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ARCHITECTURE • PRESERVATION • PLANNING

I.Q. Hurdle House  
1416 E. 12<sup>th</sup> St.  
Austin, Texas  
Temporary Protection and Emergency Stabilization  
23 June 2019  
(Revised 15 July 2019)

The immediate goal for work is to secure the structure from intrusion by unauthorized persons and protect the structure from further damage by animals and weather. This is a limited scope of work and meant as a general description of work to be done and accepted methods of accomplishing the desired outcomes. Full construction documents and specifications have not been prepared. There will be questions on methods or the extent of work required. All questions should be directed to the Architect prior to the start of work in question.

1. Remove temporary window protection. Carefully back out screws used to attach plywood to house to minimize damage.
2. Inspect all siding and trim for rotten or deteriorated wood. From the initial observation there are damaged joist and trim ends, but the siding appears to be in good condition. There is damage to the upper soffit. Rotten wood that jeopardizes the health adjacent wood should be removed. Repair wood to the greatest extent possible to minimize new construction and waste.
3. It is assumed there is still lead paint present on the building and paint and painted wood shall be disposed of properly, including but not limited to collecting all paint that is removed and any paint that is on the ground to be removed as required by lead removal practices.
4. Remove loose paint from siding, including paint that is stripping away, alligatored paint and other areas that are failing and will cause any new paint to fail due to lack of proper adhesion. Building may be washed with hose pressure only. Scrape wood only as required and carefully to avoid damage to wood.
5. Reseat all windows and doors. Properly seal all joints against water infiltration. Secure all trim against the siding.
6. Secure all trim including upper drip edged over the jamb trim. Replace missing or severely damaged trim boards.
7. Prepare sash as required for illustrated temporary covering details. If sashes cannot be opened from top and bottom, remove and salvage sashes and protect against further damage. Special care should be taken with all divided lite windows that remain.
8. Provide 3 coats of paint, including primer and 2 finish coats, satin sheen. Provide trim color to contrast with body of house.

9. Provide nominal 12" HardiBoard rim board around the bottom of the structure but above the crawl space. Provide bent hardware cloth closure for remainder of crawl space.
10. Provide new window protection, cut to window and over trim. Seal all edges. Use carriage bolt connection through window opening to prevent further damage to finished wood pieces. Paint plywood protection cover as described on sheet A 100.
11. *Confirm roof remains watertight. Confirm "no leak status" at flashing and attachment of "widow's walk" to main roof. Paint "widow's walk" structure specified trim color. If additional work is needed at that roof, confirm technical details with Architect prior to execution of the work.*