

# French-Taylor House Reuse Proposal

## **Acquisition proposal.**

We propose to buy from the Town of Moultonborough the French-Taylor House and approximately 1.5 acres of surrounding land for the amount of \$62,700. This would be a one-time payment. This sum was arrived at based on higher than expected contractor estimates, unknown condition of underlying original clapboards, and unknown arrangement with the town regarding the use of the existing well and septic system.

## **A. Executive Summary**

This package details proposed plans for the acquisition, rehabilitation and reuse of the French-Taylor House located in Moultonborough NH. We will leverage the historical attributes of the structure and its optimum location within the village to develop a shopping destination for both summer visitors as well as year round citizens. We seek to replicate our very successful home décor and antique businesses previously owned in Nebraska City, Nebraska, "The Keeping Room". The Keeping Room changed the face of retail in downtown Nebraska City. We bought two store fronts and completely restored them to their original Victorian splendor. The tastefully-done restoration and ensuing successful business served as a template for others in our small town to rehabilitate their storefronts and rethink their retail offerings to attract customers from the Omaha and Lincoln markets. Adding the "The Taylor House" to current businesses such as "The Old Country Store" and "Cup and Crumb", would help to make Moultonborough a premier shopping destination.

## **B. Organizational profile, including background and experience.**

My wife and I have, over the past 32 years, acquired, restored and repurposed a number of historical properties similar to the French-Taylor house. The preservation experience and personal satisfaction gained with each project spurred us on to tackle more complex and costly projects. The four projects listed below highlight our background and show our experience and ability to take on the significant challenge posed by the French-Taylor House.

## **C. Previous project summaries:**

1. **Early 1900s bungalow** (before and after pictures on next page). Located in historic Plattsmouth, Nebraska, my wife and I acquired and restored a classic bungalow home in significant need of mechanical and aesthetic updating. We replaced the heating system, insulated the house, patched and painted the crumbling plaster and painted and landscaped the exterior. The antiques we procured early in our marriage complemented our work. We were overjoyed when our home was selected to be on the Plattsmouth Conservancy annual tour of historic homes.

