

TREATMENT PLAN

LILLIAN LENTELL COTTAGE  
HISTORIC DESIGNATION #1062

7762 BISHOPS LANE  
LA JOLLA CA

RELOCATING TO:  
7782 BISHOPS LANE

Project Nbr: 560771

March 21, 2019

TREATMENT PLAN

January 1, 2017

Revised: Nov. 1, 2018

Revised: March 20, 2019

PROJECT:

LILLIAN LENTEL COTTAGE

7762 Bishops Lane, La Jolla

HRB SITE #1062

SUBJECT:

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

PROJECT TEAM:

DEVELOPER DESIGNER:

Matthew Welsh

PROJECT ARCHITECT:

Safdie Rabines Architects

PRESERVATION ARCHITECT:

John Eisenhart

QUALIFIED HISTORIC MONITOR:

John Eisenhart

Union Architecture

HISTORICAL CONSULTANT:

Diane Kane

GENERAL CONTRACTOR:

Beachum Construction

HOUSE MOVER:

John T. Hansen Enterprises

## PROJECT DESCRIPTION:

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 neighborhood's 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 Treatment Plan is being prepared for the documentation to move this historic structure from its current location at 7762 Bishops Lane a total of 33 feet north, or 8 feet into the adjacent property to the north while retaining its existing orientation with the front of the cottage facing Bishops Lane to the east. It will be restored in its new location and connected to a proposed garage and studio separated from the Lentell cottage by an open stairway. The garage is a proposed addition to the existing 1908 Silverado Cottage facing Silverado Street at 817 Silverado St at the corner of Bishops Lane. This will create a complex of three units, with the Lillian Lentell Cottage facing Bishops Lane in the back at the south end of the complex, a stairway and a two car garage with a studio above also facing Bishops Lane in the center of the complex visually separating the two early 1900 cottages, with the other 1900 cottage, Silverado Cottage facing Silverado St on the corner of Silverado St and Bishops Lane as the front Unit connected to the garage and studio behind, and then to the Lillian Lentell Cottage .

## INTRODUCTION

The implementation of the Treatment Plan for the relocation/transportation and restoration of the Lillian Lentell Cottage will be facilitated by a Qualified Historic House Mover, under the supervision of a Qualified Historic Monitor (and a Qualified Historic Architect) in a manner consistent with the mitigating, monitoring, and reporting program (MMRP) for this project. The treatment is to be accompanied by a copy of the HABS drawings of the property that outline the proposed stabilization and preparation of the structure for relocation. The drawings will also detail the restoration of the structure at the adjacent location and its connection to the proposed garage and existing Silverado Cottage.

This Treatment Plan and its related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

## PREPARATION AND RELOCATION OF STRUCTURE:

Monitoring of the preparation, moving, and restoration of the Lillian Lentell Cottage shall be over seen by the Qualified Historic Monitor. Prior to any demolition the Contractor and Monitor will meet on site to review the scope of removal and relocation work. During the demolition or removal preparation, the Contractor is to inform the Monitor of the discovery of any architectural elements, (brackets, posts casings, etc.) to evaluate the relevance of these objects. Consistent with Standards # 6, 7, and 9.

## PREPARATION OF STRUCTURE PRIOR TO MOVE:

The 12" high 5 x 12 open trellised front porch is to be removed and where possible saved for reconstruction. The 5 x 10 covered utility porch at the rear of the structure, distinguished by the screened in upper portion of the walls, is to be removed. Both porch structures will be set aside on top of tarps, covered with tarps, on the existing property far enough away from the cottage as to not encumber the lifting and relocating of the cottage. All detached structural members shall be numerically designated with location reference. When the cottage is set on and connected to its new foundation on the adjacent lot the porches will be manually transported the 10 or 20 feet to the new location and reattached as they were originally placed on the cottage. Wherever the porch framing members have been damaged or deteriorated the members shall be replace with new wood in kind. The existing composite roofing is to be removed and replace with new composite shingle roofing. The brick chimney will be dismantled and set aside, then rebuilt within the new relocated cottage with the original bricks and pattern. The exterior siding, wood doors and windows are to remain in place. Steel stretcher beams will be threaded through the existing crawl space penetrating the ground to open vertical 1 x skirting under the existing floor girders. All windows and doors are to be boarded up with 3/4" plywood sheathing (secured at each opening with minimal screws into the existing exterior casing) to protect them during transit. Per structural engineer's requirements, the wall shall be braced and secured for any movement, twisting, or tweaking, stabilized and square. Exterior plumbing pipes shall be removed. All site utilities shall be disconnected. The building will then be lifted off the foundation, ground and piers, in whole and set on wheels to be winched 30 + feet north to it new location.

The existing height of the Lillian Lentell Cottage is 14'-6" from grade. The existing grade at the south elevation is 8" from the bottom of the floor joists on the exterior. The existing grade at the north elevation is 10" from the bottom of the floor joist at the exterior. These dimensions vary from east to west slightly while the lot has the same continuous slope south to north across the existing 25 lot as it will across the next and continuous 30' of the adjacent lot at the relocation site proposed. The height of the relocated cottage will be set to match at the 14'-6" height of the existing cottage at its current location.

