg., 1 story and bas., brick. Cost, \$3,000.

St. Louis, Mo.—Store and college bldg., Jefferson and Gravois av. Archt., W. A. Cann, 705 Olive, St. Louis, Mo. Bids in. Lessee, J. R. Anderson, pres.; O. H. White, secty., 304 Bd. of Education bldg., St. Louis. Jefferson Gravois Trust Co., Herbert M. John, secty., 2530 S. Jefferson av., St. Louis, owners, will let each contract separate. Bldg., 2 stys. and bas., 53x110; brick, fireproof. Cost, \$15,000.

BLOOMINGTON, IND.

Bungalow: 1 sty. 40x60. \$5,000. Architect John L. Nichols. Owner T. J. Gare. Plans in progress; bids will be received until Oct. 10. Glazed brick, oak finish & floors, 2 mantels, gas & electric fixtures.

Residence: 2 sty. 32x40. \$3,000. Indianapolis, Ind. Architect John L. Nichols, Bloomington. Owner J. A. McDonald, of Lake Erie R. R., Indianapolis. Plans completed; bids will be received by owner until Oct. 10. Shingles, siding, shingle roof, oak finish & floors, gas & electric fixtures.

Cottage: 1 sty. 30x50. \$2,000. Bloomington. Architect John L. Nichols, Bloomington. Owner Mrs. Clara Smith, Bedford, Ind. Plans completed; bids will be received by owner until Oct. 10. Shingles, shingle roof, oak finish, oak & tile floors, 2 wood mantels, gas & electric fixtures.

Printing Shop: 2 sty. 36x60. Architect John L. Nichols. Owner Oscar Cravens, of the Daily World. Plans completed; day work. Brick, stone, composition roof, oak finish, tile floors, electric fixtures.

Construction News; Sept. 23, 1911

American Contractor; Oct. 7, 1911

WEEKLY COURIER.

PER YEAR. BLOOMINGTON, INDIANA THURSDAY, NOVEMBER 16 1911

BY OSCAR H. CRAVEN

FOUR WHITE CAP CASES SET FOR TRIAL AT ONCE

Special Venire Drawn Today
Contains Several University
Faculty Members.

Unless continuences are granted at the last minute four of the whitecap cases will be placed on trial tomorrow morning. Silas and Newton Adams, Tobe Snoddy and Joseph Shields filed affidavits for continuences alleging that important witnesses could not be here now. Their cases were continued. Jack Grubb, William Snoddy, and the two Hattons did not ask for continuences and their cases may come to trial.

A special venire of twenty-five men was drawn this morning out of which a jury may be selected.

In the special venire the following are from Bloomington township:
Prof. J. A. Woodburn, John Berry,

MONON'S NEW STATION NOW NEARS COMPLETION

Concrete Walk To Be Taken Up
And Re-laid With Brick.

Workmen are now waiting for the red tile roof for the new Monon depot which is expected tomorrow.

The Monon officials have decided to abolish the concrete platform at the depot and will lay vitrified brick instead. The brick will be laid up to the depot building and at the north and south sides.

The general waiting room at the new station is located in the center of the building and is 30X46 feet. It has a fine open fire place and will have oak seats. The ladies rest and retiring room will be located in the northwest corner, and the men's smoking room in the northeast corner. The room at the extreme north is for the janitor and the agent's quarters will adjoin the general waiting room on the south. The baggage room

WORLD-COURIER TO-DAY ISSUED AT NEW QUARTERS

Place of Publication Is Now On
Fourth Street

Today's issue of the World-Courier is issued from its new home on Fourth street.

Last Saturday the work of moving from north College Avenue to the new building was started and the job proved to be no small one, with the heavy machinery to be taken down and erected again.

The World-Courier building will be the most convenient occupied by any country paper in Indiana when the inside improvements are all completed.

The publisher takes this opportunity to thank his thousands of readers for their indulgence during the time the machinery was being transferred, and cordially invites all to call and inspect the new quarters.

Stationery Specials

Louisine Tissue Paper,
per pound.....25c

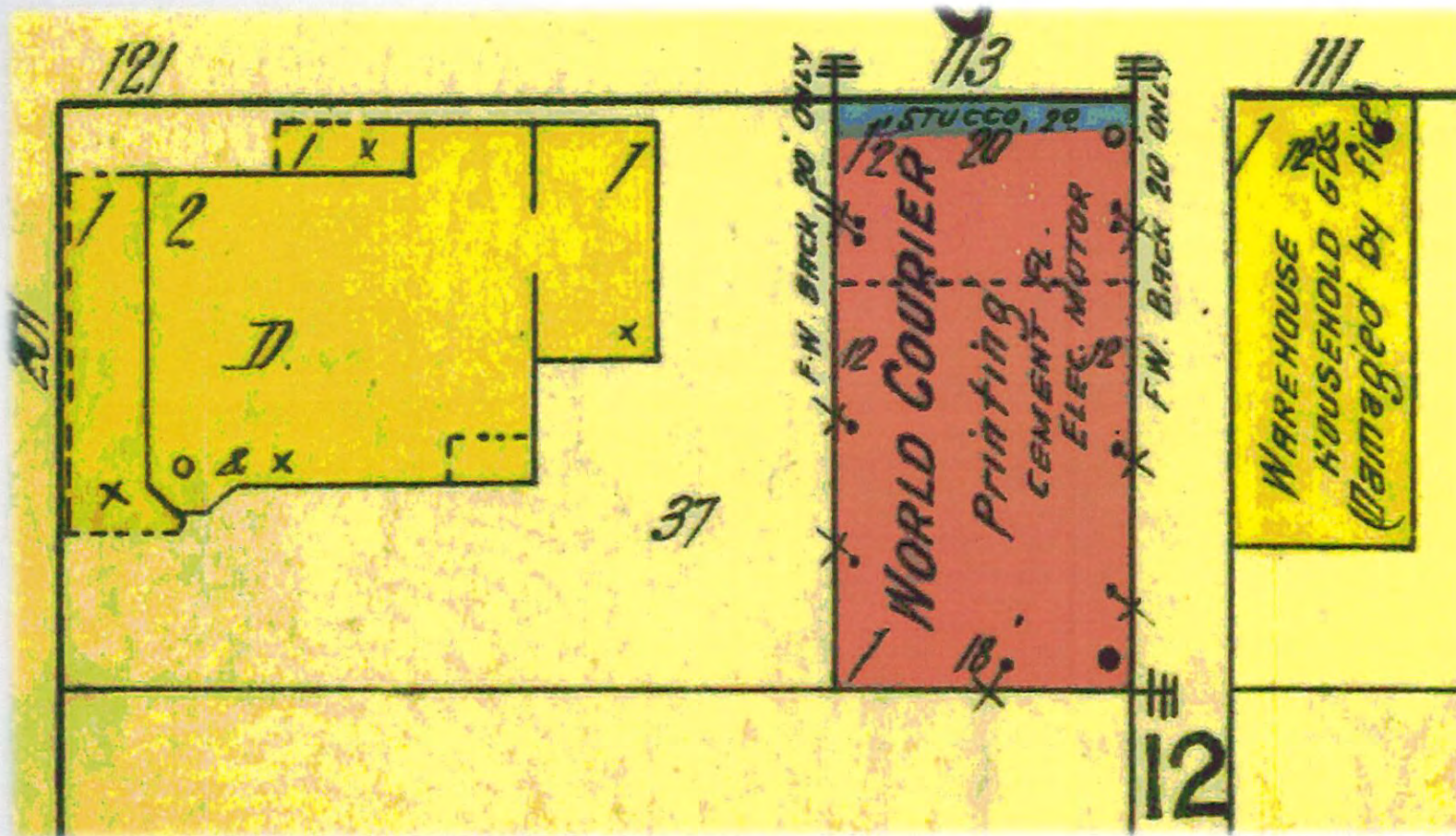
Louisine Envelopes to
match paper, 2 pckgs, 25c

ALSO

Complete line of Box and
Tablet Papers.

Bloomington Weekly Courier >>>

November 16, 1911



Sanborn Insurance Map, 1913 >>

Part of Sheet 11



This photo was taken in front of The World-Courier office

Evening World >>

April 18, 1914

J. L. Nichols

- ▶ Born 1859
- ▶ Nichols & Sons
 - Father: Hiram 'Jack' Nichols – Sons: John & 'Mort'
- ▶ Building supply store
- ▶ Builder/architect
- ▶ Go west young man – 1885 to ca. 1895
 - F. E. Edbrooke, Denver
 - “During the greater part of his stay in our office he has had charge of the Heating, Ventilating and Construction Department”
- ▶ No place like home
 - J. L. Nichols, Architect
 - Nichols and Son
 - Father: John – Son: Bridge
 - Nichols and Nichols
- ▶ Died 1929

THE BOOM

OF

1884.

