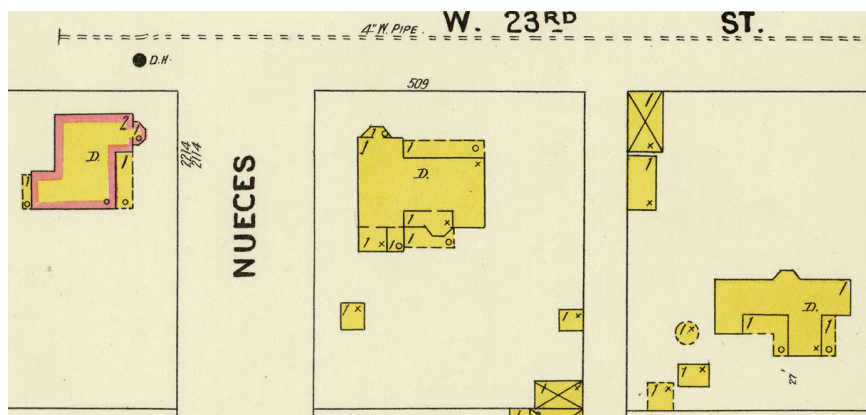


11 July 2013

DABNEY HORNE HOUSE (C14H-1989-0010)
RELOCATION AND RESTORATION
SCOPE OF WORK AND PHASING

- I. Existing Conditions
- A. Measured Drawings
 - B. Photo Documentation
 - C. Historic research to inform restoration details.
 - D. Confirm areas to be demolished based on historic research and condition of existing construction. It appears that all of the additions to the rear are non historic. However the Sanborn maps do show historic construction in the area of the current construction and the sequence of construction for the side bays is unclear. This will be further investigated during the existing condition phase of the project.



- E. Survey new lot and existing building to verify any variances required due to irregular shape of new lot and or existing building.
 - F. Coordinate with CHPO concerning final documentation desired by the city.
- II. The proposed site is 2923 E. Martin Luther King Boulevard. (MLK)
- A. The corner lot is addressed on E. MLK. The dimensions of the lot (long side on Sanchez St.) dictate the front porch will face Sanchez, the side street. The bay that now faces Nueces will face MLK.
 - B. Preferred location on lot. The lot is a southwest corner lot on East Martin Luther King Blvd and Sanchez. This is a similar orientation to the lot the house currently occupies. Our preference would be to site the house as it was originally sited and have the entry on MLK. This also allows a drive way to be constructed off of Sanchez at the rear of the house which is preferable from both visual and safety aspects. This siting may be possible depending what is learned about the sequence of additions and alterations, as well as discussions with the city.
 - C. Final siting on lot coordinated based on HLC and other city departments review and approval. (*See Attached Site Diagrams*)
- III. Relocation from 507 West 23rd St. To 2923 East MLK.
- A. Relocation Plans and Specifications prepared by Architect / Engineer Team
 - B. Relocation permitting services. Note: COA requires the submittal of the building permit along with the relocation permit. Building permit will be the foundation construction and attachment of unrestored building to new foundation only.
 - C. Review and approval of relocation permit and documents by CHPO
 - D. Demolition of non-original additions, exterior alterations, porches and fireplaces as directed by Architect to facilitate relocation. Flooring in porches to remain may be removed to protect from damage during move and retained for reinstallation.
 - E. Limited deconstruction, as directed and approved by Architect and Engineer will be required to safely move the structure.
 - 1. Residence will be cut to facilitate moving. At this time it is anticipated this cut will be at the intersection of the major gables. Framing and flooring to be tied together at new location on new foundation.
 - 2. Roof will be lowered to meet roadway permit requirements.
 - F. Historic materials in good condition, removed for transport, will be retained to use in the reconstruction and restoration of the property.
 - G. Provide new, engineered, pier and beam foundation. Finish floor elevation to main current relationship with public right-of-way.
 - H. Setting of Dabney Horne House on new foundation. Rejoin parts of structure cut for move. Reset rafters and structure reroofed. Structure made weather tight and ready for restoration. Foundation beams and any underfloor deterioration will be repaired at this time. Augmentation of substructure may be required to meet current building codes.
 - I. Close out Relocation permit.

