

TO: BOARD OF PUBLIC WORKS AND SAFETY
FROM: AARON HEAD, COMMUNITY ENGAGEMENT MANAGER
SUBJECT: 996 CONNER STREET – FAÇADE IMPROVEMENT GRANT
DATE: JUNE 12, 2024

Attached is the Façade Improvement Grant Application submitted by Brooke Heffernan, business owner at 996 Conner Street. (Chapter Book Lounge).

The total project cost is estimated at \$6,562.95 with a maximum grant of \$2,500. This particular application is for removal and replacement of signage. Due to the project being specific to signage, this is considered a Small Projects Grant in which the maximum grant amount is a 50% match up to \$2,500

After completion, all façade improvements must be inspected by the Program Administrator to verify work has been completed according to the Façade Improvement Agreement. “After” photos and paid invoices itemizing all eligible costs will be submitted to the Community Engagement Manager for verification. After all work has been completed and verified, funds will be disbursed.

If you have any questions prior to the meeting on June 25th, please feel free to contact me at 317-776-6324 or at ahead@noblesville.in.us.



Façade Improvement Grant Application

Grant that you are seeking (check all that apply):

Small Projects

Substantial Façade
Improvement

Architectural
Design Assistance

Estimated Total Project Cost: \$6,562.95

Amount Requested: \$2,500.00

Address of property to be improved: 996 Conner Street Noblesville, IN 46060

Applicant/Owner Information

Applicant Name: Brooke Heffernan

Applicant Mailing Address: 118 Stony Creek Overlook Noblesville, IN 46060

Best Contact Phone Number: 317-443-7862

Email Address: brooke@chapterbooklounge.com

Do you own or lease the property? lease

Property Owner Name (if different from applicant): Justin Musselman

Owner Mailing Address: PO Box 30094 Indianapolis, IN 46230

Best Contact Phone Number for Owner: 317-557-4894

Owner Email Address: justinmusselman@yahoo.com

Property Information

Date of Construction: July, 2024

Number of Stories: 3

Is this building located on a corner? Yes No

Is this property listed on the National Register of Historic Places (either individually or as a contributing building in a National Register District)? Yes No

Is this property located in a local historic district or conservation district? Yes No

Is the first floor of the building currently occupied? Yes No

Name of Business: PMB Enterprises, Inc.

Type: Building owner

Business Phone Number: 317-557-4894

Are any upper stories currently occupied? Yes No

Name of Business or Occupants: Chapter, LLC

Type: Book lounge

Business or Occupants Phone Number: 317-443-7862

I understand that the Façade Improvement Grant must be used for the project described in this application and that the Grant Review Committee must review the application and approve it prior to beginning construction. I understand that failure to comply with the approved application may result in losing my eligibility to receive funds.

I acknowledge that the City of Noblesville is obligated only to administer the grant procedures and is not liable to the applicant, owner of third parties for any obligations or claims of any nature growing out of, arising out of or otherwise related to the project or application undertaken by the applicant and/or owner.

Signature of Applicant:  _____

Printed Name: Brooke Heffeman


Date:

May 30, 2024

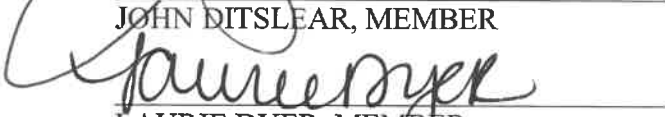
All of which is approved by the Board of Public Works and Safety of the City of Noblesville this
25th day of June 2024.



JACK MARTIN, PRESIDENT



JOHN DITSLEAR, MEMBER



LAURIE DYER, MEMBER




ROBERT J. ELMER, MEMBER



RICK L. TAYLOR, MEMBER

ATTEST:



EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

Bid/Estimate Summary Sheet

Note: Please attach all bids/estimates to this application. This form is a summary sheet only and may not serve as a substitute for actual preliminary cost estimate documentation. The bids should be itemized for each portion of the improvement project (signage, exterior painting, window repair, etc.)

Address of Property to be improved: 996 Conner Street

Itemized Description of Work: Signage - Wall

Bid #1 Submitted by: Sign Makerz	Amount: \$2,850
Bid #2 Submitted by: Sign-Art	Amount: \$5,288.20
Bid Preference: Sign Makerz	

Itemized Description of Work: Signage - Awning

Bid #1 Submitted by: Sign-Art	Amount: \$3,712.95
Bid #2 Submitted by: Indy Sign Factory	Amount: \$9,500
Bid Preference: Sign-Art	

Please make sure to indicate which bid you prefer for each description of work listed above.