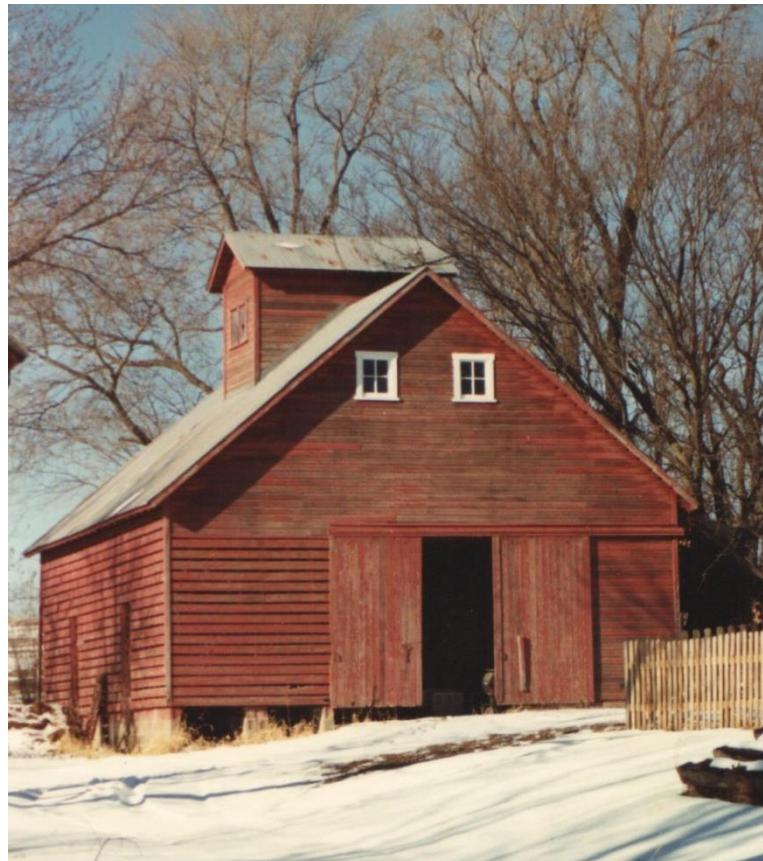


2. **Early 1900s Foursquare Farmhouse** (pictures below). Base on what we learned from our home makeover, we bought a larger farmhouse on 15 acres in Nebraska City, Nebraska. Our goal was to turn it into a profitable Bed and Breakfast and convert the barn into an antique shop. We were successful in both endeavors. "Peppercricket Farm Inn and Antiques" was in operation for over 13 years. We oversaw foundation repair and replacement work on the house, replaced the heating and hot water systems, installed air conditioning, gutted and rebuilt the aging kitchen and scraped and painted the home's clapboard exterior. With a growing family we planned and oversaw the building of a tasteful, unobtrusive addition. Landscaping was also a priority as we built a number of retaining walls, raised flower beds and, with help from an "AmeriCorps" initiative, planted 1300 trees for a windbreak, sound buffer, and wildlife habitat. The enclosed 120' by 50' garden with brick walkways and fishpond behind the house was a peaceful location to be after a busy day at work.

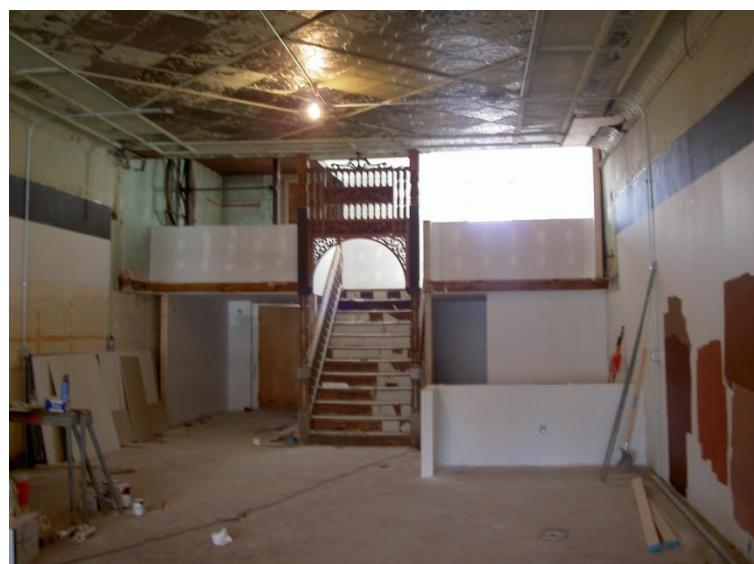




3. **Barn restoration** (picture below). The barn located on the property was the target of our next repurposing project. We made it weather tight by enclosing the ends, putting in windows, ceilings, a floor and a heating system. Electricity was added as well as a sizable workshop used to strip and refinish antique furniture. Customers could walk the garden grounds or rest on the deck we built onto the barn.



4. **“The Keeping Room”** (pictures below). With the downturn in the Midwestern antiques market, we sought a better location to sell our merchandise as well as to branch out in a new direction, the home décor business. We procured a closed storefront in Nebraska City and totally renovated it to display the investment quality antiques and high end home décor we carried. We ripped out the drop ceiling to discover a high tin ceiling in very good condition. We replaced and repainted the front window façade, installed heating, air conditioning, carpeting, put in a new bathroom, rewired the entire building and restored the Victorian stairs and second floor overlook after painting the interior. A complete antique mirrored back bar and counter served well as the checkout area and completed the look we desired until we sold the business as a “turn-key” endeavor. It is still thriving today. The year it took to complete the project paid dividends as it became the town’s showcase to potential investors interested in the merits of restoring historic, commercial buildings.