IV. Dabney Horne House Restoration. The goal is to restore the property for use as a single family residence. The following lists areas of work. Full construction documents and specifications will be prepared for the work and will use Secretary of Interior guidelines for restoration. (Preservation and rehabilitation guidelines may be used as appropriate)

A. Stabilization.

1. Develop Site details including walks and driveway.
2. There are many areas where deterioration and rot have started. These areas will be carefully documented for selective removal and replacement. Examples include, but are not limited to
 - a. Top plate
 - b. Eaves
 - c. Valleys that have allowed water to run down the face of the building. Foundation base plate and sill will have taken care of during relocation.
 - d. Siding rot and deterioration.
 - e. Window opening damage.
3. Exterior Restoration
 - a. Replace aluminum windows with wooden double hung windows.
 - b. Depending on orientation on new lot, repair and or rebuild 2nd bay.
 - c. Rebuild back entry.



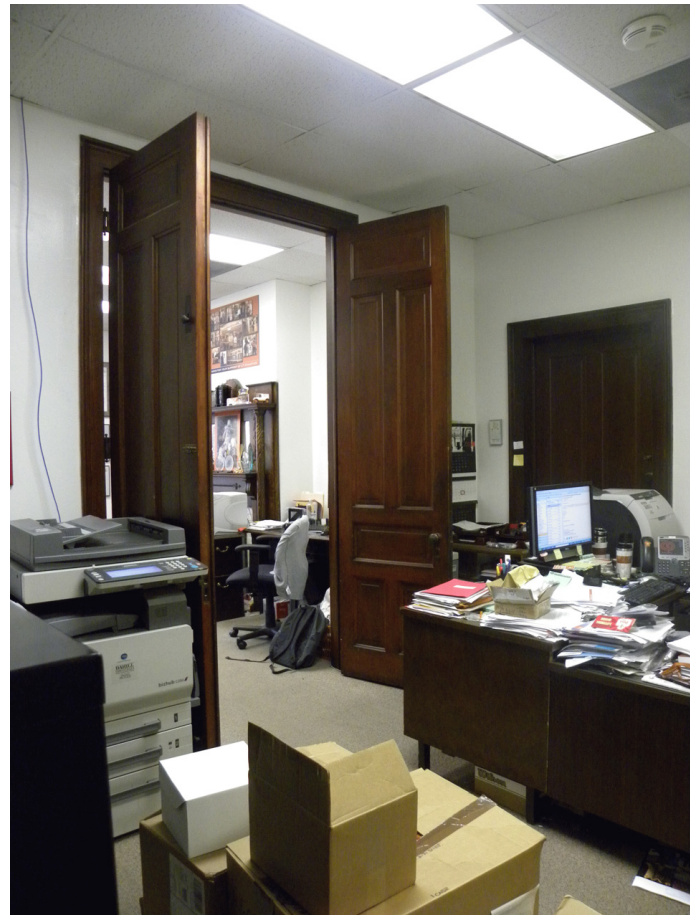
B. Interior Restoration

1. Inappropriate interior partitions and finishes will be removed. A plan suitable for a residence by a family will be developed, maintaining original finishes and configuration that remain.
2. Restore interior features that still exist but are hidden or have been partially modified. Examples include fireplaces, doors, transoms and frames, flooring and tile.

