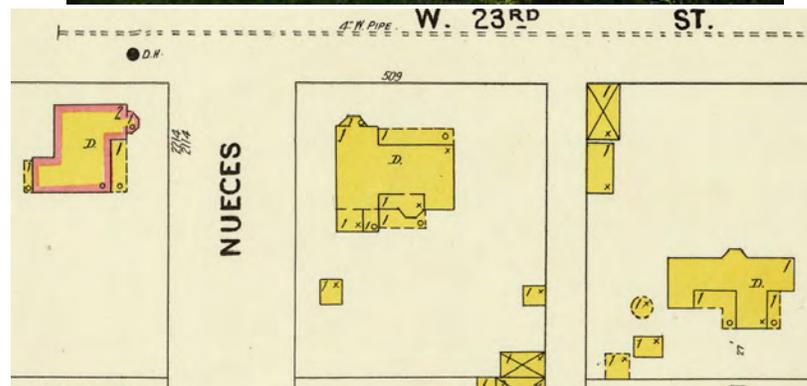


01 August 2013

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 relocation will be to the northwest corner of the existing lot. Exact metes and bounds of the house relocation and the proposed historic zoning for the lot will be determined with a survey.
- III. Relocation
- 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.
 - 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. 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 the restore the property for continued use as office. 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.

DABNEY HORNE HOUSE RELOCATION AND RESTORATION
SCOPE OF WORK AND PHASING

01 August 2013

Page 3

- d. Siding rot and deterioration.
- e. Window opening damage.
- 3. Exterior Restoration
 - a. Replace aluminum windows with wooden double hung windows.
 - b. 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 office 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
01 August 2013
Page 4

