



Old Cora Log Courthouse – Comanche County RFP Bid Solicitation February 13, 2023

Project: Old Cora Log Courthouse Repairs and Stabilization

Background:

Old Cora Log Courthouse is Comanche County's first courthouse and is located on the southwest corner of the Comanche County Square, next door to the active 1940 WPA Courthouse. It serves as a free museum for the general public. The log building was constructed in 1857 at the site of the former county seat, Cora. Over its lifetime, Old Cora has been moved four times. It was placed on the Square in 1982. The structure is designated as a Recorded Texas Historic Landmark.

A full restoration with accessibility improvements was undertaken by the County in 2004. The project was funded by a TXDOT improvement grant and was designed by Halff Associates. Additional log repairs were completed at the northeast corner in 2016. Most recently, a condition assessment was completed by Komatsu Architecture and included in the active 1940 WPA Courthouse Preservation Master Plan, which was approved by the Texas Historical Commission (THC) in 2021.

Today, the north elevation of the log structure has rapidly deteriorated from natural weathering and improper eave drainage to the point where the wall is unstable. Additionally, there are several holes in the covered porch floor, also from wood rot, that pose a hazard to the public. The County has received a Texas Preservation Trust Fund grant with the purpose of repair and stabilizing the deteriorated north elevation.

Contractor Scope of Work:

Restoration work to Old Cora Log Courthouse includes repairs, stabilization, and limited replacement of logs and chinking/daubing at the north façade. Repairs and replacement of exterior wood flooring will also be undertaken where needed. The full list of repairs is outlined in the attached drawings and specifications.

All proposed repair techniques are based on the guidance provided in National Park Service Preservation Brief #26: The Preservation and Repair of Historic Log Buildings and follow the Secretary of the Interior's Standards for Restoration. The Preservation Brief recommends log repair through wood splicing or epoxy consolidation as the first step in repairing a log structure.



Replacement of an entire log should only be undertaken as a last resort. This guidance has been incorporated into the recommended Old Cora repairs.

Repairs at north elevation include dutchman repairs at deteriorated logs, replacement in kind of deteriorated logs, patching and repair of chinking/daubing, general cleaning, and removal of fungus. One existing door opening at the north elevation will also require repairs and stabilization of the door frame and threshold with possible complete replacement. Two holes in the exterior porch flooring will be repaired. The boards will be replaced in kind, as the rot and damage have compromised the integrity of the existing planks.

All replacement wood and chinking will be in kind. Prior restoration work notes the wood log type as oak. The chinking and daubing mixture used in the 2004 restoration follows the recommended mixture outlined by Preservation Brief #26, which is a three-part mixture of lime, sand, and cement. These material types will be used for the current project. Additional information is included in the attached specifications.

Contractor to review and field verify condition of all logs and chinking/daubing (C/D) on all elevations as deterioration is ongoing. Additional repairs beyond those outlined below maybe needed.

Proposal Objectives as follows:

1. Contractor Preparation:

A. Contractor to review and familiarize with the Texas Historical Commission's requirements for Recorded Texas Historic Landmarks and the Secretary of Interior Standards for the Treatment of Historic Properties via the following links:

- <https://www.thc.texas.gov/preserve/projects-and-programs/recorded-texas-historic-landmarks>
- <https://www.thc.texas.gov/preserve/buildings-and-property/standards-and-guidelines>

B. Contractor to review Architect's drawings and specifications exhibits showing locations and extents of repair and restoration work.

2. Contractor to prepare Restoration proposal:

A. Based upon Architect's drawings and specifications exhibits as provided, the Contractor is to prepare and submit a proposed Restoration narrative report to describe the contractors proposed Means & Methods to repair and stabilize the deteriorated Old Cora Log Courthouse.



B. Contractors to submit documentation of proposed team members with clarification of work experience/qualifications specific to designated historic sites and projects.

C. Contractor to submit documentation to graphically convey and/or provide written description of proposed temporary bracing for worker safety/protection purposes.

D. Contractor to submit draft schedule for Owner/Architect/THC review purposes. Schedule to show Contractors estimated number of hours to conduct onsite services as well as the proposed duration of activities.

F. Contractor to submit clarification on complete cost of all activities as itemized to include travel, equipment costs, taxes, etc. Costs are to be itemized by category description with total cost summary. Unit costs are to be provided as part of the work scope itemized bid.

3. Contractors Execution and Findings:

A. Based upon Architect's drawings and specifications exhibits as provided, the Contractor is to field verify locations of repair and stabilization work with Architect.