ITS BOOM HAS
ALREADY
BEGUN.

The Ground Not Yet in
Condition for Work
but Almost as Much
Building Contract-
ed for as During
the Entire Sea-
son of 1883.

**THREE CON-
TRACTS THAT
AGGREGATE
\$76,000!**

New Turnpikes, New
College Buildings,
New Factories,
and a General Wave of
Improvement and
Prosperity.

to six carpenters, and performed
work as detailed below:

Frame dwelling for Matt. Beatley, - - -	\$1,000 00
Frame dwelling for Mary Kelly, - - -	850 00
Frame dwelling for John B. East, - - -	1,200 00
Frame dwelling for Wm. T. East, - - -	900 00
Frame dwelling for Moss St. Clair, - - -	700 00
Frame dwelling for Thos. Beatie, - - -	650 00
Frame dwelling for John Beatie, - - -	650 00
Frame dwelling for Ben. C. Smith, - - -	300 00
Frame dwelling for Wm. M. Beatley, - - -	2,000 00
Frame dwelling for Thos. Massey, - - -	300 00
Improvements for other individuals, - - -	450 00
Total, - - -	\$9,000 00

A. C. MCKEE employed from
two to four carpenters, and reports
work done as follows:

Frame residence for Jas. Smith, - - -	\$350 00
Frame residence for Wm. Rogers, - - -	1,000 00
Frame residence for David Hughes, - - -	400 00
Frame addition for Prof. Van Nuya, - - -	350 00
Additional improvements, " John Waldron, - - -	250 00
" Lewis Bollman, - - -	350 00
" Peter Bowman, - - -	150 00
" Monroe county, - - -	800 00
Small jobs amounting to	250 00
Total, - - -	\$4,400 00

STEPHEN MCPHERSON, em-
ployed from four to six carpenters,
and reports:

Two-story frame residence for Wm. M. Beatley, - - -	650 00
Two-story frame residence for J. N. Alexander, - - -	500 00
One-story frame residence for Samuel Gurty, - - -	900 00
One-story brick store room for John Stockwell, - - -	1,100 00
Two-story brick store addi- tion for Benj. McGee, - - -	1,900 00
One-story School Building, for Smithville, - - -	1,700 00
Total, - - -	\$46,250 00
Hoop Factory, - - -	2,000 00
A Grand Total of - - -	\$97,430 00

IT IS AWARDED.
The Contract for the
New University
Buildings,
And a Bloomington
Firm Carries off
the Prize.

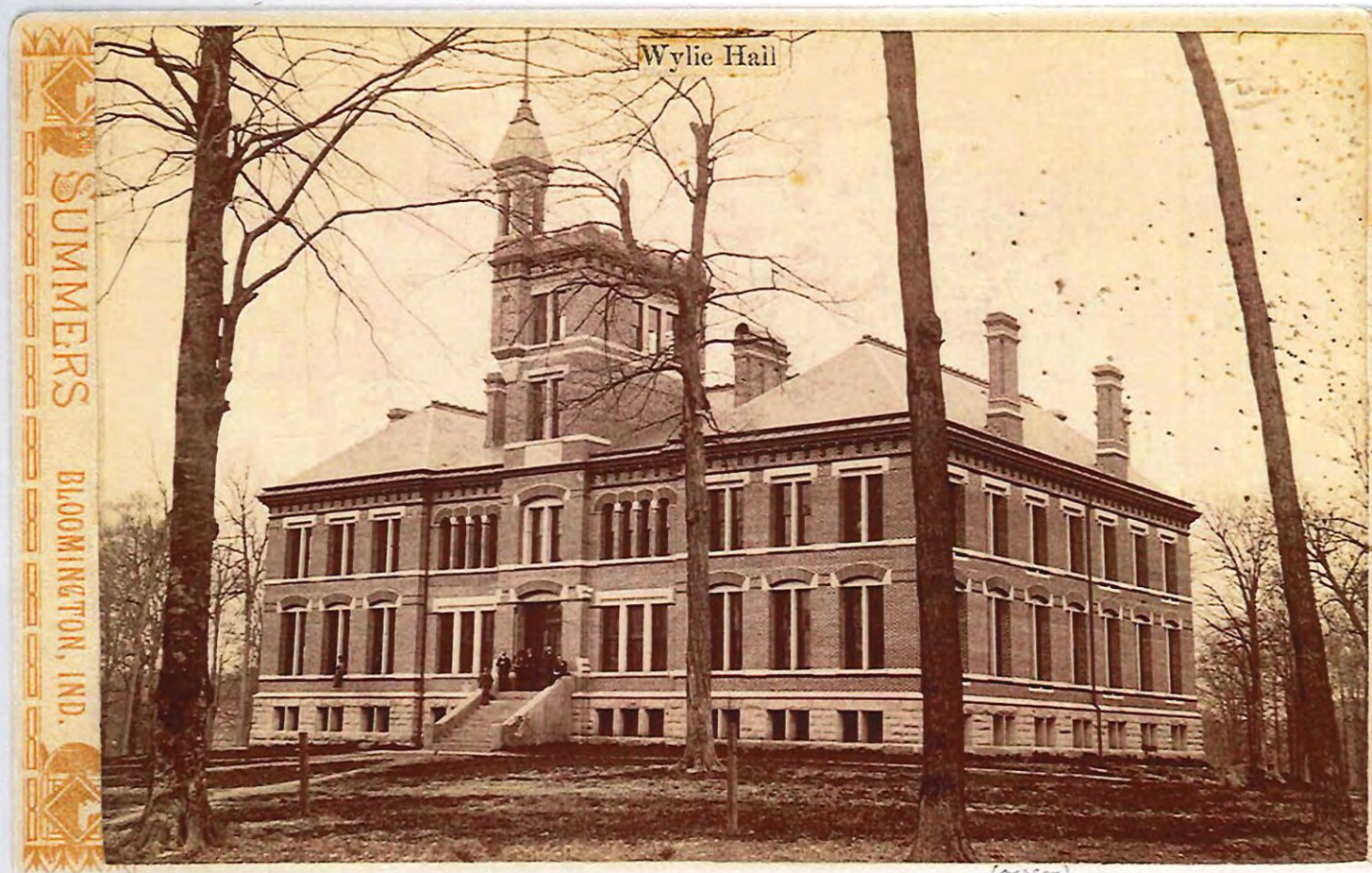
A BRIEF DESCRIPTION OF
THE BUILDINGS, AND
THE MATERIALS TO
BE USED.

According to previous notice the
board of trustees of the Indiana
University opened the bids, March
26, for the erection of the two new
college buildings at Bloomington.
Four bids were filed, as follows:
Moeling & Benschfelder, of Fort
Wayne, \$64,343; Charles Pearce,
of Indianapolis, \$64,800; P. H.
McCormick, of Columbus \$63,500;
H. J. Nichols & Son, of Blooming-
ton, \$59,982. This last bid being
the lowest, the contract was award-
ed Nichols & Son, and they were
given till the 1st of April to make
their bond and close their contract.
The buildings are both to be com-
pleted by the 1st of December next.

Republican
Progress



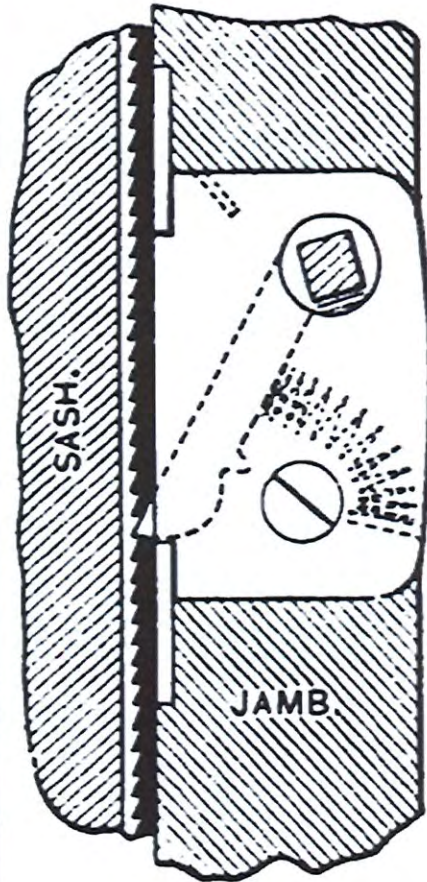
April 2, 1884



Wylie Hall 1910 appearance >>

Indiana University Archives

THE ACME SASH LOCK & BALANCE.



*A Perfect Ventilator.
Holds the Sash anywhere.
Does not Mar or Deface
the Wood Work.
No Rubber employed. No
getting out of repair.
Will last a Lifetime.*

Agents Wanted Everywhere.

