

Façade Grant Requests

October 2013

1. Nancy Reid House – 134 West John
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2. Funderburk-Plaxco House – 316 E. Matthews
pp. 21 - 27

the program to help maintain properties in the Downtown Overlay District.

**Façade Grant Request
Reid House
134 West John Street
October 18, 2013
Amount Requested: \$2,500**

Summary and Background

The Nancy Reid house, constructed in 1890, is one of Matthews' oldest residential structures. The iconic former home of Dr. Thomas Reid is now owned and operated by the Matthews Historical Foundation and is currently used as event space for everything from weddings to tea parties to business meetings. The property was gifted to the Historical Foundation in 1987 by Ms. Reid with the condition that it be maintained. The property is a locally designated historic landmark.

Components of the Request

As is the case with any historic structure, the home requires regular maintenance to the exterior in excess of newer buildings. The request as presented for the grant is composed of paint work, roof repair, brick repair to the chimneys and replacement of rotten wood as well as replacement of the gutters. The projected cost of the project is \$20,500 although the application concedes that the cost may escalate if more problems are discovered.

Consistency with the Zoning Ordinance, Downtown Overlay District, and Program Guidelines

Due to the nature of the work and the desire of the applicant to keep the paint scheme as is, no zoning review is required for the project. The request for \$5,000 meets the threshold for projects with an estimated cost greater than \$20,000.

Recommendation

Staff recommends the full grant request of \$5,000 for approval. If approved, the request should be structured so that if receipts come in at less than \$20,000, the grant will automatically be rewarded at the maximum amount allowed in the guidelines. Projects between \$10,001 and \$20,000 in cost are eligible for up to \$3,500 in grant funds.

Downtown Matthews Facade Enhancement Grant

Procedure for Receiving Grant



Downtown Matthews Facade Enhancement (MFE) Grant Program

A community development program established by the Town of Matthews under the authority of NC G.S. 160A-456 for the restoration or preservation of older neighborhoods or properties or the prevention of blight.

For questions or to apply for the Downtown Matthews Façade Enhancement Grant Program, contact:

Town of Matthews Planning and Development Department

232 Matthews Station Street
Matthews, NC 28105
Jay Camp, Senior Planner
704-847-4411 ext. 228
jcamp@matthewsnc.gov



Property Owner's Name:
MATTHEWS HISTORICAL FOUNDATION

Tenant's Name & Business:
THE REID HOUSE

Applicant's Name and Mailing Address:
P.O. Box 1117
MATTHEWS, NC 28106

Applicant's Phone #: 704-847-7610

Project Property Address:
134 W. JOHN ST., MATTHEWS
Email: phlnc@carolina.rc.com

Please attach the following with this Application:

1. Color photographs clearly showing the existing condition of the proposed area of improvement.
2. Written specifications outlining the scope of the work.
3. Sketch or scaled drawings showing proposed renovations.
4. Written plans for proposed improvements to the building and proposed timeframe for such work.
5. Samples of all paint colors, awning fabrics, and building materials to be used if applicable.
6. Proposed budget and licensed contractor's cost estimates. Please provide a copy of his/her North Carolina Contractor's License number.
7. Written permission from the property owner if applicable.
8. Written approval from the Town of Matthews Planning & Development Department that the project meets zoning requirements.

Total cost of improvements: \$20,500

Amount requested: \$5,000.00

Signature of Applicant: Laura Hester

Date of Application: 10-15-2013

Incomplete Applications will be returned.

Grant applications may be submitted to the Town of Matthews Planning and Development Department at any time. Due to funding cycles, the awarding of grants is based on funding availability, and are awarded quarterly. Grants will be awarded to eligible applicants until all funds are expended.

1. A Pre-Application consultation with a representative of the Town of Matthews Planning & Development Department, is required.
2. The property owner or business owner submits a completed grant application, photographs, and drawings to the Town of Matthews EDAC. The package must be complete, including samples, in order to qualify for funding.
3. Following submission the property owner or business owner will have an opportunity to meet with an appointed EDAC member and a representative of the Planning and Development Department to discuss the project and answer questions.
4. The Planning and Development Department will provide a written report on the application to the EDAC and if approved, EDAC will recommend it to the Town Board for final approval then a grant agreement will be executed between Town and the applicant.
5. This is a reimbursable grant. Once the Town receives copies of all paid invoices, copies of checks showing proof of payment, and after the project has been inspected, grant funds will be disbursed.



