

APPENDIX E
Historic Monitoring Report

MONITORING PLAN

Date: January 10, 2024

Project: 6110 Camino De La Costa, La Jolla, CA 92037

Project Team:

D: Developer: JMAN INVESTMENTS INC

PA: Project Architect: Jonathan Segal FAIA

HA: Historic Architect Jonathan Segal FAIA

HAM: Historic Architect Monitor: Jonathan Segal FAIA

PI: Principle Investigator: Jonathan Segal FAIA

CM: Construction Manager: Jonathan Segal FAIA

BI: Building Inspector: City of San Diego Development Services:
Environmental and Historical Staff

RE: Resident Engineer: Jon Deck, DCI Engineers

Property Description:

Casa de los Amigos is a two-story, asymmetrical, Spanish Revival-style, single-family residence with a detached garage with a maid's quarters above designed by San Diego Master Architect Herbert E. Palmer. In January 2023, the property was designated as City of San Diego Historical Site # 1481.

- The property on which the Casa De Los Amigos is located is part of a proposed redevelopment project called "6110 Camino De La Costa," which will consist of removing the existing main historic residence and retaining the existing garage, structure and street side site wall and entry gates. The proposed development project includes the construction of an approximately 8,649-square-foot two-story residence with a basement. Site improvements will include hardscape and removal of all existing improvements in the bluff edge setback. To facilitate the construction of the adjacent underground basement and 2-story residence, the garage structure will be temporarily braced as required. Finally, the site wall will also be monitored during construction.

Monitoring at SITE: 6110 Camino De La Costa, Assessor's parcel # 357-141-05.

1. Overview of Treatment Plan and Monitoring Plan (HAM, HA, PI, PA, CM, BI, D).

Issue: Preconstruction meeting as related to historic resource on site. Discuss general methods of protection of garage structure, site wall and entry structure, non-historic additions, removal of the rear porch entry stairs of the garage, and removal/disposal work of the main historical residence, The monitoring team will review and identify the historic and non-historic elements proposed

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for salvage per the treatment plan on the main historic residence and garage, via an itemized inventory.

2. Final Review of preparation of garage and site wall resource for rehabilitation, and main historical residence for removal(HAM, HA, CM, HM)

Preparation of Resource for Rehabilitation of Garage and Site Wall (HAM, HA, CM).

1. Rehabilitation: (HAM, HA, CI, BI)

Issue: Review removal of slab on grade, infill existing garage door with new window glazing, removal of the second floor, and cut in of new garage doors with resource present. Overview of Treatment Plan for rehabilitation of resource, Architectural, Landscaping, and Engineering Documents.

2. Continuing monitoring of structure as required by construction activity (HAM, HA, CM)

Issue: Review protection of resource every 3 months or as required; if damage occurs, issue a report documenting the damage.

3. Completion of construction activity (HAM, HA, CM)

Issue: Review rehabilitation of resource in accordance with the Treatment Plan and Architectural, Landscaping, and Engineering Documents.

Preparation of Main Residence Resource for Removal and Disposal (HAM, HA, CM).

1. Salvage: (HAM, HA, CI, BI)

- a. Issue: carefully remove and store all historic features defined in the treatment plan and store per treatment plan.

2. Continuing monitoring of structure as required by removal activity (HAM, HA, CM)

- a. Issue: Document any new or unknown discoveries during demolition for review.

- b. Prepare Individual Monitoring report and submit to (BI) if any new

3. Final Monitoring (HAM, HA, CM, D)

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- a. Issue: Final punch list of items to complete according to Treatment Plan and Architectural, Landscaping and Engineering Documents.

Reporting During Monitoring (HAM, BI, PI, D):

Monitoring reports shall be submitted to (BI) after each major monitoring activity.

Individual reports will be submitted to summarize the following activities as applicable:

1. Preconstruction meeting
2. Preparation of garage and site wall for construction
3. Completion of construction activity
4. Completion of salvage plan
5. Demolition of historic structure
6. Any significant issues that occur during construction

Final Reporting (HAM, BI, PI, D):

1. Draft Report (HAM, BI, PI, D)
 - a. Issue: Draft report of monitor process to be submitted to BI for review.
2. Final Report (HAM, BI, PI, D)
 - a. Issue: Final report of monitoring process, submit to PI for distribution to City of San Diego Development Services Department, San Diego History Center for archiving.