SAMPLES 25 CTS.

CIRCULARS FREE.

J. L. NICHOLS, BLOOMINGTON, IND.

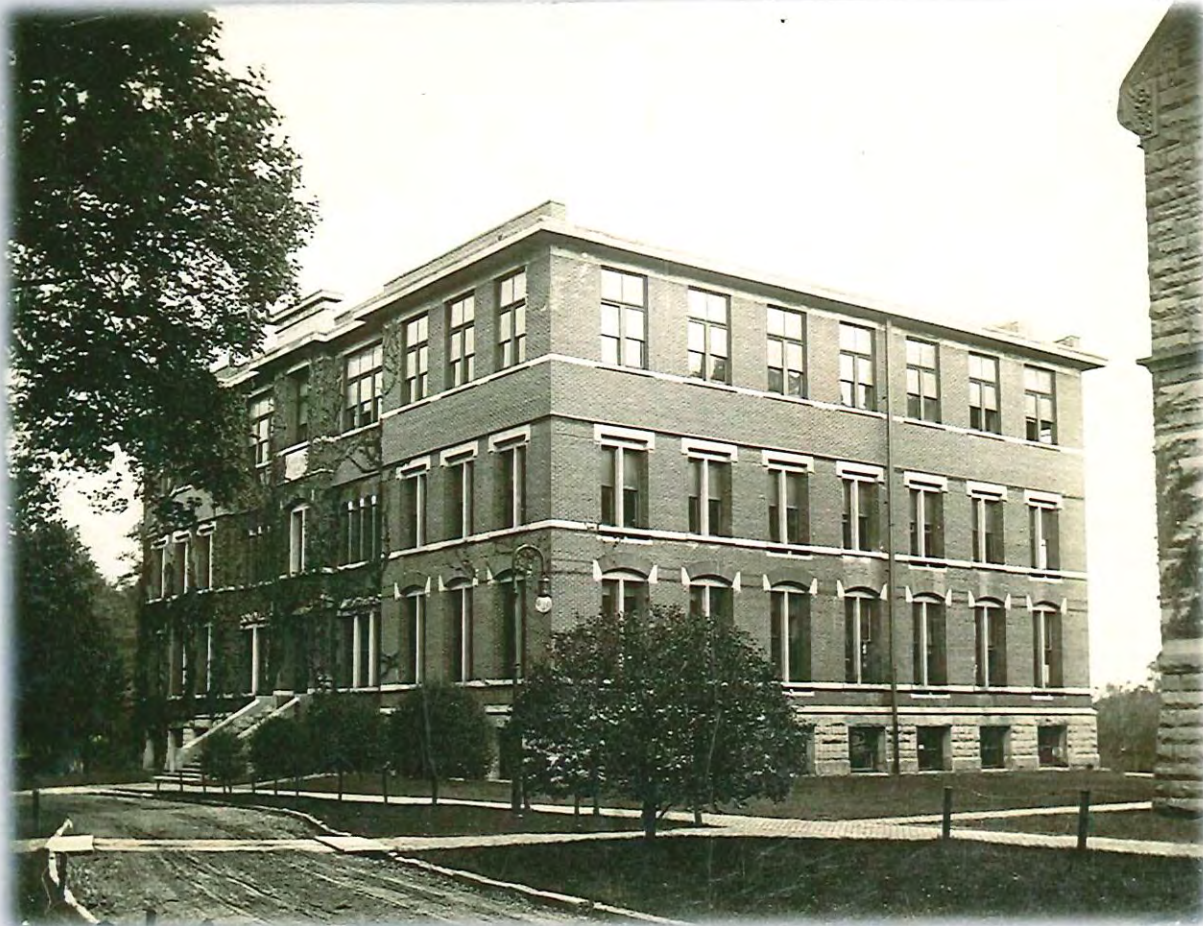
**Inland Architect
and News
Record** >>

April, 1885



Fire, February 7, 1900 >>

Indiana University Archives



Wylie Hall rebuilt >>

Louis Gibson, Architect
J. L. Nichols, Associate Architect



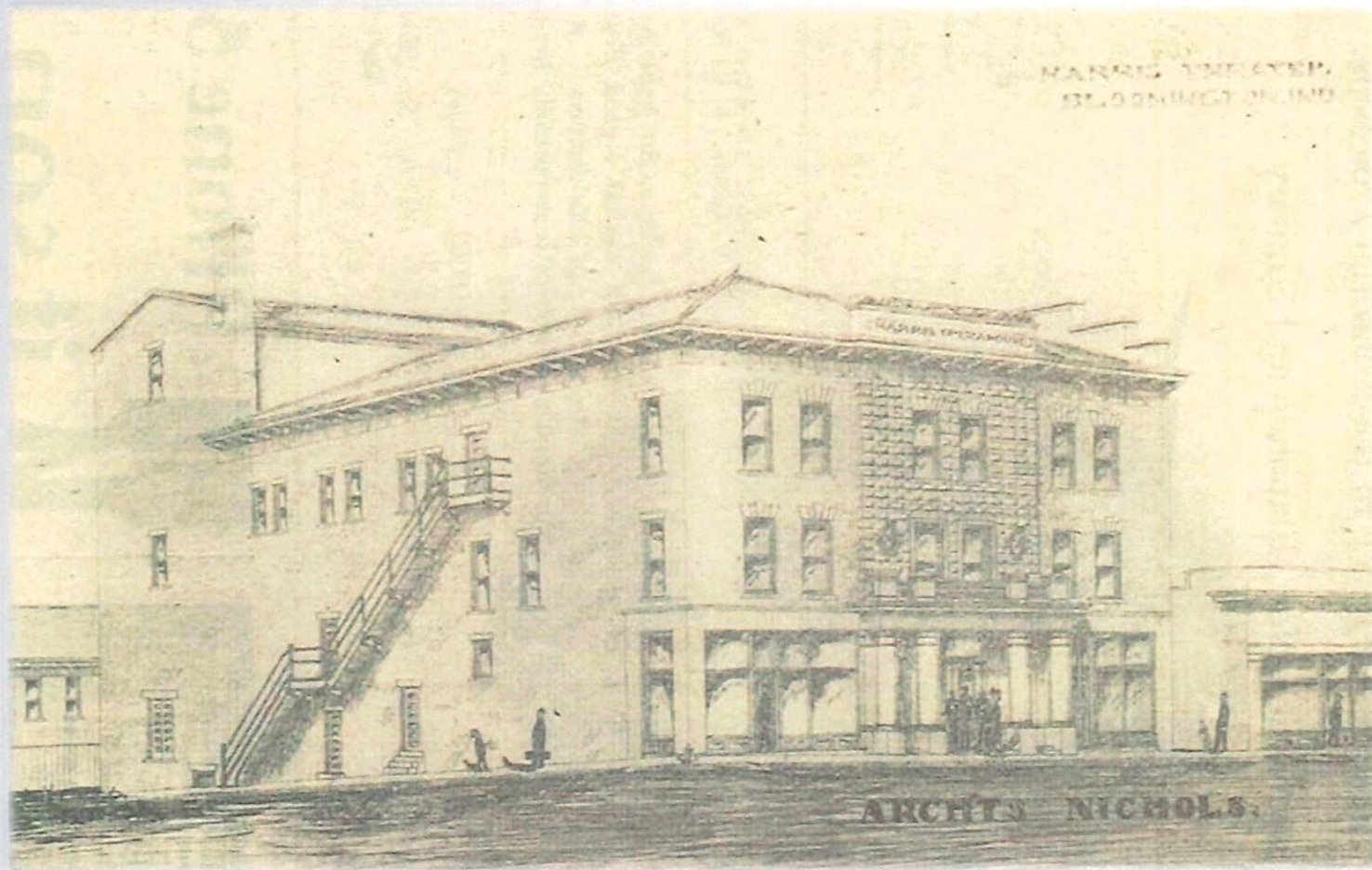
JOHN LINCOLN NICHOLS



BRIDGE J. NICHOLS

Father and Son >>

Harris Grand Theater program, September 1907



Harris Grand Theater >>

Indiana University Archives