**Submitting a grant application does not guarantee funds will be awarded.*

***Funding is contingent upon the annual budget for the program.*

Matthews Façade Grant

Matthews Historical Foundation The Reid House

The Reid House is in dire need of "box" (hidden) gutter and roof/chimney repair. I have attached the estimate for this work. There are no photos of the inside of the gutters, since I can't photo that area. However, the seams inside the gutters need resealed. We have also discovered the bricks are missing from the tops of chimneys, allowing vegetation to grow. The estimates for these and other related repairs are \$8,000. There may be additional costs to this amount when the work begins and other problems are uncovered.

The Reid House exterior paint is chipping and in poor condition. Multiple areas of the soffit and fascia boards are rotted. The porch flooring has two major holes and a few minor areas that need replaced. The painting estimate is \$6,500. This does not include any carpentry work (soffit and fascia boards) or porch floor board replacement. The cost for this is \$25 per hour plus materials. So the actual cost of repair and painting is unknown until the work begins.

There are no planned renovations to the existing building, only paint and repair. The paint colors will remain the same. Due to the immediate need, the repair and painting is scheduled to begin October 28. Photos enclosed show obvious areas requiring immediate attention. It's difficult to believe additional hidden problems and costs will not be discovered.

In the small room off the board room, there is a slight staining on the ceiling from the gutter problems and water running back inside the house. When the outside problems are corrected, the ceiling will need repainting.

Therefore, the total cost of improvements will probably top \$20,000. The breakdown follows:

Gutter/Roof repair	\$8,000
Painting	6,500
Other costs (as described above)	5,500 - \$7,000

The Reid House is a Matthews icon and one of the finest historical properties in Mecklenburg County. However, to preserve and maintain this property is expensive. We would appreciate your support with a grant as the Reid House has no endowment and only subsists with donations and rental income.

October 15, 2013



Murr & Laney, Inc.

P. O. Box 1085; Pineville, NC 28134

704-643-7121

October 7, 2013

Reid House:

We propose the following:

Gutters & Downspouts.

1. Clean out and check all gutters and downspouts.
2. Clean, prep, and apply Belzona 3111 (www.Belzona.com) over all joints in built in copper gutters. Belzona consist of GSC primer, 2 coats of 3111 membrane embedded in fabric while wet, and a finish coat to look like patina copper. Belzona is much better long term then other products under these conditions.)
3. Fabricate and install new outlet at upper section of gutter to drain into front porch roof gutter.
4. Extend and add downspouts where missing at gutter level to prevent water from channeling down siding.
5. Where gutter abuts chimney, and walls, install baffle to prevent water from running down walls.
6. Install copper wire basket strainers to all outlets.

Price for this work is \$ 3,951.00

Other Roofing Related Items:

1. Clean, prep, and coat small metal roof over front porch with Sealoflex Membrane. (www.Sealoflex.com)
2. Repair brick at tops of chimneys. Clean out all vegetation. Add metal cap over flues at two middle chimneys to prevent water from entering. Sealoflex the remainder of the chimney and seal to metal. Fabricate and install metal cap over entire front left chimney. Sealoflex top of rear chimney.
3. Check and re-caulk counter flashing at all four chimneys.
4. Check over all shingle and EPDM Rubber roof areas
5. Replace missing molding on right side of home. Check over all other wood moldings and fascias.

Price for this work is \$ 4,031.00

Regarding the ground drain work, we feel need to get a better understanding of what you are envisioning, and what would be the best long term solution.

Thanks,

Will Funderburk

704-643-7121

www.murrlaney.com

Murr & Laney, Inc.

P. O. Box 1085; Pineville, NC 28134

704-643-7121

October 11, 2013

Paula,

Here are some of our references. We also have many pictures on our website and Facebook page. We are a family business, so I promise you, we take extensive pride in our work. My younger brother Matt would handle the work at the Reid House, and he lives in Indian Trail. Once approved we need a couple weeks for material to arrive before we start work. We would come out and at least do temporary sealing to the gutter joints to prevent further damage until Belzona arrives.