B. Contractor to provide temporary bracing for north elevation in consideration of pedestrian safety.

C. Per approved narrative report and finalized construction schedule the Contractor is to commence with repair and stabilization activities.

D. Contractor to document repair and stabilization work in photographs for TPTF grant completion report.

RFQ response deadline: TBD by County



KOMATSU
ARCHITECTURE P.C.

RFQ response to be provided via email to the following parties:

Comanche County

Hon. Stephanie Davis, County Judge

Email: [judgedavis@co.comanche.tx.us](mailto:judgetavis@co.comanche.tx.us)

Komatsu Architecture

Marie Oehlerking, Historic Preservation Specialist

Email: moehlerking@komatsu-inc.com

File Attachments:

- 2023.02.08_OldCoraLogCH_IssuedforBid.pdf
- 2023.02.08_OldCoraLogCH_Specs.pdf

OLD CORA LOG COURTHOUSE

COMANCHE COUNTY



**ISSUED
FOR BID**

HISTORIC PROPERTY ACKNOWLEDGEMENT

The Old Cora Log Courthouse is a Recorded Texas Historic Landmark. All matters pertaining to the Project shall be conducted in conformance with the procedures prescribed by the Texas Historical Commission and all applicable state and federal laws, rules, and regulations. This Project is a Restoration and must follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.



TEXAS HISTORICAL COMMISSION
1000 RICE STREET, DALLAS, TEXAS 75202

KOMATSU
ARCHITECTURE



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OLD CORA LOG COURTHOUSE
Southwest Corner of 101 W. Central Avenue
Comanche, Texas 76442

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Comanche, Texas 76442

ARCHITECTURE

KOMATSU
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MECH / ELEC / PLBG

STRUCTURAL / CIVIL

GO.01

NO.	REVISIONS	DATE	APPROVAL

COVER SHEET	
PROJECT NO.	27-1-04
DATE	NOV 15 2004
PROJECT NO.	27-1-04
PROJECT NO.	27-1-04
PROJECT NO.	27-1-04

NO.	REVISIONS	DATE	APPROVED

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ISSUED FOR BID

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OLD CORA LOG COURTHOUSE
Southwest Corner of 101 W. Central Avenue
Crownpoint, Texas 75442

FIRST FLOOR PLAN

A1.01

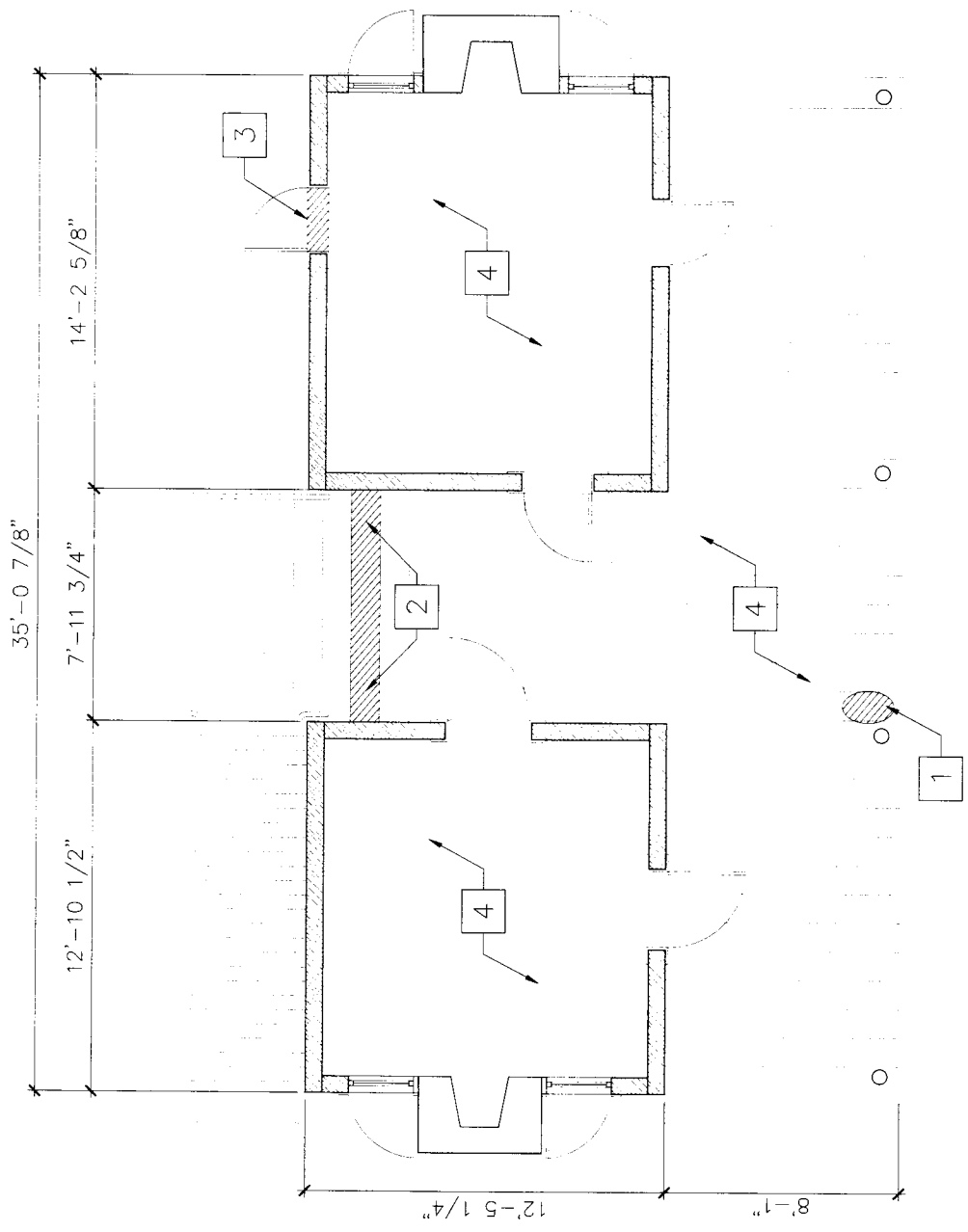
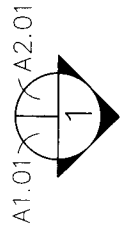
SHEET NO. 21 OF 21
SCALE: 1/2" = 1'-0"
DATE: 1/27/11
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
APPROVED BY: J. L. BROWN