Buskirk-Hill Building



North side of square

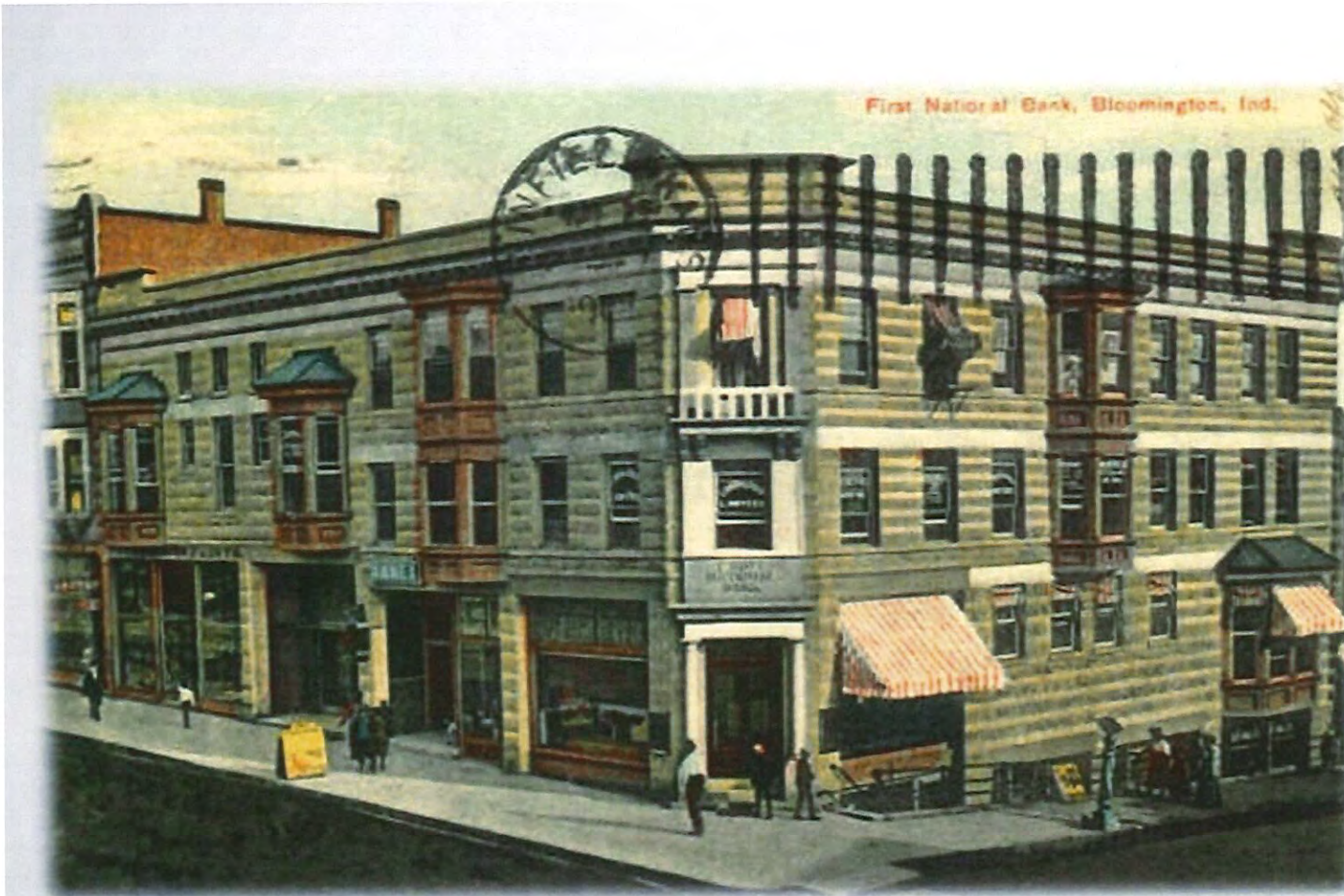
1898



K of P/Red Men >>

East side of the square

1904



First National Bank Building >>

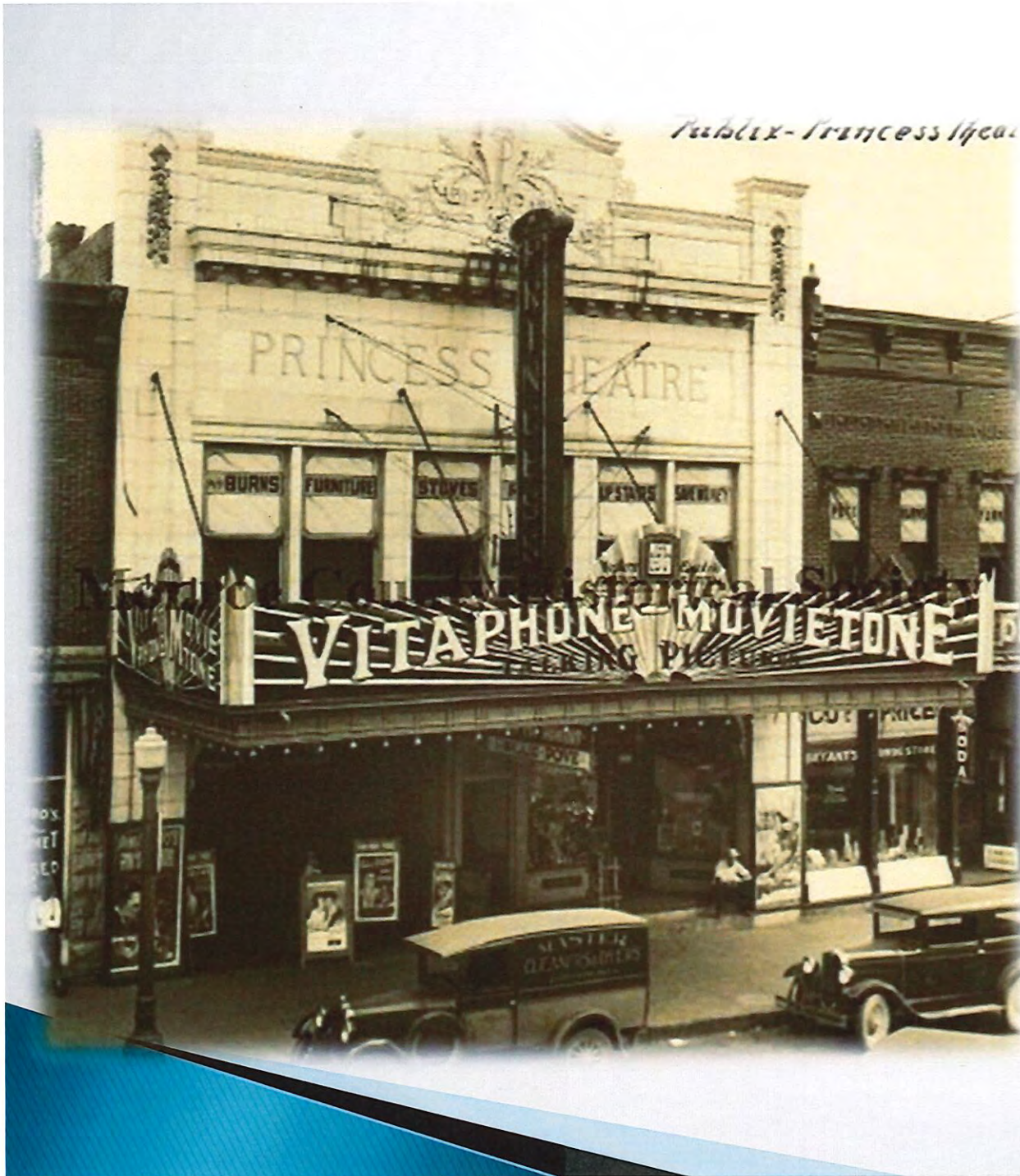
South side of square

1907



Eagle clothing store >>

West side of square
remodel/new façade 1929

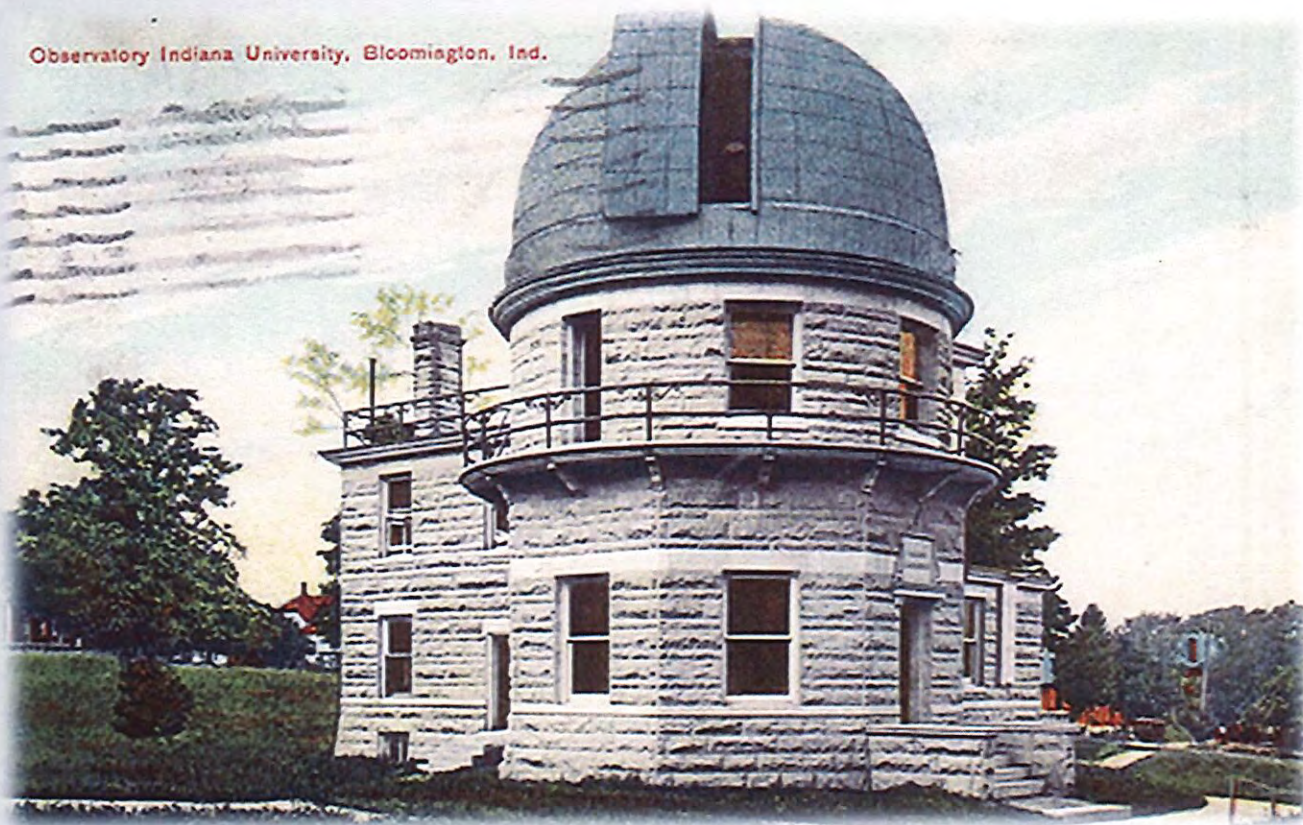


Princess Theater »»

North Walnut St.

1913

Observatory Indiana University, Bloomington, Ind.



Indiana University Observatory »»

Old Crescent, Dunn Campus