Reference List:

1. Hubert Whitlock Builders. Owner Scott Whitlock 704-364-9577
2. Chuck Billings- Consultant for Belzona 828-265-9611
3. St. Nektarios Greek Orthodox church. Dena Kondilis 704-708-4669
4. Judy Harrell Res- Older home we reroofed in Morganton NC 828-584-1002
5. First Pres Church Belmont- Jeff Rhyne
6. Harry Schrader- Schrader Design.
7. Mel Graham- Owner of Morrocroft Mansion and Longview Country Club.
8. Calvary Church Charlotte (Pink Church)
9. McColl Center Charlotte
10. Charlie Coker of Sonoco Hartsville SC
11. St. Peters Episcopal Charlotte NC
12. Bethel United Methodist Chester NC

These are just a few of hundreds of references we could provide.

Thanks

Will Funderburk

704-643-7121

www.murrlaney.com

September 22, 2013

TO:

Matthews Historical Foundation
P.O. Box 1117
Matthews, NC 28106

WORK PERFORMED AT:

Reid House
134 West John Street
Matthews, NC 28105

WORK PERFORMED BY:

Leo Roan Painting
3110 Roberta Road
Concord, NC 28027
704-606-6682
leoroanpainting@gmail.com

DESCRIPTION OF WORK PERFORMED

Exterior painting (complete) & gazebo:

- A. Pressure clean & mildicide body of house, garage, and gazebo
- B. Scrape, sand, caulk where needed on house, garage, and gazebo
- C. Any wood replaced must match removed wood and be primed on all six sides*
- D. Paint bonding primer (building has oil & latex) Sherwin Williams or PPG Porter Paint Acry-Shield Acrylic Bonding Primer
- E. Paint using semi-gloss white latex (Sherwin Williams Duration)
- F. Remove and paint all shutters the same color
- G. Paint gazebo
- H. Paint garage doors and 2 man doors white
- I. Porch – wood scrape deck – paint to match

Include chimneys, lattice and foundation

*All wood repair/replace, including repair/replace front porch between handrail posts, \$25 per hour carpentry plus materials

**Gutters to be evaluated. Leo does not repair boxed gutters, if they need repair, we will need a gutter person for repair

Warranty of painting – 5 years

All material guaranteed to be as specified, and the above work be performed in accordance with the drawings and specifications provided for the above work and be completed in a substantial workmanlike manner for the agreed sum of **\$5,950 includes all paint and painting materials. The higher cost exterior paint will result in a higher gallon charge. Leo plans on 25 gallons of exterior house paint adding \$550 to the above cost (\$6,500)**

Has workman's comp and will furnish a certificate of insurance naming the Matthews Historical Foundation from their insurance company

REFERENCES PROVIDED BY LEO ROAN

John Kelleher 704-650-6995 (homeowner of 2 historical houses – Hendersonville &)

Becky Farris, GM, Duke Mansion 704-714-4422

David Hostetier 704-560-6889 (Belmont houses)