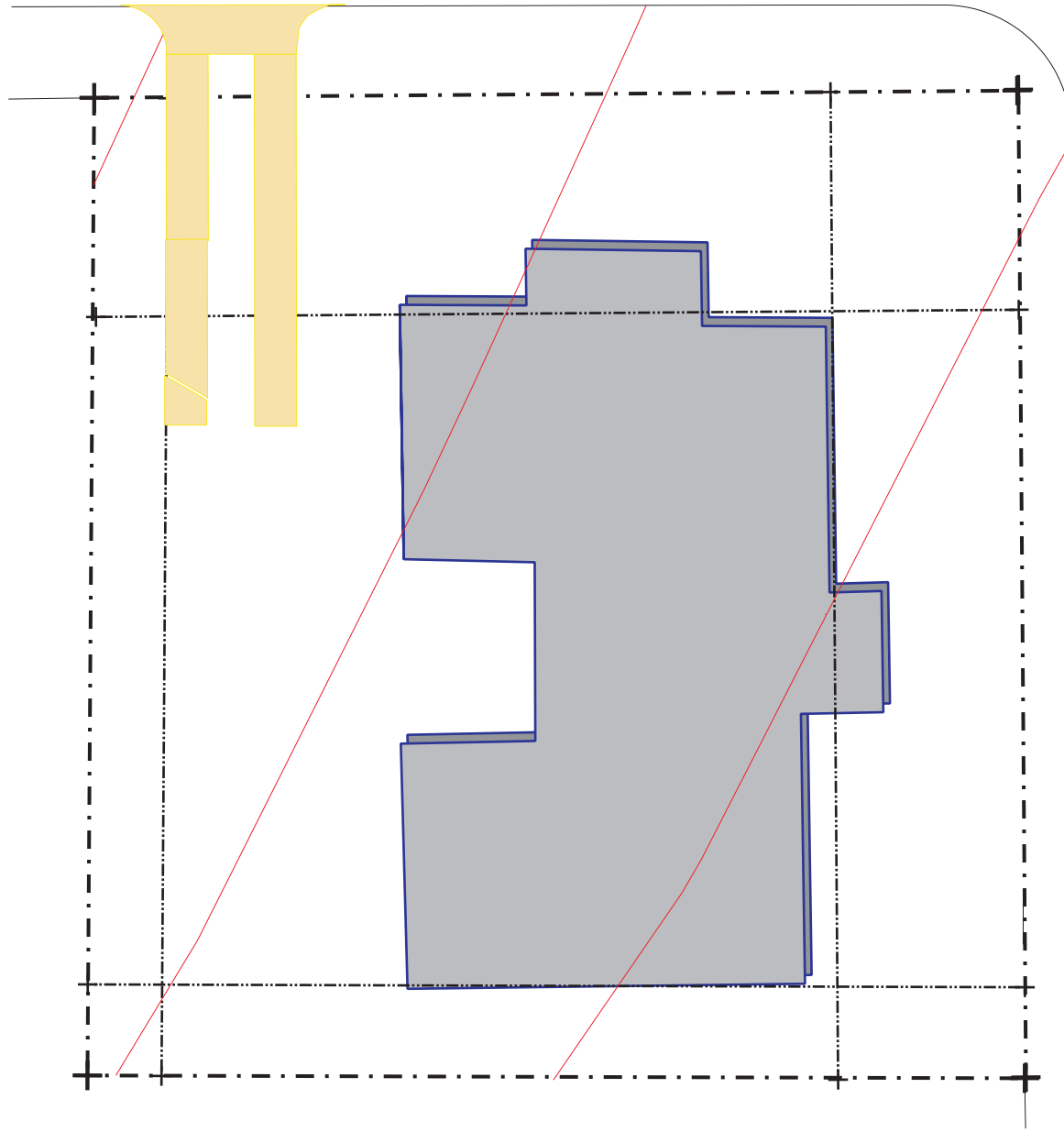
C. Finish and Color selection

- D. Submit full restoration plans to HLC for review and approval for COA. Submit plans to the city for Building Permit for full restoration.

