

Farish-Lambeth House – Lee County – North Carolina

6308 Deep River Road – Sanford, North Carolina

Brooks Graham, Owner; Si Rothrock, Reidsville Building and Restoration;
Betsy Ross, Architectural Designer.

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Demolition: Phase 1

Note: All room names correspond to labels on “Existing Floor Plans”

First Floor:

Front Living Room -

- 1- Remove dropped ceiling and its supporting structure;
Note: Preserve any original plaster, window and door casings, trim, woodwork, and mantel;
- 2- Remove door to hallway. Reinstall original door supplied by owner and change door swing as indicated on plans;
- 3- Restore *probable* former window/door opening in rear (south) wall as indicated on plans;
- 4- Carefully remove contemporary brick surround in fireplace and restore original firebox size/opening.
- 5- Remove carpeting and pad. Preserve any existing shoe molding, if removal is required;
- 6- Remove **only** damaged flooring and damaged floor framing. Keep sound floor joists (logs) in place. Allow inspection by designer/engineer when floor is opened.

Front Passage and Second-Story Hall –

- 1- Preserve all original plaster, window and door casings, hardware, trim, woodwork, railings, balusters, flooring and entire stair;
- 2- Carefully remove knob-and-tube electrical wiring. Preserve light fixture(s) and wall switches;
- 3- In second-story hall, carefully remove the south-facing landing window and save for use in Bedroom #5. (At Phase #2, new door and transom to be installed. Protect stair landing from weather.)

Bedroom #1 - (Mother's Bedroom);

- 1- Carefully remove wall paneling; preserve any original plaster, window and door casings, trim, woodwork, doors and mantel;
- 2- Remove dropped ceiling and its supporting structure;
- 3- Remove carpeting and pad and inspect flooring for soundness. Note: if damage to flooring is evident, follow procedure outlined in "Front Living Room - #3".

Bedroom #2 – (Grandmother's Bedroom);

- 1- Carefully remove dropped ceiling and its supporting structure. Expose and preserve ceiling boards;
- 2- Remove carpeting and pad and inspect flooring;
- 3- Preserve all floorings, wall boards, window and door casings, trim, woodwork and doors.

Bedroom #3 - (Caretaker's Bedroom);

- 1- Remove dropped ceiling and support system. Expose and preserve ceiling;
- 2- Remove carpeting, expose and inspect flooring;
- 3- Remove existing built-in closet/cabinet;
- 4- Preserve windows, door, casings, and trim;
- 5- Reinstall *probable* former window/door opening in adjacent front living room wall as indicated on plans

Breezeways;

- 1- No changes during Phase1.

Dining Room:

- 1- Remove carpeting, expose and inspect flooring;
- 2- Restore west-most window on the south-facing wall. If original window is not revealed, install replacement window. Consult with designer regarding configuration and manufacturer;
- 3- Preserve all wall boards, ceiling boards, trim, windows, doors, door and window casings and mantel;
- 4- Restore fireplace and mantel-surround as needed.

Laundry Room;

- 1- Carefully remove the rear or southern-most wall of the laundry room to accommodate wider new bathroom as indicated on plans;
- 2- Remove washer and dryer.
- 3- Preserve wall and ceiling boards, trim, casings, window and door.

Kitchen;

- 1- Carefully remove all cabinets and appliances and store according to owner's directive;
- 2- Remove sheet vinyl, dropped ceiling and support system. Expose and inspect existing ceiling material;
- 3- Restore windows to original opening sizes;
- 4- Preserve all existing trim, casings, doors, windows and woodwork.

Back Porch;

- 1- No changes during Phase 1.

Bathroom;

- 1- Demolish at builder's direction and schedule. Protect and secure residence as required.

Second Floor:

Bedroom #4;

- 1- Remove built-in closet;
- 2- Remove all compromised plaster and lathe. Preserve all wood trim, casings, baseboard, mantel, fireplace, windows, door and flooring;
- 3- Install new door frame and closet door in south wall as indicated on drawings.

Bedroom #5;

- 1- Remove built-in closet;
- 2- Remove all compromised plaster and lathe. Preserve all wood trim, casings, baseboard, mantel, fireplace, windows, door and flooring;
- 3- Restore former window opening in south-facing wall as directed by builder.

Note: In rooms with carpet, leave carpet in place to protect floors during demolition.

Protect wood flooring in all rooms during demolition.

Do not remove any original plaster that is in good condition.

Do not remove any casings, trim, baseboard or woodwork.

Protect all finishes of existing finish materials during demolition.

Direct any questions concerning demolition to

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