Tom Morgan 704-507-7395 RDT Construction

Chip Flynn, Pres. Flynn Aviation 704-778-2254

Tim Roberts, Pres. Cottage Keepers Properties 704-860-1549

Cyndi Patterson, Lynwood Foundation Pres. 704-437-4400

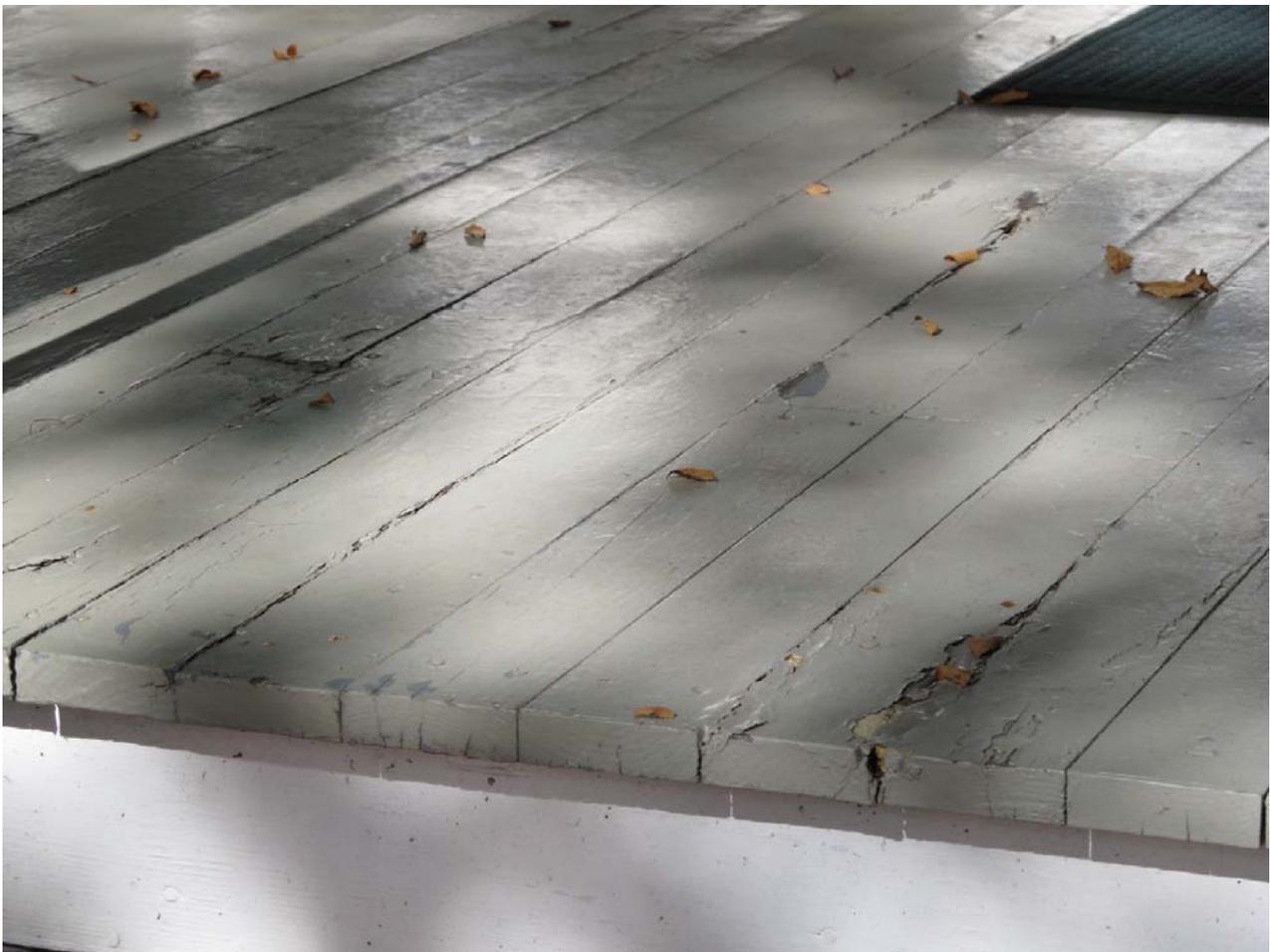
Leo has painting contract with Duke Mansion









