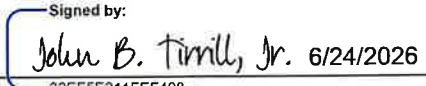


APPENDIX I: EIG APPLICATION

Date of Application:	6.4.26
Building/Property Address:	48 S. Front St.
Applicant's Name:	John Tirrill
Name of the Business:	Tirrill-Hyde
Ownership Status:	☒ I own the property ☐ I am purchasing the property ☐ I will lease the property ☐ Other _____
Primary Project Contact:	Name: Katie Hunt Phone: _____ Email: khunt@lrk.com Mailing Address: 50 South B.B. King Blvd. Suite 600 Memphis, TN 38103
Describe the existing condition of the property.	The Subject property was built ca. 1870 and is listed as a contributing structure to the Colton Row Historic District. The interior consists of raw space used as a millwork shop, upper-level residential apartments, and unimproved areas. The apartments are serviceable, walk up apartments typical of 1980 and 1990 vintage projects. The structure of the building consists of load bearing masonry walls with a primary timber frame and a secondary joist and wood deck structural system. The masonry load bearing walls and primary structural frame appear to be in good, serviceable condition but are in need of critical repair. The exterior of the south load bearing wall is concealed by the remnant of the demolished neighboring building and has major spalling and mortar deterioration typical of brick not intended for exterior weather exposure. The west elevation along Front St has a fairly significant amount of thru wall cracking that has occurred in the multi-wythe masonry, especially above the second floor. Stair step cracking indicates that this wall has slightly rolled outward or to the west as well as split or slightly dropped or shifted south. Most every window on the third floor has failed resulting in significant water intrusion along the Front Street facade. Second floor windows are not historically sensitive. The roof also needs replacement.
Describe the proposed future use of the property.	Future use is mixed use with retail activation on the first floor and residential above.
What exterior improvements do you plan to make to the property?	The project exterior scope includes repair and refinish of the existing original first floor storefront, roof repair, full window replacement to match historic openings, masonry repair and tuck-pointing, and coating of the south party wall to address current water intrusion.
Architect (if applicable)	Name: Katie Hunt Phone: 9015211440 Company: LRK
Total Project Budget:	\$1,796,086 estimated construction cost
Total Grant Requested:	\$60,000
Property Owner: (If not the applicant)	Name: Indian Paintbrush, LLC Phone: 678-642-8267 Email: jtirrill@tirrill-hyde.com Mailing Address: 5607 Glenridge Dr. Suite 430 Atlanta, GA 30328

Disclaimer:	The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction.
Legal Disclosure:	<i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment:</i>
Board Relationship Disclosure:	<i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i>
Applicant's Certification:	This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed. Signed by:  6/24/2026 Signature: 32EF5E211FEF408... Date:

Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

☐ **Required Drawings and Exhibits**

Work with CCDC staff to determine which of the following application materials are necessary for your specific project:

- Architectural drawings, including dimensions and materials listed
- Rendering or sketch of proposed improvements
- Current photo(s) of the subject property
- Color and material samples for paint, awning, signs, etc.
- Sign plans, including dimensions/measurements and materials listed
- Other information and drawings as deemed necessary by staff
- **Estimated Costs & Bids**
 - Complete Sources and Uses Statement (see example at the end of this application document, if needed)
 - If requested by DMC staff, provide copies of vendor bids / estimates
- **Project Timeline**

List estimated dates to begin and finish construction

48 S. Front Street
DMC Exterior Improvement Grant
Sources and Uses Statement

Revised 7.6.26



Sources:	Amount
CCDC grant funding requested	\$ 60,000
Matching Funds provided by Indian Paintbrush, LLC	\$ 60,000
Historic Tax Credits (amount pending total project cost)*	\$ 184,220
Owner Equity (amount pending total project cost)**	\$ 432,659
Total Sources:	\$ 736,879
Uses:	Cost
Historic Window Replacement	\$ 128,811
Painting and Coatings	\$ 132,550
Masonry Tuckpointing and Repair	\$ 475,518
Total Uses:	\$ 736,879