## D. References.

## E. Concept plans for the building improvements.

Property inspections, discussions with local contractors and review of existing documentation convinced us of the need to remedy the following noted issues, as a minimum:

### Phase 1. (Feb – Apr 2019)

1. **Barn framing.** Reinforce existing timbers to accommodate added weight of roof snow load.
2. **Foundation/basement work.** Stabilize the barn by fixing or replacing the loose stone on northeast corner. Set footings in basement /crawl space areas and better square the structure by gently jacking and posting certain sagging floor areas. Dig sump pump pits in both basements, line with crushed rock/plastic overlay and pour cement floors.
3. **Asbestos siding/kitchen flooring.** Remove and dispose of asbestos-based siding and flooring material in accordance with state remediation rules and regulations.
4. **Electrical wiring.** Rewire structure to commercial code. Replace existing wiring infrastructure of internal outlets and lighting fixture feeds by pulling new wire via existing wire to minimize wall and ceiling damage. Add additional outlets to first and second floor rooms as well as basement and barn areas. Update and/or replace external electrical service feed to a new 200 amp panel in the basement. Install external electrical box for future sign lighting.
5. **Insulation.** Blow cellulose insulation into all external wall cavities in the house in the least damaging manner to external clapboards. Focus on blowing insulation down from attic into wall cavities as available. Attic will be to R-49.
6. **Water.** Check water quality of existing well.

### Phase 2 (Apr - Sep 2019)

1. **Roof.** Tear off and dispose of existing roofing material and replace with ice and water shielding under three tab 40 year architectural shingles. Re-point chimneys.
2. **Heating.** Remove existing hot water infrastructure, to include room radiators and piping, and install forced air, high efficiency propane furnace in the basement with ductwork to first floor areas. Additionally, install a high efficiency propane furnace in the attic with ductwork to the second floor rooms.
3. **Water/Septic.** Drill new well if required and site new septic tank/leech field, if required, in the most inconspicuous location available.

4. **Plumbing.** Take out bathtub and replace fixtures in the second floor bathroom. Replace existing plumbing pipes with new, as required.
5. **Exterior trim/clapboards.** Replace loose or rotted trim and clapboard pieces as required and scrape/sand flaking paint. Prime clapboards and trim to accept fresh coat of paint. Paint trim and house body with historically accurate color scheme.
6. **South porch.** Remove south porch facing parking area, saving original columns for reuse. Rebuild porch area using original columns and painted fur flooring on new footings.
7. **North porch.** Jack up floor as required and replace lattice.
8. **Front portico.** Build, paint and install historically accurate reproduction of front portico.