1900

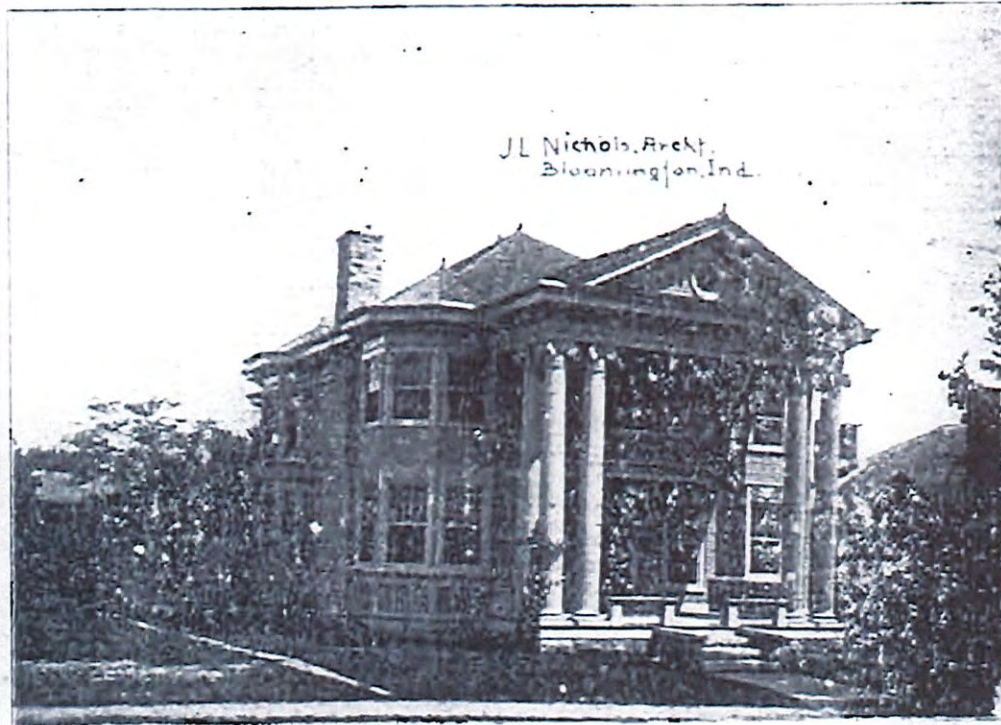


Myers Residence >>

North Washington St.

1904

BEAUTIFUL HOMES OF BLOOMINGTON.



RESIDENCE OF MR. EDWARD SHOWERS.

Showers Inn >>

North Washington Street

1904

H. Nichols, Archt.
Bloomington Ind.



Kirkwood Manor >>

Southwest corner of Kirkwood & Grant

1900/1923



T. J. Sare Duplex >>

Seventh Street & Park Avenue

1924



Book Nook >>

South Indiana Ave.

1914



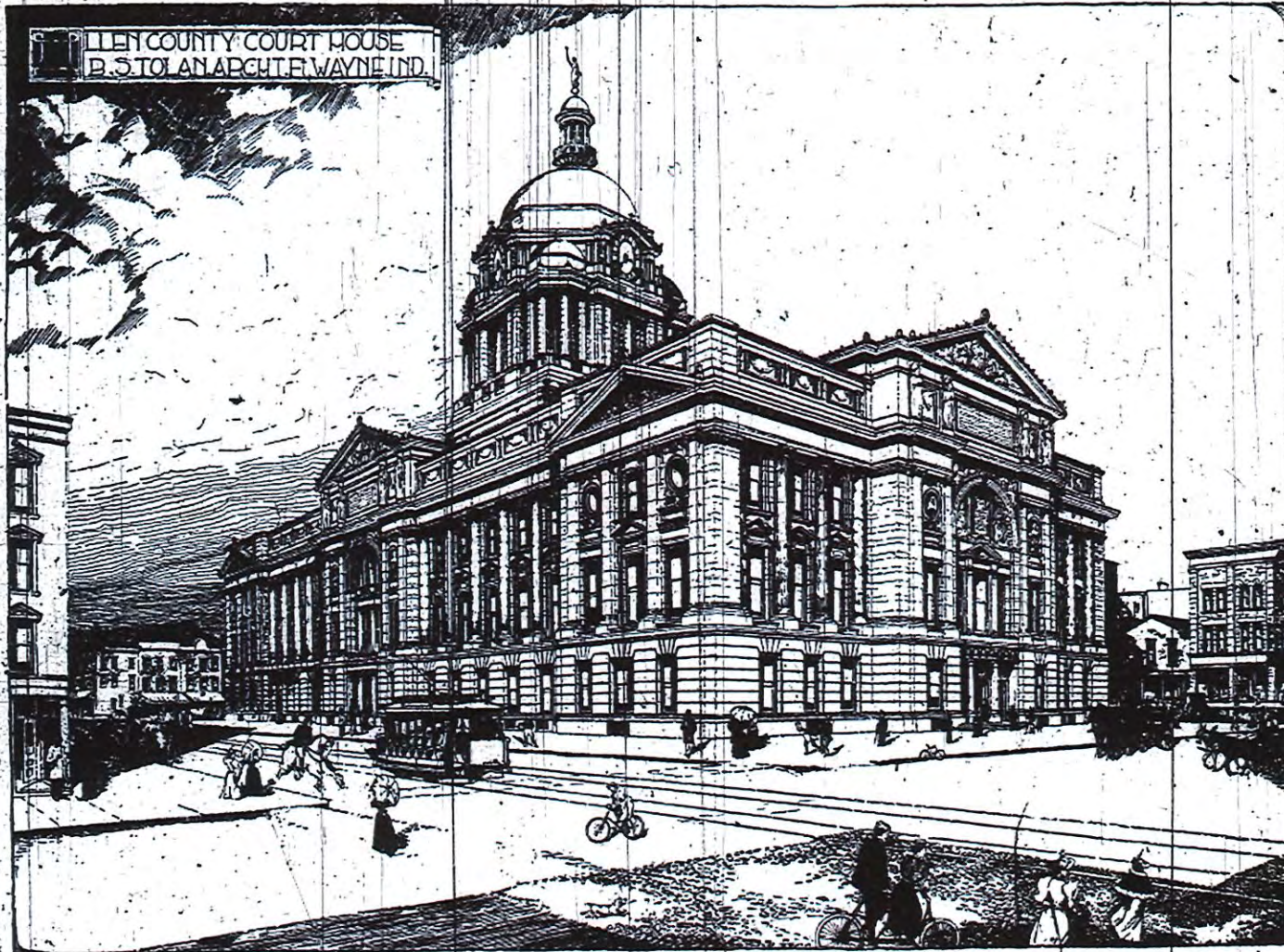
Huntington Bungalow >>

North College Ave.