* Historic Tax Credits are not guaranteed and amount granted is pending full project cost. The program provides an income tax credit of up to 25% of qualified rehabilitation expenditures (QREs)

** There is not a mortgage on the property. This is an all-cash transaction.



COMMERCIAL CONSTRUCTION CONTRACTORS

Grinder, Taber & Grinder, Inc.
1919 Lynnfield Rd B,
Memphis, TN 38119

May 12, 2026

48 S. Front St.
Memphis, TN 38103

Attn: Family Holdings LLC
Subject: 48 S. Front Stabilization and Facade Renovation

Division 02 - Demolition

- Removing all HVAC equipment and ductwork, electrical panels, lines and devices, plumbing lines and fixtures on ground floor and basement level.
- Remove lighting, fans, window coverings, and shelving on ground floor and basement level.
- Demo of all interior non load bearing walls, any drywall or framing that exists at brick walls, insulation, finished ceilings, fur downs, millwork, windows on ground floor and basement level.
- Remove various floor patching and finishes such as carpet, tile, linoleum, and engineered flooring products.
- The first floor and basement will be cleared of all debris and walls. Only walls to remain are structural walls or walls supporting egress stairs.

Division 04 – Masonry

- Installation of helical ties and tie rods on west facade. Interior repointing as required.
- Broom clean existing exterior and interior brick where exposed on ground floor and basement level.
- Void filling, tuckpointing, parging, and caulking on west and south exterior masonry walls where deemed necessary for structural and waterproofing reasons. Bricks replaced as necessary.
- Waterproofing of South façade - primer coating of masonry block filler, and elastomeric coating.

Division 06 – Wood and Plastics

- Structural repair scope will be determined after demo by qualified engineer. Current value contained in base bid is based on the following assumptions:
 - 30% of floor joists on first floor to be replaced with LVLs. Include shoring as required. Installation of ledger and hangers connecting framing to multi wythe masonry throughout.

**Building is
our foundation.**



- Structural engineer will be consulted throughout process for recommendation and approval.
- 100% subfloor replacement on first floor.

Division 08 – Doors and Windows

- Replace all windows on 2nd and 3rd floors in the Front St side of building. Pricing is for Weather Shield WEA-N-282.
- Exterior wood storefront to be refinished.

Division 09 – Finishes

- Repair and paint of all exterior trim and existing windows and doors.
- Provide plywood subfloor in clean and level surface for future use at first floor.
- Areas of plaster/cementitious coatings over brick will remain unless preventing a necessary repair.

Division 22 - Plumbing

- Terminate plumbing service to first floor and basement.

Division 23 - HVAC

- Terminate HVAC service to first floor and basement

Division 26 - Electrical

- Terminate electrical service to first floor and basement.

Paint scope:

Exterior

- i. Masonry filler on south wall
- ii. Elastomeric coating on south wall
- iii. Storefront restoration

Interior

- i. Bathroom and interior of storefront
- ii. 2nd and 3rd floor

Masonry

Exterior

- i. West wall – Repointing 25% (362.5 SF). Brick replacement as need
- ii. South wall
 - 60% (4425 SF) raking joints, repointing or parging. Brick replacement as need
 - Mortaring the remnants of demolished structure to allow for water shed

Interior

- i. Basement and first floor – 20% (2000 SF) – raking joints, repointing, brick replacement as needed
- ii. 3rd floor – west wall – (500SF) – raking joints, repointing and brick replacement as needed around windows
- iii. 3rd floor – N, S, E walls – around 90% of this requires raking joints, repointing and brick replacement
- iv. Broom cleaning ground floor and basement interior walls

Waterproofing

- i. Install block filler on south wall
- ii. Install 2 coats of elastomeric coating on south wall

Major repairs

- i. The 2 areas on west side that require helical ties and full masonry rebuild
- ii. Tie rod installation

