

MONITORING PLAN

LILLIAN LENTELL COTTAGE
HISTORIC DESIGNATION #1062

7762 BISHOPS LANE
LA JOLLA CA

RELOCATING TO :

7782 BISHOPS LANE

Project # 560771

Nov 1, 2018

MONITORING PLAN

PROJECT:

LILLIAN LENTEL COTTAGE
7762 Bishops Lane, La Jolla
HRB SITE #1062

SUBJECT:

MONITORING PLAN FOR THE RELOCATION OF HISTORIC COTTAGE
AT 7762 BISHOPS LANE TO ADJACENT LOT AT 7784 BISHOPS
LANE

PROJECT TEAM:

DEVELOPER DESIGNER:	Matthew Welsh
PROJECT ARCHITECT:	Safdie Rabines Architects
HISTORICAL PRESERVATION ARCHITECT MONITOR:	(HPAM) To be determined
HISTORICAL CONSULTANT:	Carol Olten/ Diane Kane
STRUCTURAL ENGINEERS:	To be determined
GENERAL CONTRACTOR:	To be determined
HOUSE MOVER:	John T. Hansen Enterprises
BUILDING INSPECTOR:	City of San Diego Development Services: Environmental and Historic Staff

PROJECT LOCATION:

Current location to be Moved Off: Site A. 7761 Bishops Lane
Proposed location to be Moved To: Site B. 7782 Bishops Lane

PROJECT DISCRPTION:

The Lillian Lentell Cottage HRB Site #1062, at 7762 Bishops Lane, is a one-story craftsman style single-family residence. Built in 1913 by an unknown architect and/ or builder, the building has been mainly tenant occupied over the course of its existence. Designated with a period of significance of 1913-1915 under HRB Criterion A, (Exemplifies or reflects special elements of the City's, a community's or a neighborhoods historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development), as a resource that exemplifies La Jolla's early Beach Cottage development. The designation includes the adjacent parcel 350-321-04-00 addressed at 7761 Eads Ave.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move this historic structure from it's current location at Site "A" 7761 Bishops Lane, to Site "B", 7784 Bishops Lane, a total of 33 feet north, or 9 feet into the adjacent property to the north, retaining it's existing orientation, with the front of the cottage facing Bishops Lane to the east. The cottage will be restored at it's new location. Monitor shall use treatment Plan and Documents as guidelines.

The monitoring actions are as follows:

MONITORING AT SITE "A", MOVE- OFF. SITE "A" 77612 BISHOPS LANE.

Monitoring reports shall be submitted to the City after the pre-con meetings; mid-rehabilitation; and at the completion of rehabilitation.

1. Pre-construction Meeting:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager, House Mover, and Building Inspector.

Issue: Overview of Treatment Plan and Monitoring Plan as related to Historic Resource on the move-off and adjacent move-on site, Bishops Lane.

2. Preparation of Structure for Moving:

Historic Preservation Architect Monitor, Developer Designer, Construction Manager.

Issue: Activities for moving such as removal of exterior plumbing, electrical lines, existing porch, rear shed, foundation skirt, and setting steel beams. General activities to prepare for moving shall be completed.