1909

THE CONSTRUCTION NEWS.

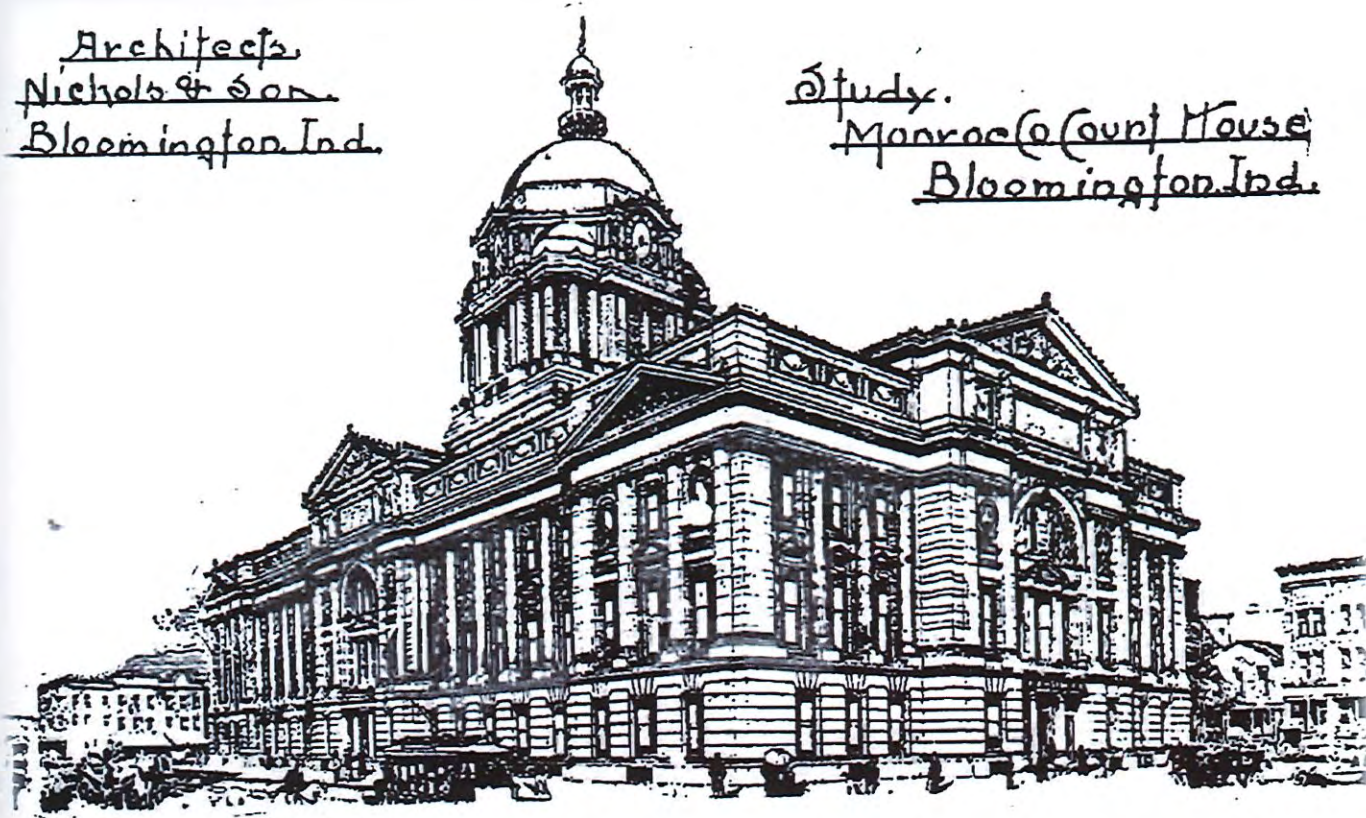
May 19, 1887



A bit of a plagiarist...

Architects
Nichols & Son
Bloomington Ind.

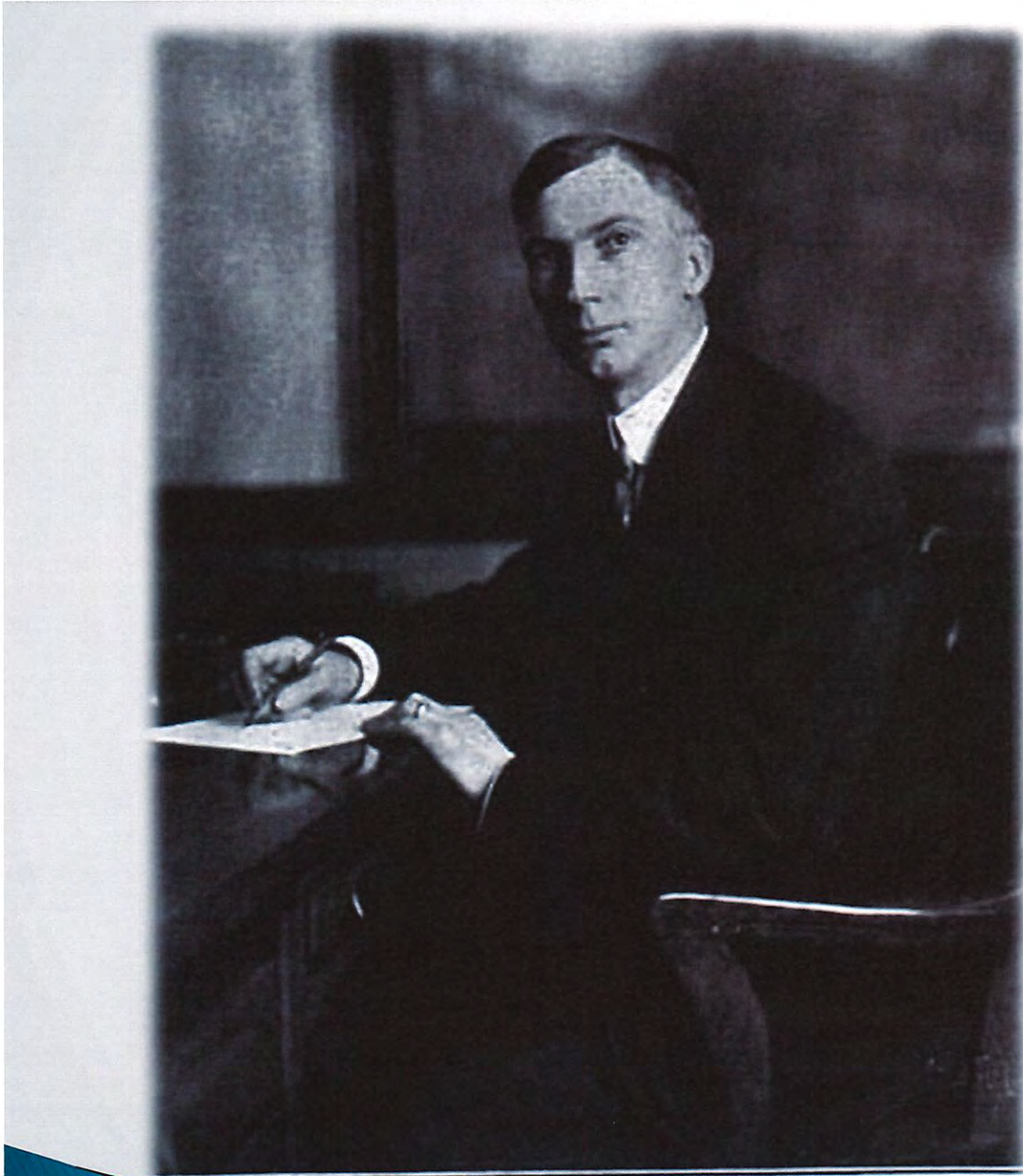
Study
Monroe County House
Bloomington Ind.



MONROE COUNTY'S PROPOSED NEW COURT HOUSE



Imitation is the most sincere form of flattery



OSCAR H. CRAVENS

Publisher and
Postmaster »»



Walter S.
Brafute



Publisher, *The Bloomington
Telephone*



Bradfute Building.

Home of *The Bloomington Telephone* »»

Demolished, near 5th and
College



College Avenue Post Office >>

1914

Anything to Save That \$2600 a Year Easy Job.

A red-hot finish of the Hunt-Cullop congressional fight is on, and, incidentally Editor Oscar Cravens is about to be read out of the Democratic party.

Cravens has turned his paper into a Cullop organ, has not given Hunt any chance to get his side of the contest before the public; but what is more serious, he has misrepresented several Democratic leader—all in a frantic effort to save Cullop and his own \$2600-a-year post office job.