Consistent with Standards # 6, 7, 9, and 10.

## MOVEMENT OF STRUCTURE:

The house mover is to outline the manner and process of the move, and the means the structure is to be secured for the move. Monitor and City staff are to approve the plan prior to moving date. Consistent with Standards # 1, 2 and 3.

## POST RELOCATION OF STRUCTURE:

Once the structure is relocated to the proposed site, it is to be elevated a few feet and supported by temporary stretcher beams directly above the proposed site foundation. A new concrete foundation is to be constructed to match the cottage exterior wall framing and new piers are to be installed to receive the existing raised floor framing. The structure is then to be lowered into place on the new foundation and secured.

Consistent with Standards # 1, 2, and 3.

## REHABILITATION OF STRUCTURE:

### EXISTING FOUNDATION:

The existing 2 x 6 floor framing of the Lillian Lentell Cottage rests on 4 x 4 girders to 4 x 4 posts to a 2 x 6 plate on 12 x 12 piers every 6 feet, constructed in 1913. All original floor joists and girders are to remain intact. New concrete stem walls will be poured to accommodate the relocated structure. The original posts, piers and perimeter plate at the existing site will be removed after the structure has been moved to its new location.

### EXISTING FRAMING:

Floor Framing: 1 x oak flooring over 1 x 4 Douglas fir sheathing, over full size 2 x 6 floor joist at 16" o.c., over full size 4 x 4 girders @ 6' o.c. supported at 48" o.c. on full size 4 x 4 posts, set on 12 x 12 concrete piers 16" from bottom of joist to top of pier, 4" + above dirt grade, 20"+ grade to floor Joists.

Ceiling Framing: Full size 2 x 6 ceiling joists at 24" o.c.

Roof Framing: 4:12 pitch gable roof. Full size 2 x 4 rafters @ 24" oc., with 1 x 6 skip lap sheathing and 1 x 8 ridge board.

Exterior Walls: 1 x 4 redwood horizontal ship lap siding on full 1 x 12 vertical redwood planks, with 4 x 4 corner and header posts tied at ceiling with a 2 x 4 plate to 2 x 6 ceiling joists.

Roof: Roof consists of grey composite shingles on 4:12 gable roof. The composite roof is to be reroofed with matching composite roofing.

Consistent with Standards #5

### EXTERIOR FINISHES:

All existing siding, doors, windows, and trim are to be restored in place. The 1990's dark grey exterior color is to be sanded, patched and primed. Cottage to be repainted cottage white per original neighborhood cottage color and per "Silverado Cottage", also historically called "White Cottage".

All damaged wood siding shall be replaced with matching redwood siding. All damage eaves and exposed framing also to be repaired or replace to match existing.

Vertical 1x4s ½ inch apart enclose the crawl space below the floor and will be reconstructed at the relocated cottage.

Consistent with Standards #5, 6, 9, and 10.

## DOORS AND WINDOWS:

Where necessary existing wood doors and wood windows will be removed from their frames, (which are to remain in place) restored and reinstalled in their original frames.

Consistent with Standards #5 and 6.

## ELECTRICAL & LIGHTING:

The existing electrical and lighting will be removed and replaced to conform to current code. Exterior meter shall be installed at existing electrical panel on “Silverado Cottage” south elevation facing Lillian Lentell Cottage, where power enters property.

Consistent with Standards #9 and 10.

## PLUMBING:

All exterior plumbing and vent pipe are to be removed. New interior plumbing and vents to be installed as required to conform to existing plumbing code.

Consistent with Standards #9 and 10.

## PAINTING:

Historic photos and /or paint scrapings will be used as samples in order to replicate the original colors and appearance of the cottage. Monitor and staff to approve the final paint scheme.

Consistent with Standards #6.

## INTERIOR FINISHES:

All interior finishes will be removed and after structural requirements are completed, wiring, plumbing, fixtures, ductwork and insulation replaced.

Consistent with Standards #9 and 10.

## RESTORATION/ RECONSTRUCTION

The cleaning of all historic materials shall occur through the use of the gentlest means possible. Historic fabric shall be retained as much as possible. No sandblasting or power washing of materials shall occur. The character defining mass and form of the structure is a one-story primary element with gable roof; attached porch at the front and attached screened utility room in the rear. The character defining material elements are beveled siding, windows, casing, and trim boards. Should reconstruction be required as a result of damage during moving, it shall be undertaken in accordance and conformance with the Secretary of the Interior’s Standards for Treatment of Historic Properties under the direction of the Qualified Historic Monitor.

## INTERIOR RENOVATION

The proposed interior renovation shall be to support the lateral forces of the cottage structure by shearing the north south central bearing wall. The existing bath will be renovated, new tile new fixtures, as will the existing kitchen. The interior walls shall be painted and the wood floors refinished. As a simple “craftsman cottage” little will be altered in order to retain and restore the natural materials and layout. Other considerations may be necessary per structure analysis.