Proof of payment (invoices and receipts) and at least one "after" picture are required for reimbursement after project completion.

Facad Grant Application Submission

Submitted to:

Noblesville Planning Department

City Hall c/o Aaron Head
16 S 10th Street, Suite 275
Noblesville, IN 46060

On behalf of:

Chapter, LLC.

Owners: Brooke Heffernan and Jen Todderud
996 Conner St.
Noblesville, IN 46060

Chapter Book Lounge plans to open doors by August 2024. Chapter will be Noblesville's literary haven situated in the charming embrace of the historic downtown. More than just a bookstore, it serves as a vibrant community space where patrons can engage in author events, writing workshops, and book club gatherings, all while savoring locally roasted coffee, craft cocktails, and fine wines.

Now, as Chapter embarks on a new chapter of its own, securing a lease for the illustrious 996 Conner Street, formerly known as the J. Frank Becker building Grand Hotel dating back to 1884, it seeks to enhance its presence in the historic district of downtown Noblesville, IN.

To ensure that Chapter remains easily discoverable amidst the quaint streets of Noblesville, the Small Projects Business Facade Grant will assist in acquiring two uniquely branded signs. These signs will not only guide patrons to our doorstep but will also reflect the essence of Chapter's literary spirit and commitment to fostering a welcoming sanctuary for book lovers to gather, explore, and celebrate the written word.

In advance, thank you for your consideration and assistance as we embark on this exciting journey, where the fusion of literature, community, and history intertwine to create a truly unforgettable experience at Chapter.

Current photography

This view of the building faces Conner Street (SR 38).



This view of the building faces 10th Street.



Physical description

The Becker building has been well maintained. While the old bricks are porous, the building has been painted in recent years. There are two exterior doors that are going to be updated for security and aesthetic purposes in the near future, prior to the public opening of Chapter.

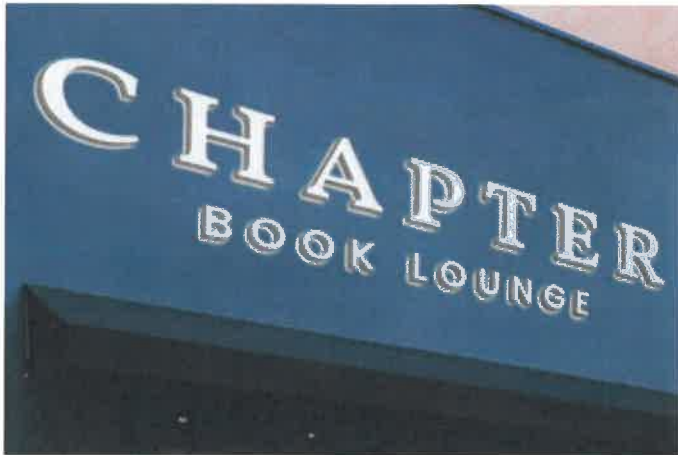
On the front side of the building (facing Conner St.) there is electrical tubing available for sign installation already in place. There is minor brick damage created from the last sign that effaced the building. Depending upon where the new sign is installed, the brick may or may not be repaired by the building owner. It's very possible that the new sign may cover the moderate brick damage that exists right now.

On the side of the side of the building (facing 10th St.) there is existing frame and graphic awning from the former leasee.

Signage request

Front view of the building faces Conner Street (SR 38).

For the front side of the building, we're looking to have a 3D Metal Backlit sign installed. The sign would span the width of the front door frame, on the brick facade, still on the 1st floor of the building. The dimensions are 84 inches x 17 inches with a cream color, white lit matte finish.



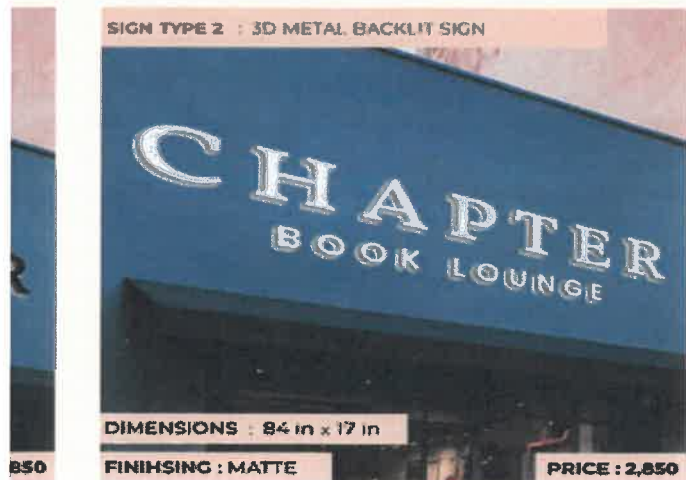


Pricing Option 1 and preferred vendor: \$2,850

Company: Sign Makerz

Itemization shown on quote image.