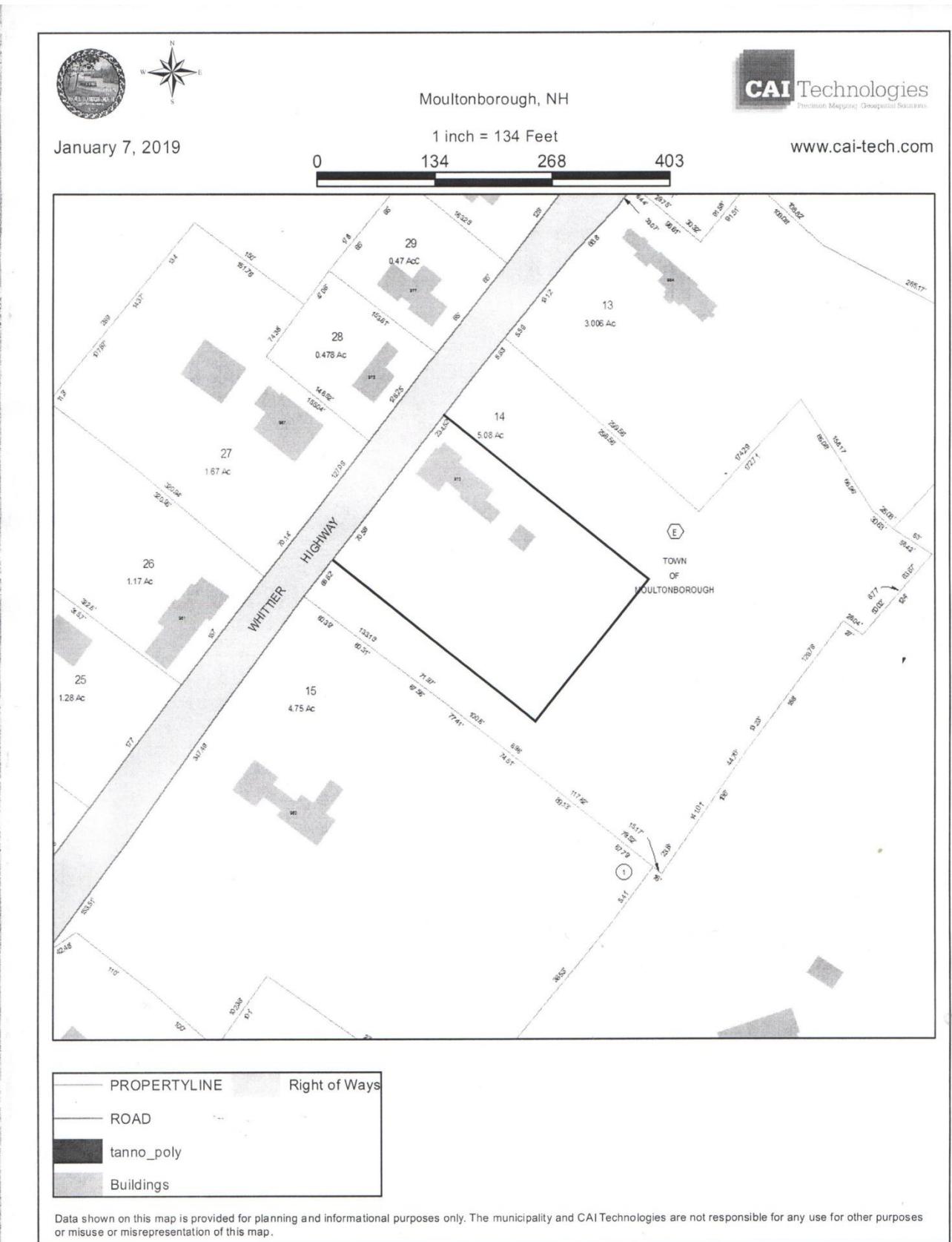
### **Phase 3. (Sep – Dec 2019)**

1. **Interior paint and wall paper.** Repaint existing interior painted surfaces to encapsulate any lead based paint existing within the structure. Replace unusable wall coverings with historically accurate reproductions.
2. **Flooring.** Sand and seal existing wood floors and new floor covering in kitchen area.
3. **Barn.** Reinforce flooring to accommodate added weight.
4. **Parking area.** Pave and stripe parking area.
5. **Signage.** Install tastefully done historic retail sign in accordance with village codes.
6. **Landscaping.** Trim back overgrown trees on north side to aid in basement moisture control. Remove cement from around base of house and replace with sod sloped away from house. Prepare raised flower bed between the parking area and Whittier Highway.