DABNEY HORNE HOUSE RELOCATION AND RESTORATION
SCOPE OF WORK AND PHASING
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EAST MARTIN LUTHER KING BOULEVARD



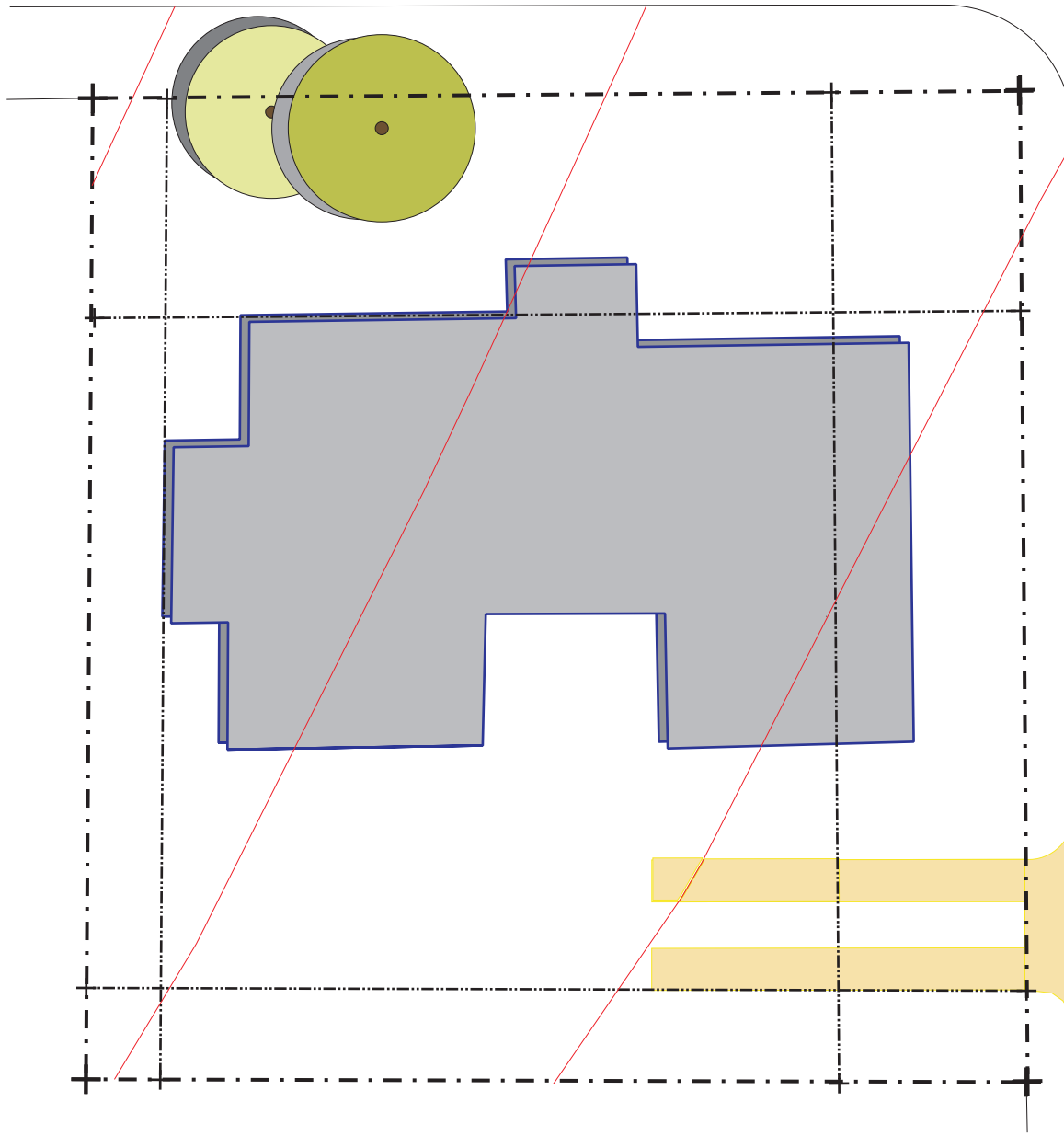
SANCHEZ STREET



NORTH

CARTER • DESIGN
ASSOCIATES
ARCHITECTURE • PRESERVATION • PLANNING

EAST MARTIN LUTHER KING BOULEVARD



SANCHEZ STREET



NORTH

PREFERRED OPTION

CARTER • DESIGN
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