Revised 7.6.26

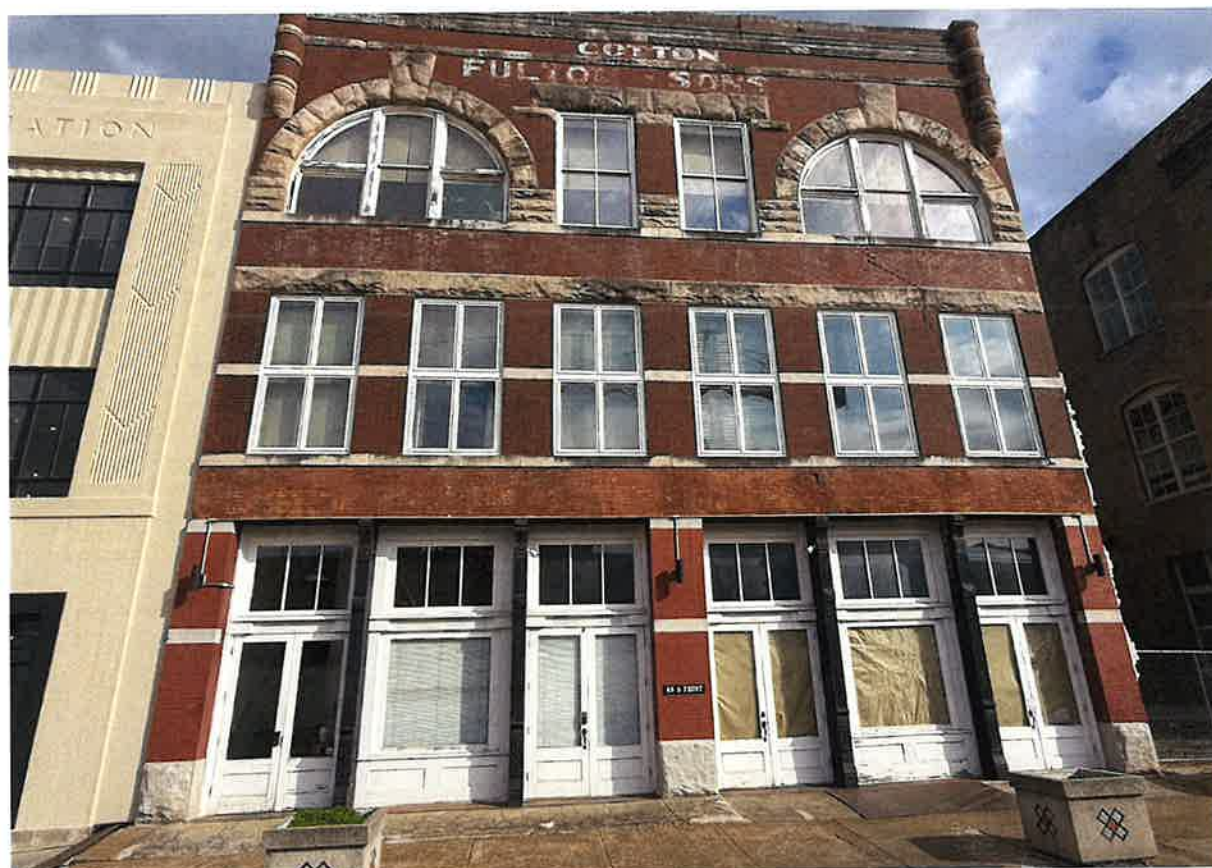
**Building is
our foundation.**



Cotton
FRONT ROW HISTORIC DISTRICT
MEMPHIS, TN Shelby County
PHOTO BY: Ann K. Bennett
DATE: September 1977 NOV 20 1978
NEG: Photographer
Hart Building, 48 S. Front St. (No. 4) #4 of 36
Northwest elevation...facing south



Historic images of 48 S Front Street



Current images of 48 S Front Street. Historic storefront on level 1 to remain and be refinished to align with historic images. Windows on upper two floors to be fully replaced to match historic conditions indicated in images above and as approved through SHPO, Landmarks Commission.



Images of current window conditions indicating need for full window replacement on floors 2 and 3



Stair step cracking indicates significant masonry movement requiring stabilization and restoration.