Friday the World carried a Cullop boosting story in which was named a half dozen leading Democrats, who, the article said, were for Cullop and predicted he would carry this county. Every one of the Democrats named

denounced the article and all but one of them came out plainly and stated they were for Hunt.

The facts appear to be that Cullop has been deserted by both factions of the Democratic party. The independent faction is against him because he opposed the nomination of Woodrow Wilson at the Baltimore convention and the "ring" is against him because he promised half a dozen of the leader the Bloomington post office and when the time came could only give it to one.

Editor Cravens is for Cullop for the very simple reason that if Cullop is nominated he will get a second term of four years in the post office and if Hunt wins out some other Democrat will enjoy the \$2600 job.

Bloomington
Telephone 

April 17, 1914

BRADFUTE LIKES DEMOCRATIC TIMES!

Instead of the panic so persistently predicted by Walter S. Bradfute during the last campaign in case of a Democratic victory, the country is now on an era of real prosperity and real estate never brought a higher price than it is bringing now according to The Daily Telephone, whose editor has just sold two houses and lots for \$26,000. Even Bradfute admits that Democratic times are good! Witness the following from yesterday's Telephone:

"Real estate conditions were never more favorable in Bloomington than at present—not that there is a boom, but our little city is enjoying a substantial growth that gives everybody confidence. There is a feeling of stability that counts for much in values,

Evening World 

May 23, 1913

Questions / Comments

➤➤ Bill Coulter
wicoulte@gmail.com

Bloomington Urban Enterprise Association



Historic Façade Grant Application

Return to:

Gloria M. Colom Braña
Historic Preservation Program Manager
Housing and Neighborhood Development
401 N. Morton Street
P.O. Box 100
Bloomington, IN 47402
(812) 349-3507

Historic Façade Grant Program Application

The information collected below will be used to determine whether the project qualifies for funding by the Bloomington Urban Enterprise Association.

All information will be kept confidential.

Applicant (include the names of all partners): Second Missionary Baptist Church (SBC)	Phone: 812-336-5827
Applicant Address (include Zip Code): 321 N. Rogers Street, Bloomington, IN 47404	
Address of the Property to be renovated (include Zip Code): 321 N. Rogers Street, Bloomington, IN 47404	
Ownership: Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation (Specify: _____) Non-Profit Organization <input checked="" type="checkbox"/> Association (Specify: _____)	
Federal ID #: 35-1137111 Year of incorporation: 1994 Length of time at this location: 111	
Contact Person: Martha Chamberlain Tel: 812) 327-5064 _____ Please give a brief description of your business/organization: SBC is a historic baptist church located in Bloomington's Westside Historic District and	
Have you participated in any Zone tax incentives? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If so, which ones?	
Requested amount of BUEA funds \$ 10,000	

Project Description:

The roof needs to be replaced for all structures and is a major capital expenditure.

***Please include drawings or photographs illustrating proposed changes to façade**

Economic Impact:

Total number of jobs at location: 4

Number of new jobs added from project: 0

New jobs: # of FT _____ # of PT _____

Average management/professional staff wage: \$26,762

Average service staff wage:

Average wage for new jobs: 0

Do these new jobs have benefits: Yes No

Please describe:

No new jobs will be created from this request

Please estimate how BUEA funds will be spent:

Total Façade Cost: \$

BUEA Funds Requested: \$

Project Balance: \$

Source for Funding: \$

Loan: \$

Cash: \$

Site Improvements: \$

Other (describe): \$

We are requesting \$10,000 towards the roof replacement

Do you have a clear title to the property?

Yes

No

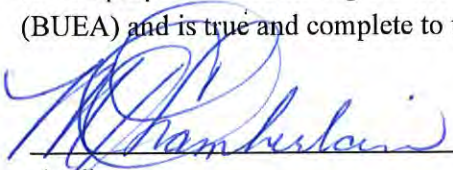
Total Estimated Cost of Overall Project: \$47,600

Estimated construction start date: 4/29/2024
Estimated construction completion date: 5/1/2024
Do you have access to an older or archival photograph of the building? Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you discussed this project with the City Planning Department? If yes, please attach copy of approval letter. If no, please specify date of meeting. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Meeting date:)
Is this property listed on the Bloomington Historic Sites and Structures list? If so, what is the rating on the property? Yes this property is on the historical sites list. Rating unk <input type="checkbox"/>
Is the property located in a local or National Register historic district? If Yes, National Register of Historic Places so, which one?
Have you hired a contractor? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, who? RCV Roofing Address: Bloomington, IN
Will the contractor or subcontractors be Zone businesses? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, list
Have you contacted and worked with the HAND Historic Preservation Program Manager in order to produce an appropriate restoration/rehabilitation plan for the façade? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Have you applied for the \$500 façade rendering grant from the Bloomington Historic Preservation Commission? (this is not required) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The following must be included for submission:

- Completed application with signatures and date
- Copy of Deed to property, if applicable
- Exterior drawing or rendering of proposed work
- Project specifications/work write up with estimates
- Zoning compliance/approval letter, if applicable
- Project timeline

I hereby certify that the information provided in this application and supporting documentation is given for the purposes of obtaining financial assistance from the Bloomington Urban Enterprise Association (BUEA) and is true and complete to the best of my knowledge.