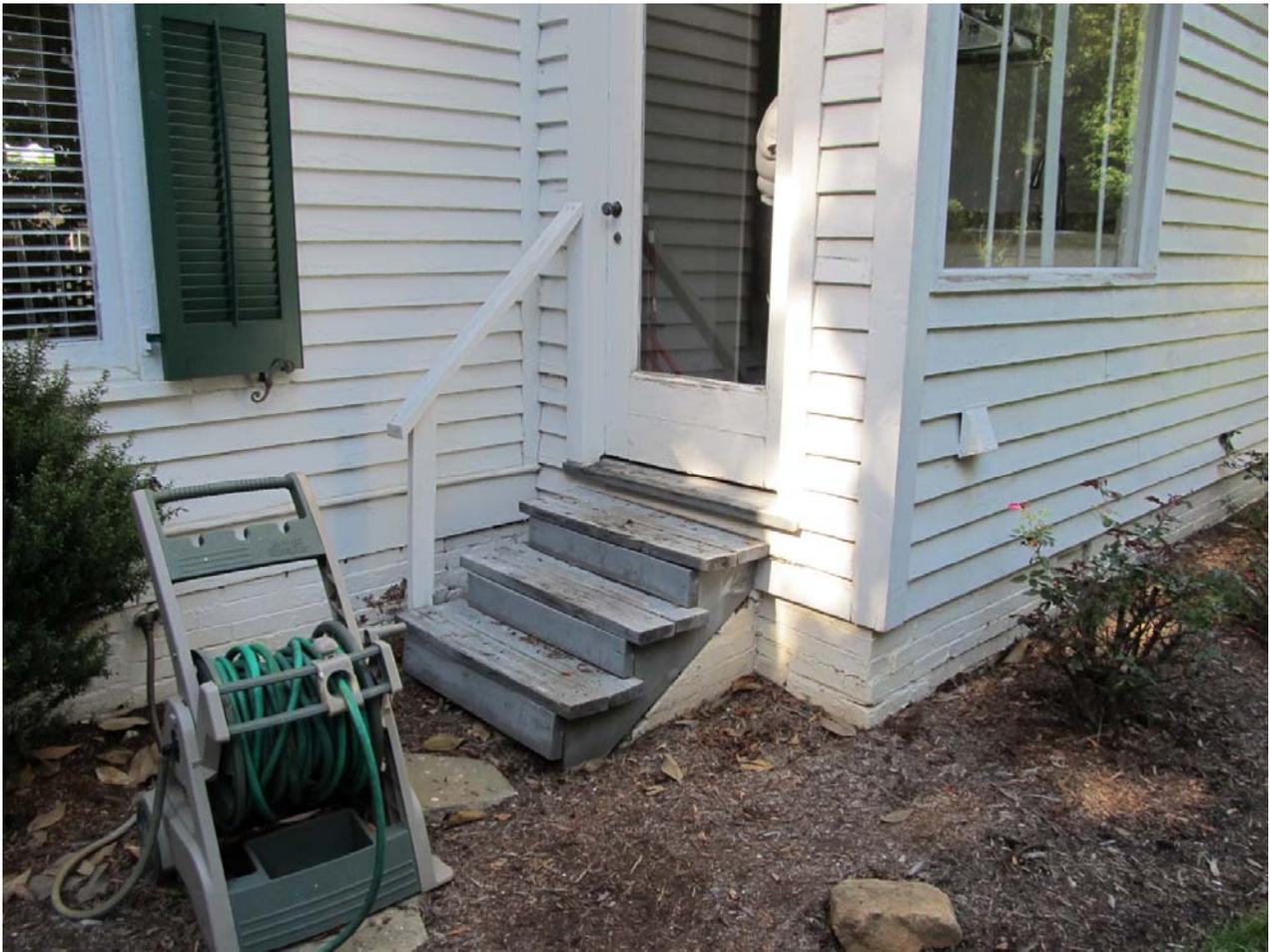


















**Façade Grant Request
Plaxco House
316 East Matthews St
October 18, 2013
Amount Requested: \$2,500**

Summary and Background

The historic Funderburk-Plaxco home is believed to date from the 1880's and was recently designated as a local historic landmark. The Historic Landmarks Commission purchased the property in 2012 and in 2013 sold the property with protective covenants to Fuller CPA. In September, a portion of the property was rezoned from R-20 to O-9 (CD) to allow for the CPA firm to locate in the building. Currently, a renovation is planned with construction drawings and site plans under review by both Mecklenburg County and the Town. The Historic Landmarks Commission oversees all work proposed for the property and has issued a Certificate of Appropriateness for the planned renovation.

Components of the Request

The rezoning entails the addition of a small parking lot for the site and other site improvements such as expansion and paving of the driveway, landscaping and other items. The building is primarily being left in its current form. The Façade Grant request is intended to help defer some of the cost of repainting the entire exterior of the structure. As stated in the cost estimate for the proposed painting, the paint work alone will cost \$5,848. This amount qualifies for the maximum grant of \$2,500 for projects under \$10,000 in cost and meets the 50% threshold for the matching grant.

Consistency with the Zoning Ordinance, Downtown Overlay District, and Program Guidelines

Due to the nature of the work, there are no zoning constraints as the portion of the renovation that pertains to the Façade Grant Program is only painting related. The amount requested fits within the scale established for projects under \$10,000 in cost. All required materials for the application were submitted and include the completed application, licensed contractors estimate and example photos.