NOTES BY SYMBOL [1]

1. REPAIR HOLE IN FLOOR BOARD.
2. REPLACE CRACKED AND DETERIORATED BOARD IN KIND.
3. REPLACE THRESHOLD IN KIND.
4. TAP DOWN ALL LOOSE OR POPPED NAILS AT ALL EXTERIOR AND INTERIOR BOARDS.

GENERAL NOTES

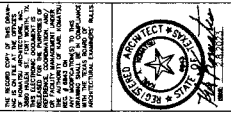
- A. THESE DRAWINGS ILLUSTRATE THE GENERAL CONDITIONS OF THE EXISTING BUILDING. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ASSEMBLY TYPES, AND DIMENSIONS OF ALL EXISTING BUILDING CONSTRUCTION PRIOR TO BEGINNING WORK.
- B. CONTRACTOR TO REVIEW AND VERIFY CONDITION OF ALL LOGS, WORK ELEMENTS, AND CHINKING/DAUBING (C/D) BEFORE START OF WORK AS DETERIORATION IS ONGOING AND PROGRESSING QUICKLY. ADDITIONAL REPAIRS BEYOND THOSE ILLUSTRATED HERE MAY BE NEEDED.
- C. THIS PROJECT IS A RESTORATION AND MUST FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR RESTORATION AND PRESERVATION BRIEF #26
- D. ATTEMPT TO SALVAGE AS MUCH HISTORIC MATERIAL AS POSSIBLE FIRST. ONLY REPLACE HISTORIC ELEMENTS IF INTEGRITY OF ELEMENT IS COMPROMISED. ALL REPLACEMENT MATERIAL MUST MATCH THE HISTORIC IN KIND.
- E. REFER TO SHEET 00.02 FOR SYMBOLS LEGEND & ABBREVIATIONS.
- F. NOT ALL 'NOTES BY SYMBOL' APPEAR IN EACH DRAWING. REFER TO INDIVIDUAL PLANS FOR SPECIFIC NOTES.
- G. AT NO TIME SHALL THE BUILDING BE LEFT OPEN TO THE WEATHER DUE TO DEMOLITION OR REMOVAL OF ASSEMBLY PROCEDURES. PROTECT ALL ELEMENTS, HISTORIC OR OTHERWISE, DURING ALL PHASES OF CONSTRUCTION OPERATIONS.
- H. ENSURE THAT NORTH WALL IS IN STABLE SECURE CONDITION UPON COMPLETION OF PROJECT.
- I. ALL DETERIORATED LOGS MUST BE REPAIRED OR REPLACED IN KIND TO STABLE CONDITION.
- J. ALL LOOSE C/D MUST BE REMOVED DOWN TO A STABLE LAYER AND REPLACED IN KIND.



FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"

REVISIONS	DATE	APPROVED

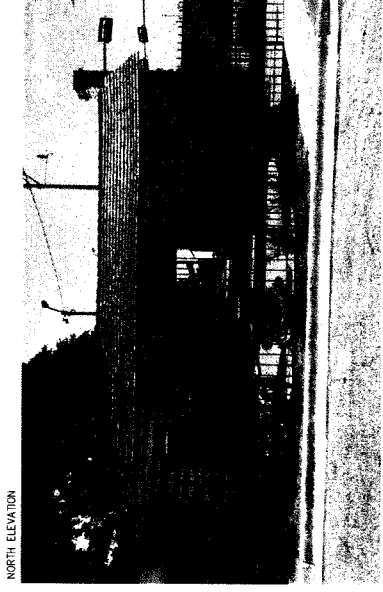
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ARCHITECTURE
KOMATSU



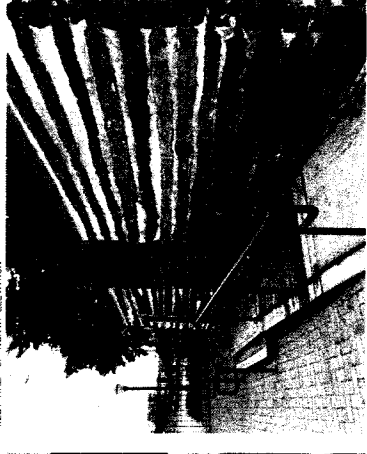
OLD CORA LOG COURTHOUSE
Southwest Corner of 101 W. Central Avenue
Comanche, Texas 76442
ELEVATION DETAILS

PROJECT NO.	24-13-0
SCALE	1/8" = 1'-0"
DATE	2011.09
DESIGNER	COMPTON ARCHITECTS
DATE	

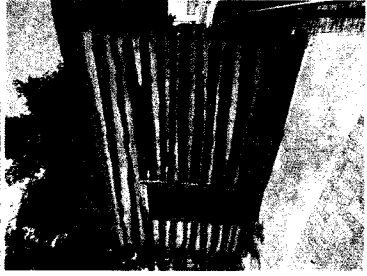
A2.02



NORTH ELEVATION



WEST HALF OF NORTH ELEVATION



EAST HALF OF NORTH ELEVATION

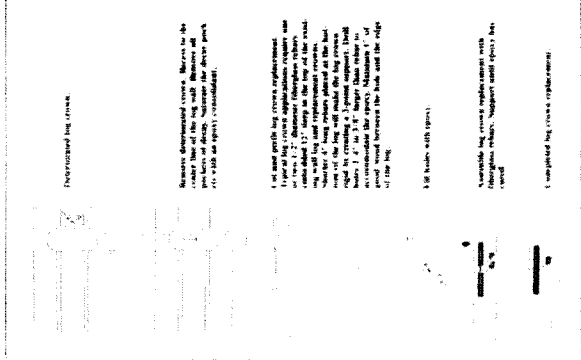


FIG. 1. TYPICAL CROSS SECTION OF CHINKING & DAUBING

SOURCE: NATIONAL PARK SERVICE PRESERVATION BRIEF # 26: THE PRESERVATION AND REPAIR OF HISTORIC LOG BUILDINGS.

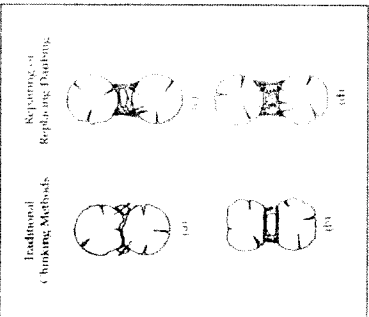


FIG. 2. TYPICAL CROSS SECTION OF CHINKING & DAUBING

SOURCE: NATIONAL PARK SERVICE PRESERVATION BRIEF # 26: THE PRESERVATION AND REPAIR OF HISTORIC LOG BUILDINGS.

1 TYPICAL CROSS SECTION OF CHINKING & DAUBING
SCALE: NTS = 1'-0"
A2.01

2 TYPICAL LOG DUTCHMAN REPAIR
SCALE: NTS = 1'-0"
A2.02

3 EXISTING CONDITIONS PHOTOS
SCALE: NTS = 1'-0"
A2.02



EXAMPLE OF LOG ROT

EXAMPLE OF G/D STAINING

NORTH-FACING DOOR OUT OF PLUMB

NORTH-FACING DOOR THRESHOLD DETERIORATION

EXAMPLE OF HOLE IN FLOOR BOARD AT PORCH