Applicant

4/24/2024

Date

Applicant

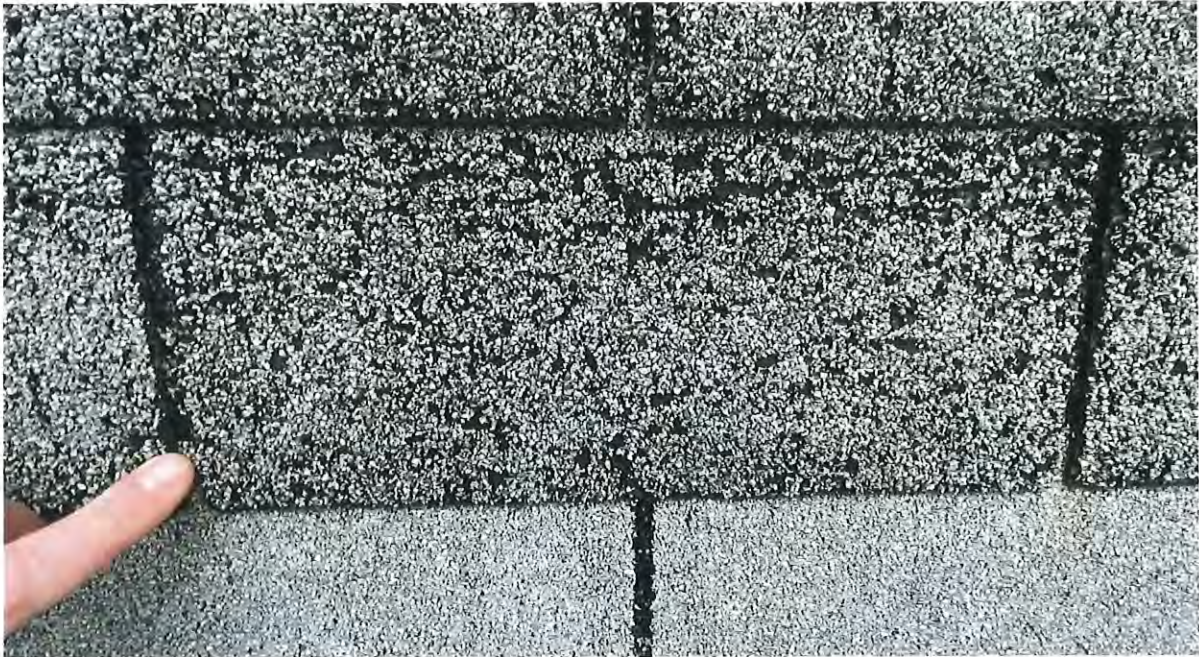
Date

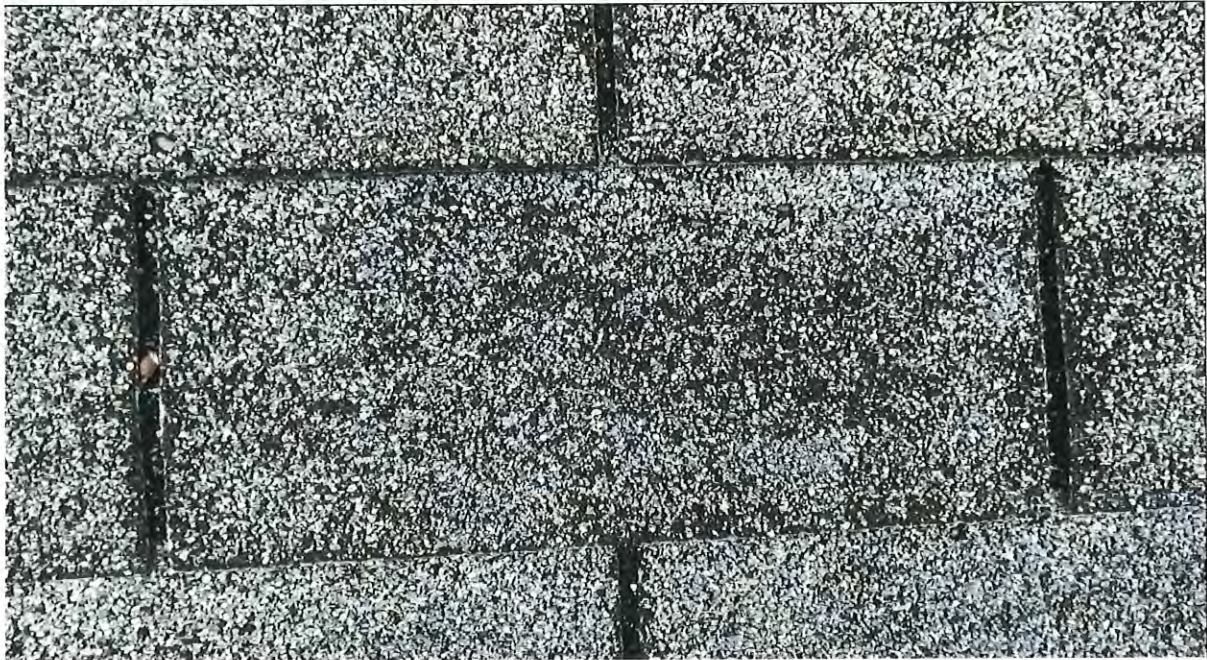




**MISSING SHINGLES
DUE TO WIND**











PROJECT PROPOSAL

RCV Roofing, Siding & Gutters

rcvroofing.com

Voted #1 in Roofing, Siding and Customer Service - Best Of Bltown

Office Phone/Text/Fax: 812-650-4301

5264 West Vernal Pike, Bloomington, IN 47404

Estimate Created By: RCV - Matt Tillet



Second Baptist Church
Job #BD-20158 - Second Baptist Church
321 North Rogers
Bloomington, IN 47404
(812) 325-2025

Estimate #	30208
Date	3/22/2024

Item	Description	Qty	Price	Amount
ROOF REPLACEMENT (Shingles) - Main Church and Brick Building Addition				
Remove Shingles	Tear off, haul and dispose of one layer of shingles, felt and all roofing components, required (per square)	79.10	\$47.45	\$3,753.30
7/12-9/12	Steep charge for 7/12-9/12, remove and replace (per square)	9.35	\$20.50	\$191.68
10/12-11/12	Steep charge for 10/12-11/12, remove and replace (per square)	21.99	\$25.75	\$566.24
12/12	Steep charge for 12/12, remove and replace (per square)	30.30	\$36.00	\$1,090.80
High Roof	Charge for roofing over 1 story, remove and replace (per square)	2.42	\$15.50	\$37.51
Install Gutter Apron	Install new gutter apron on all eaves.(per 10ft piece)	30.00	\$7.14	\$214.20
Ice & Water - Weatherlock	Install Owens Corning Weatherlock Mat Ice & Water Shield on all gutter lines, valleys, wall lines, around skylights, chimneys and penetrations (per roll)	16.00	\$140.59	\$2,249.44
Install Felt	Install Raptor Red Synthetic Felt (per roll)	6.00	\$74.51	\$447.06
Install Starter	Install Owens Corning Starter Strip Shingles (per bundle)	3.00	\$104.93	\$314.79
Install Shingles	Install Owens Corning, Limited Lifetime, Dimensional Shingles (per square)	91.33	\$259.44	\$23,694.66
Install Rolled Roofing	Install 2 ply rolled roofing system, per square (base sheet and cap sheet) Base covers 2sq per roll, cap covers 1sq per roll	2.00	\$539.50	\$1,079.00
Install Step Flashing	Install step flashing where needed (per bundle)	7.00	\$45.78	\$320.46
Install Ridge Cap	Install Owens Corning ProEdge Ridge Cap Shingles (per bundle)	11.00	\$139.11	\$1,530.21

Item	Description	Qty	Price	Amount
Install Large Boot	Install large pipe jack boot, 3"-4"	1.00	\$7.50	\$7.50
Install Large Slip Collar	Install large pipe jack slip collar for additional protection, 3"-4"	1.00	\$7.94	\$7.94
DECK AIR VENT				\$4,825.38
Cut In Ridge Vent	Cut in DECK AIR VENT ALONG ALL EAVES DUE TO NO INTAKE VENTING, for non-existing or not adequate (per foot)	200.00	\$2.55	\$510.00
Deck Air Intake Vent	Install deck air intake ventilation along all eaves to allow intake ventilation of the roofing surface. Per 4 ft. piece.	50.00	\$55.10	\$2,755.00
Install Ridge Vent	Install new shingle over ridge vent, Owens Corning Sky Runner LTE (per roll)	6.00	\$114.81	\$688.86
Install Box Vent	Install 750 box vent	2.00	\$21.20	\$42.40
Install Large Broan Vent	Install large broan vent, each	4.00	\$59.05	\$236.20
Cap Nails	Cap nails for underlayment (per box)	6.00	\$18.45	\$110.70
Coil Nails	Coil nails for shingles, 1 1/4" (per box)	6.00	\$67.73	\$406.38
Caulk	Roofing caulk for ridge cap nails and counter flashing, geocel (per tube)	6.00	\$12.64	\$75.84
OTHER ITEMS				
Install Wall Counter Flashing	Install wall line counter flashing (per foot)	30.00	\$18.60	\$558.00
Remove Gutter Guards	Remove gutter guards before the roof replacement, set aside.	1.00	\$129.13	\$129.13
Re-install Gutter Guards	Re-install gutter guards that we removed for roof install. Seal end caps and corners of gutters before doing so.	1.00	\$207.88	\$207.88
Delivery	Delivery charge for roofing materials and accessories	1.00	\$50.00	\$50.00
WARRANTY				
Upgrade - Platinum Warranty	Lifetime Workmanship (25 year non-prorated), 50 year manufacture warranty (Commercial is 20/20)	91.33	\$20.00	\$1,826.60
INCLUDED				
Included Decking/Planks	Included 2 sheets/planks of decking. RCV covers the first 2 used, additional is \$65 each (material and labor) *Not included in roof replacements with square counts under 10	2.00	\$0.00	\$0.00
Upgrade Discount	Discount for the Platinum Warranty and Duration Shingle Upgrade Charge.	1.00	(\$1,826.60)	(\$1,826.60)
Cash Discount	3.5% off the total estimate price for a full replacement, not including decking or upgrades. Cannot combine specials or coupons. Offer not valid with select financing plans or credit cards.	1.00	(\$1,348.39)	(\$1,348.39)
Upgrade - Flex Shingles	Install Owens Corning Duration FLEX shingles, Limited Lifetime, Dimensional Shingles (per square) CLASS 4 HAIL IMPACT SHINGLE	91.33	\$83.70	\$7,644.32

Sub Total	\$47,571.11
Total	\$47,571.11

INSTRUCTIONS & INFORMATION

Inspector: Matthew

Drip Edge Color: Almond

Main Church and Brick Building Addition

Special Notes: This estimate is to replace the full shingle roofing sections on both building combined and cutting in and installing deck air ventilation along all the eaves allowing the roof to breath properly. RCV will replace all the current step flashing and counter flashing that meets the wall lines and stone. The current condition of the roof is showing signs of heavy granule loss across the full roofing surface with multiple damaged/missing shingles. In the current condition the roof will not be able to be repaired due to the existing shingles being to brittle to repair. Thank you for allowing me out to help with your project and if you have any questions please feel free to reach out anytime.

Want to see us in person?

Come by our office at:

5264 West Vernal Pike, Bloomington, IN 47404

Office, Text & Fax: 812-650-4301

Due to constant changing material prices, estimate is only valid for 30 days.

Please contact us for updated pricing

How to Schedule With Us:

Give us a call or send us an email with your approval. For full roofs, we will need to know your shingle type, warranty, color selections and availability along with whether or not you are wanting your satellite/antenna(s) removed or reinstalled.

By accepting the estimate, you agree to have read our [Company Disclaimers](#).

For our insurance, company and scheduling information, please visit our [RCV Customer Portal](#).

For All Work Over \$750:

An agreement will be sent to you via email (regular mail upon request) upon approval. You will need to sign the agreement to be placed on our schedule. This agreement can be signed online, via computer or smartphone.