Recommendation

The proposal meets the intention of the Façade Grant Program to encourage maintenance and upkeep of buildings in Downtown Matthews. The Funderburk-Plaxco home is one of Matthews' oldest structures. Planning Staff recommends approval of the Façade Grant as the request meets the intent of

**Downtown Matthews Facade
Enhancement Grant**

Procedure for Receiving Grant



**Downtown Matthews
Facade Enhancement (MFE)
Grant Program**

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**Town of Matthews Planning and
Development Department**

232 Matthews Station Street
Matthews, NC 28105
Jay Camp, Senior Planner
704-847-4411 ext. 228
jcamp@matthewsnc.gov



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3. Following submission, the property owner or business owner will have an opportunity to meet with an appointed EDAC member and a representative of the Planning and Development Department to discuss the project and answer questions.
4. The Planning and Development Department will provide a written report on the application to the EDAC and if approved, EDAC will recommend to the Town Board for final approval, then a grant agreement will be executed between Town and the applicant.
5. This is a reimbursable grant. Once the Town receives copies of all paid invoices, copies of checks showing proof of payment, and after the project has been inspected, grant funds will be disbursed.



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**Funding is contingent upon the annual budget for the program.

Property Owner's Name: All for HIM, LLC

Tenant's Name & Business: JEFFREY L. FULLER, PA

Applicant's Name and Mailing Address: All for HIM, LLC
2637 Providence Springs Ln.
CHARLOTTE, NC 28270

Applicant's Phone #: 704-844-6683

Project Property Address: 316 E. MATTHEWS ST

Email: JEFF@JLFULLERCPA.COM

Please attach the following with this Application:

1. Color photographs clearly showing the existing condition of the proposed area of improvement.
2. Written specifications outlining the scope of the work.
3. Sketch or scaled drawings showing proposed renovations.
4. Written plans for proposed improvements to the building and proposed timeframe for such work.
5. Samples of all paint colors, awning fabrics, and building materials to be used if applicable.
6. Proposed budget and licensed contractor's cost estimates. Please provide a copy of his/her North Carolina Contractor's License number.
7. Written permission from the property owner if applicable.
8. Written approval from the Town of Matthews Planning & Development Department that the project meets zoning requirements.

Total cost of improvements: \$ 5848

Amount requested: \$ 2500

Signature of Applicant: [Signature]

Date of Application: 10/4/13

Incomplete Applications will be returned.

October 4, 2013

Mr. Jay Camp
Town of Matthews Planning and Development Department
232 Matthews Station Street
Matthews, NC 28105

RE: Downtown Matthews Façade Enhancement Grant Program

Dear Mr. Camp:

Enclosed is my application for the Downtown Matthews Façade Enhancement Grant Program. I am requesting this grant to paint the exterior of the Funderburk Plaxco Historic home located at 316 E. Matthews St. in downtown Matthews.

I have included pictures of the exterior of the house showing the existing condition of the painting on the property. The property will be painted to match the existing colors of the house to keep the historic nature of the property.

The proposed budget to paint the exterior is \$5,848 and I have attached a copy of the estimate for the exterior painting. The work will be overseen by SQ Construction and their NC Contractors License number is 65542.

The property is owned by All for Him, LLC which is owned by Jeff & Paula Fuller and we give permission to this project.

If you need any additional information, please let me know.

Thank you for your consideration in the grant application.

Sincerely,



Jeffrey L Fuller

8421 Old Statesville Dr
 Suite 22
 Charlotte, NC 28269

Date	Estimate #
5/8/2013	663

Name / Address
SQ Construction

Project
316 East Matthews St Matthews NC

We hereby propose to furnish the material and labor turn key job including clean up.	
Description	Total
Drywall: Scrape and skim areas on walls in front left room	560.00
Interior Paint: 1. Paint interior one color flat on ceilings, one color on walls, and one color semi gloss on trim. 3,596 sq ft X \$3.00 per sq ft	10,788.00
2. Paint kitchen cabinets 7 upper and 7 lower sets	1,050.00
Exterior Paint: 1. Paint exterior of house (wood only) 3,034 sq ft X \$1.50 per sq ft	4,248.00
2. Paint front porch 400 sq ft X \$1.50	600.00
3. Paint wrought iron railings and pillars	1,000.00
	<u>*5848</u> {

All Material Is Guaranteed to be as Specified and the above Work to Be Performed In Accordance With Drawings and specifications submitted for above work and completed in a substantial work man like manner for the sum of \$18,246.00

Signature _____