Brooke Heffernan	PRICE : USD 1,420
D METAL BACKLIT SIGN	INSTALLATION : USD 1,190
D METAL BACKLIT SIGN	UL CERTIFICATION : USD 240
D METAL BACKLIT SIGN	TOTAL : USD 2,850
D METAL BACKLIT SIGN	



Pricing Option 2: \$5,288.20

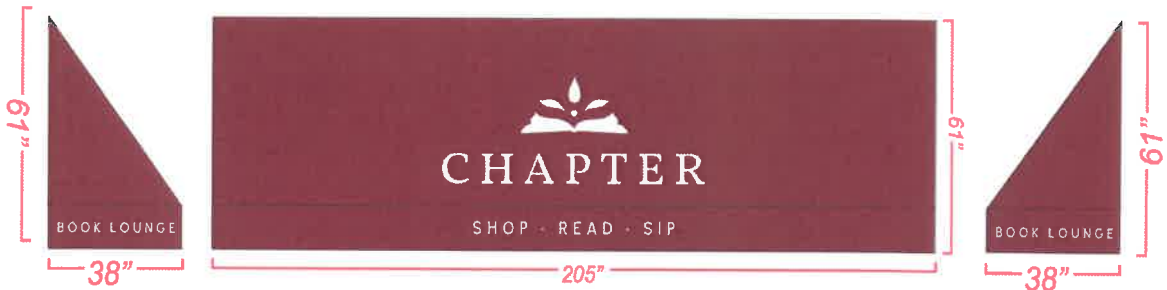
Company: Sign-Art

QUANTITY	DESCRIPTION	UNIT COST	COST
1	Fabricate one set of halo lit channel letters 84X17". Stud mounted on stand offs. built to drawing specifications.	\$5,288.20	\$5,288.20
	1 Aluminum-040-mill-Gl-48x96	\$117.15	
	100 ft Channel Coil-3 in- 040-in	\$165	
	2 LED Module-Std-12v-Bag 44'	\$204.60	
	2 Power Supply-12v 60w	\$105.60	
	1 ACM-3mm-white-48x96	\$69.30	
	1 Acrylic-1/8"-white-48x96	\$94.05	
	1 misc	\$412.50	
	24 hr Fabrication	\$2,640	
	8 Installation	\$1,480	

Signage request

Side view of the building faces 10th Street.

For the side of the building, we're looking to replace the existing metal frame and canvas awning with an updated canvas the better reflects the existing paint color of the building as well as Chapter's new occupancy.





Pricing Option 1 and preferred vendor: \$3,712.95

Company: Sign-Art

1	option 2) New Awning Cover-NEW Frame. The material with graphics is fabricated and wrapped to the new frame. Removal of existing awning and disposal of old frame, reinstalling the new awning (w frame) onto the building. Built to drawing specifications.	\$3,712.95	\$3,712.95
	1 Fabrication of New awning(w/frame) with graphics on 4 sides	\$2,675.70	
	1 Misc. Reinstallation Materials	\$47.25	
	2 Removal and disposal of existing awning frame	\$330	
	4 Installation	\$660	

Pricing Option 2: \$9,500.00

Indy Sign Factory is pleased to offer this proposal for the following products and services at your location: 996 Connor Street, Noblesville, IN 46060

Indy Sign Factory proposes to fabricate & install (1) tubular aluminum welded mill finished frame fabric covered shed style awning.

Fabric: 100% solution dyed woven acrylic - Sunbrella or similar - Standard color to be selected.

Dimensions: Per plans received & customer specifications provided - (1) at 205" width x 61" height x 38" projection with 11" rigid valance - Field verification provided by Indy Sign Factory representative.

Graphics: Initial design and two revisions.

Notes: Shop drawings provided prior to fabrication. Custom non-engineered product manufactured by Indy Sign Factory representative with standard (1) year warranty. All structural wall supports to be provided by others. All lighting/electrical, if any, to be provided by others. Construction is based on CPAC professional opinion, awning construction is not state engineered.

Investment: \$9,500.00, including installation.

Small Projects Grant Request Financial Summary

Front exterior sign: \$2,850.00

Side exterior awning/sign: \$3,712.95

Total Cost: \$6,562.95

Total eligible grant request: \$2,500.00