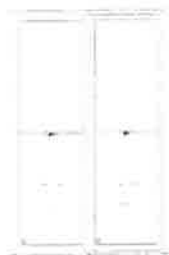


Remnant wall to the south appears to have been partially removed but remains largely intact and exposed to weather.

Images of west elevation along Front Street

WEATHERSHIELD WINDOWS & DOORS

J SCHRACK & CO LLC



(Viewed from Exterior)

SIZING

CASING: 75.4375" x 119.6875"
 R/O: 72 9/16" x 116 1/2"
 JAMB: W72 1/16" x H116"
 GLASS: 30 1/2" x 53 15/16"

RATINGS

CPD Product WEA-N-282-
 Number: 00962-00001
 U-Factor: 0.31
 Solar Heat Gain Coefficient (SHGC): 0.2
 Visible Transmittance (VT): 0.46

NOTE: Custom Windows to be based on window survey and to match historical profiles as required by SHPO

NUMBER: 3211456

LINE #: 100-1

QUANTITY: 8

LOCATION: Front units

- PRODUCT -

PREMIUM SERIES, DOUBLE HUNG, TOP SASH STATIONARY, FRAME SIZE: 36" X 116"
 UNIT 1, 2: COMPLETE UNIT, 9/13/2021 TO PRESENT, DOUBLE HUNG, 8120, NO DP REQUIRED, TOP SASH STATIONARY UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS, 2 UPPER SASH UPPER GLASS, 2 LOWER SASH LOWER GLASS: EGRESS UNIT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2: FRAME WIDTH = 36"
 FRAME HEIGHT = 116"
 VENTING FRAME PROPORTION = EVEN UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS, 2 UPPER SASH UPPER GLASS, 2 LOWER SASH LOWER GLASS: GLASS WIDTH = 30 1/2"
 GLASS HEIGHT = 53 15/16"

- EXTERIOR OPTIONS -

ALUMINUM CLAD
 ALUMINUM CLAD
 AAMA 2605
 EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH
 WHITE
 5 1/2" INSTALLATION CLIPS
 FACTORY APPLIED

- INTERIOR OPTIONS -

4 9/16"
 INTERIOR SAW KERF = NO INTERIOR SAW KERF
 INTERIOR FRAME MATCH = ALL INTERIORS MATCH
 INTERIOR MATERIAL = PINE
 INTERIOR FINISH STAIN/SEAL = PRIMED - WHITE
 JAMB LINER COLOR = PRIMED WHITE WOOD

- GLASS OPTIONS -

UNIT 1, 2: ZO-E SHIELD 5
 BLACK SPACER
 W/OUT NEAT CLEAN GLASS
 COLONIAL
 BACK SIDE OF GLAZING BEAD PAINTED FLAT BLACK
 NO SPECIALTY GLASS
 NO CAPILLARY TUBES
 W/ARGON GAS UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS, 2 UPPER SASH UPPER GLASS, 2 LOWER SASH LOWER GLASS: W/PRESERVE PROTECTIVE FILM
 NON TEMPERED GLASS

- HARDWARE OPTIONS -

SINGLE LOCK
 HISTORICAL LOCK
 HISTORIC PULL (LOOSE)
 TWO
 TAN
 NO LIMIT STOPS
 W/OPENING CONTROL DEVICE
 STANDARD BALANCES TOP & BOTTOM

- SCREEN OPTION -

NO SCREEN

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN
 EXTERIOR TRIM OPTIONS = 1-11/16" ALUMINUM BRICKMOULD
 ALUMINUM TRIM NAIL FIN = REMOVE ALUM TRIM NAIL FIN
 EXTERIOR TRIM LOCATION = STANDARD
 SILL NOSE = 2" BULLNOSE W/END CAPS
 EXTERIOR TRIM APPLICATION = FACTORY APPLIED

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING
 NO CALIFORNIA WARNING LABEL
 ESTIMATED UNIT WEIGHT = 306.1204
 SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL
 FACTORY
 NO SPREAD MULL
 0.0625" THICK
 116" LENGTH