### **F. Concept Retail Plan**

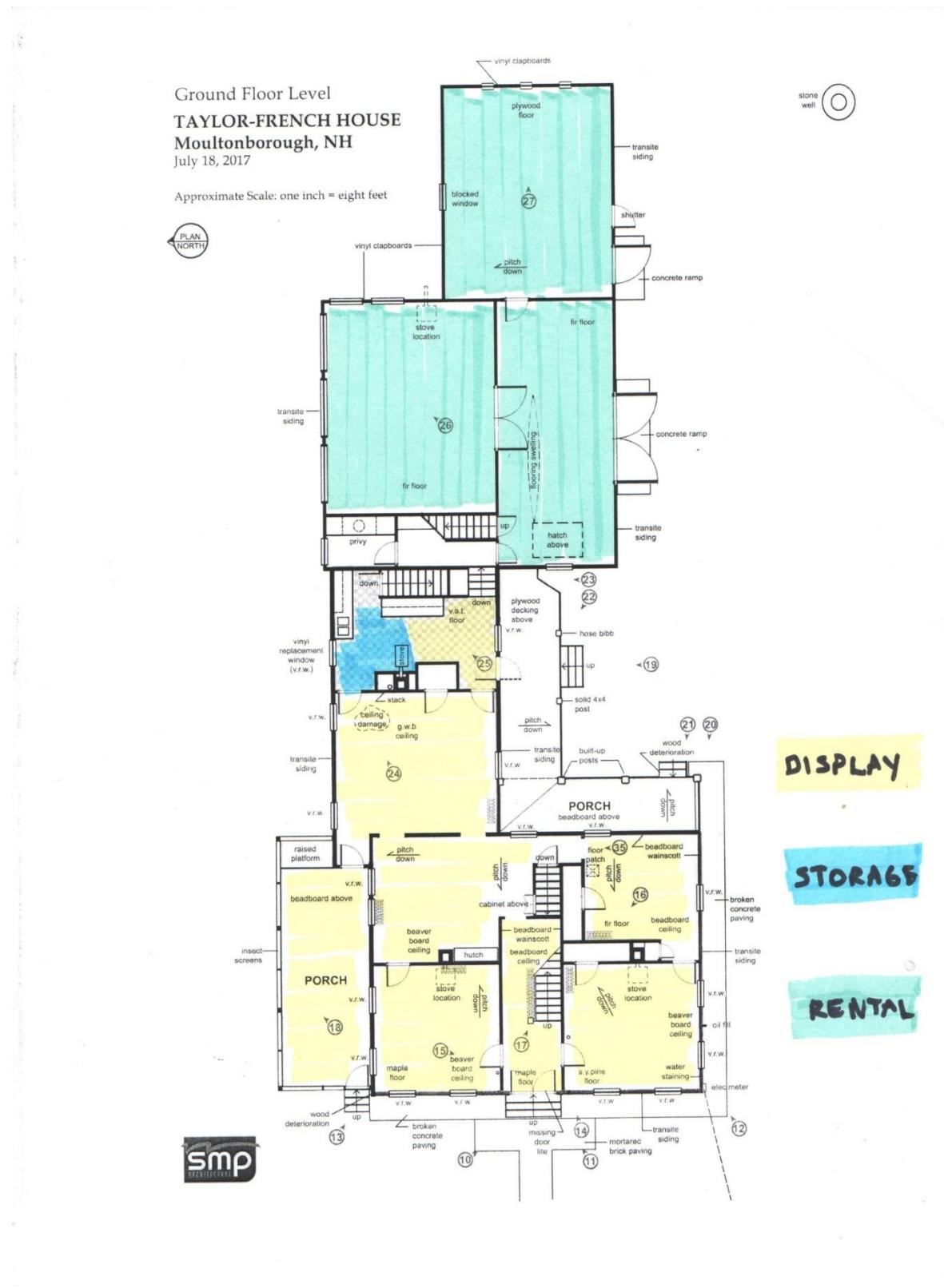
We would leverage our retail experience over a span of 20 years to provide investment quality antiques and home décor to our customers. The restored French-Taylor house would provide a stunning backdrop for our pieces, showcasing our merchandise as it might look in the customer's home setting. Much as we did in Nebraska, we would change out our unique merchandise to reflect seasonal decorating styles, with an emphasis on spring gardening, Fourth of July, the Fall, Halloween and Christmas. We also plan to devote ample space to local artisans and craftspeople to display and market their contemporary and traditional work.

## G. Conceptual Site Plan.



**H. Plans showing the proposed reuse of the property, highlighting in color those portions of the existing structures that will be retained.**