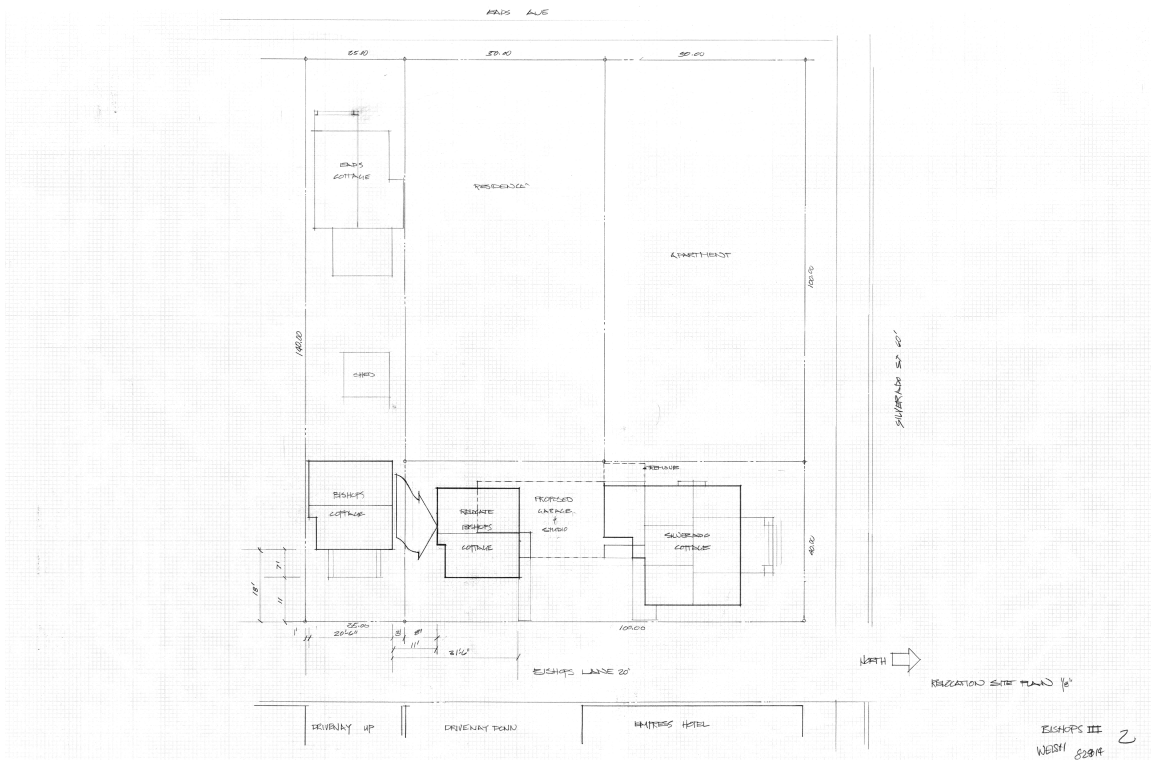
This will include the removal, preservation where possible and temporary storage of the existing chimney, front and rear porches, and that he/she will approve the dismantling the porches.

3. Pre-Move Off Site "A":

Project Architect, Historic Preservation Architect Monitor, Developer Designer, Construction Manager, House Mover.

Issue: Review work by Construction Manager and Historic Monitor to brace and protect structure prior to move off date.

Monitor to approve structure is ready to move.



EXISTING SITE CONDITION: MOVE –OFF SITE “A” 7762 BISHOPS LANE TO MOVE-ON SITE “B” 7784 BISHOPS LANE

Pre- Move-on Site “B”:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Structural Engineers, Construction Manager, Building Inspector.

Issue: Over view of Treatment Plan, Architectural, Landscaping and Engineering documents as related to move-on site. Review work involved by Contractor to prepare site for arrival of structure.

4. Site Preparation for Move –on:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Structural Engineers, Construction Manager, House Mover.

Issue: Review of preparation work, new footing, foundation, utilities, at move-on site prior to move.

5. Move-on Site:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager, Building Inspector.

Issue: Review overall Treatment Plan for restoration of resource, Architectural, Landscaping and Engineering Documents. Move Cottage from Site “A” to Site “B”.

6. Restoration of Structure:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager.

Issue: Review restoration of resource in accordance with Treatment Plan and Architectural, Landscaping, and Engineering Documents. Continued monitored monthly or as required by construction activity.

7. Final Monitoring:

Project Architect, Historic Preservation Architect Monitor, Developer/Designer, Construction Manager.

Issue: Final punch list of items to be completed according to Treatment Plan and Architectural, Landscaping and Engineering Documents.

8. Draft Report.

Historic Preservation Architect Monitor, Building inspector.

Issue: Draft report of monitor process to be submitted to Building Inspector for review.

9. Final Report.

Historic Consultant, Historic Preservation Architect Monitor, Building inspector, Designer/Developer.

Issue: Final report of monitor process, review updating of HABS documents to be submitted to Development Services, San Diego Historic Center for archives.

End of Monitoring.