WEATHERSHIELD WINDOWS & DOORS

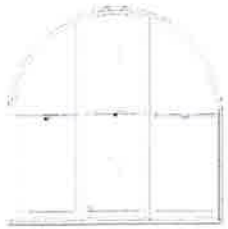
J SCHRACK & CO LLC

NUMBER: 3211456

LINE #: 200-1

QUANTITY: 2

LOCATION: None Assigned



(Viewed from Exterior)

SIZING

CASING: 111.5" x 113.1873"

R/O: 108 5/8" x 110"

JAMB: W108 1/8" x H109 1/2"

GLASS: 30 1/2" x 48 7/32"

RATINGS

CPD Product Number: WEA-N-282-00962-00001

U-Factor: 0.31

Solar Heat Gain Coefficient (SHGC): 0.2

Visible Transmittance (VT): 0.46

NOTE: Custom Windows to be based on window survey and to match historical profiles as required by SHPO

- SPECIAL -

SPECIAL

- PRODUCT -

PREMIUM SERIES, DOUBLE HUNG, QUARTER EYEBROW W/LEGS, BOTH SASH STATIONARY, FRAME SIZE: 36" X 106"

UNIT 1: COMPLETE UNIT, 9/13/2021 TO PRESENT, DOUBLE HUNG, 8120, LEFT, NO DP REQUIRED, BOTH SASH STATIONARY UNIT 1 LOWER SASH LOWER GLASS: NON EGRESS UNIT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1: FRAME WIDTH = 36"

FRAME HEIGHT = 106"

FRAME SHORT SIDE = 56"

FRAME RADIUS = 52 23/32"

VENTING FRAME PROPORTION = EVEN UNIT 1 UPPER SASH UPPER GLASS: GLASS WIDTH = 30 1/2"

GLASS HEIGHT = 48 7/32" UNIT 1 LOWER SASH LOWER GLASS: GLASS WIDTH = 30 1/2"

GLASS HEIGHT = 49 3/8"

- EXTERIOR OPTIONS -

ALUMINUM CLAD

ALUMINUM CLAD

AAMA 2605

EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH

WHITE

5 1/2" INSTALLATION CLIPS

SHIPPED LOOSE

- INTERIOR OPTIONS -

4 9/16

INTERIOR SAW KERF = NO INTERIOR SAW KERF

INTERIOR FRAME MATCH = ALL INTERIORS MATCH

INTERIOR MATERIAL = PINE

INTERIOR FINISH STAIN/SEAL = PRIMED - WHITE

JAMB LINER COLOR = PRIMED WHITE WOOD

- GLASS OPTIONS -

UNIT 1: ZO-E SHIELD 5

BLACK SPACER

W/OUT NEAT CLEAN GLASS

COLONIAL

BACK SIDE OF GLAZING BEAD PAINTED FLAT BLACK

NO SPECIALTY GLASS

NO CAPILLARY TUBES

W/ARGON GAS UNIT 1 UPPER SASH UPPER GLASS, 1 LOWER SASH LOWER GLASS: W/PRESERVE

PROTECTIVE FILM

NON TEMPERED GLASS

- HARDWARE OPTIONS -

SINGLE LOCK

HISTORICAL LOCK

HISTORIC PULL (LOOSE)

TWO

TAN

NO LIMIT STOPS

NO VENTING OPTIONS

STANDARD BALANCES TOP & BOTTOM

- SCREEN OPTION -

NO SCREEN

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN

EXTERIOR TRIM OPTIONS = 1-11/16" ALUMINUM BRICKMOULD

ALUMINUM TRIM NAIL FIN = REMOVE ALUM TRIM NAIL FIN

EXTERIOR TRIM LOCATION = STANDARD

SILL NOSE = 2" BULLNOSE W/END CAPS

EXTERIOR TRIM APPLICATION = SHIPPED LOOSE

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING

NO CALIFORNIA WARNING LABEL

ESTIMATED UNIT WEIGHT = 140.9439

SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL

FIELD

NO SPREAD MULL

0.0625" THICK

106" LENGTH