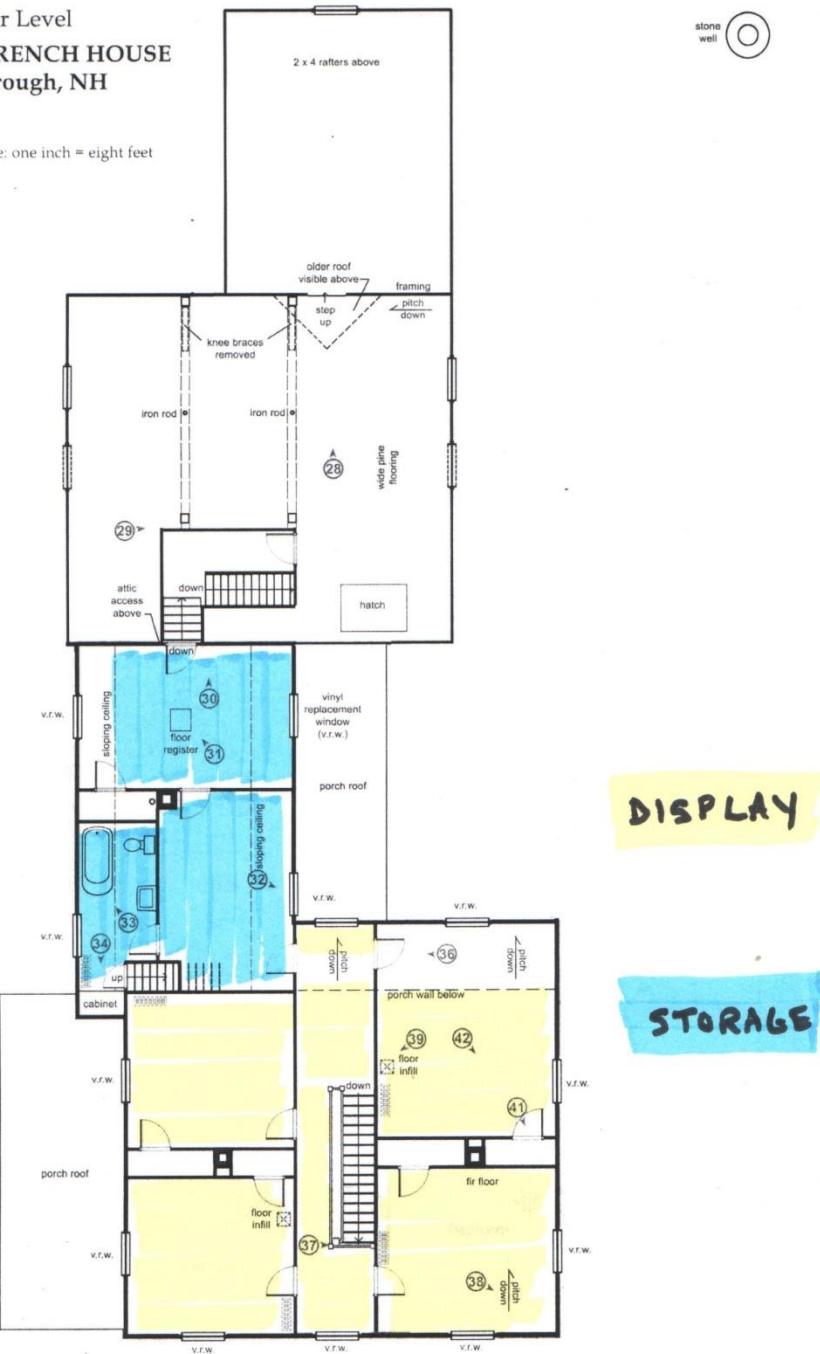
The entire original structure, including barn and porches will be retained. We also plan to add the original front door portico, taken off due to snow loading issues. (Highlights below).



Second Floor Level  
**TAYLOR-FRENCH HOUSE**  
Moultonborough, NH  
July 18, 2017

JULY 10, 2017

Approximate Scale: one inch = eight feet



## DISPLAY

## STORAGE



**I. Any phasing plans or possible future expansion of the site?**

None noted at this time.

**J. Evidence of the respondent's financial ability to complete the project.**

**K. Potential collaborative/partnership opportunities with the Town.**

The central village location and adjacent town green makes a strong public/private partnership the right course of action. The paved parking lot and green space immediately behind the house could be used by town citizens for any events such as a summer "Art in the Park" festival held on the green, or a monthly farmers market held both on the green and in the covered, rented spaces of the barn. The annual Christmas tree lighting ceremony would also be supported.

In regards to the Moultonborough Academy emergency access lane, we would work with the town to ensure parking availability for emergency vehicles. We would also like to work with the town to explore the feasibility of using the existing septic and well infrastructure.