



Ordway Residence Relocation & Rehabilitation TREATMENT PLAN

November 7, 2024 (Revised 3-25-25)

PROJECT DESCRIPTION

The Ordway Residence at 1620 State Street is locally designated under the City of San Diego Register of Historical Resources as HRB #278. The house is Queen Anne Victorian vernacular in style and functioned as a modest worker cottage. The residence was constructed circa 1888. The building is constructed of standard 2x wood framing over a raised foundation and crawl space. The exterior walls are clad in wood Dutch lap horizontal siding. The roof is mostly hipped with a flat top at the center and a front gable. Several additions were built at the west (rear) portion of the house and have shallow-pitched hipped and shed roofs. The building maintains its primary architectural details and has good integrity. The Ordway Residence has a total of 1,154 square feet and is currently used for storage. The owner, 16Twenty LLC, is proposing a project that will add an 8-story residential building behind the relocated Ordway Residence.

Once relocated and reassembled, the Ordway Residence will undergo exterior rehabilitation per *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. This Treatment Plan describes the proposed relocation and exterior rehabilitation work.



Figure 1: The Ordway Residence, looking southwest.



INTRODUCTION

The implementation of this Treatment Plan for the relocation and exterior rehabilitation of the Ordway Residence will be facilitated by a qualified historic structure mover. Construction Observation services will be provided by the Project Architect and Historic Architect/Monitor. The project will be completed in accordance with the city's mitigation, monitoring, and reporting program. This Treatment Plan is accompanied by HABS drawings which depict the current floor plans and exterior elevations of the house. Construction documents for the exterior rehabilitation of the building are not yet complete, but since only minimal alterations are planned, such as removal of non-historic additions and modifications, the HABS drawings and the treatments noted in this document should suffice, pending approval of drawings during the plan check process.

RELOCATION/REHABILITATION PROCEDURES

The Ordway Residence will be disassembled and moved into temporary storage in the parking garage at the owner's property located at 2517 Union Street, San Diego, 92101. Refer to Figures 3 and 4. Once a new slab-on-grade foundation is completed, the house will be moved onsite and reassembled further east, at the State Street property line. The house will also move 10 inches south. The mover and general contractor will outline the details of the schedule and sequence of the move as well as the means by which the house will be reassembled. The Historic Architect/Monitor and City staff shall approve the relocation plan prior to the move date.

Monitoring: Construction monitoring shall be provided during the dismantling and relocation process. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

Process: It is anticipated that the disassembly and move will consist of the steps listed below:

1. The building will be dismantled into multiple pieces (i.e. panels) to facilitate the move. Refer to Figures 3 and 4.
2. Exterior door and window openings may need to be braced. (There is no chimney or fireplace.)
3. Some items will be permanently removed as part of the relocation. These include the lower crawl space walls and the non-historic west additions.
4. The hope is to move the east living room portion of the house in one piece.
5. The moving company will likely load the panels onto flatbed trucks. The trucks will then transport the Ordway Residence to an offsite storage facility.
6. After the completion of grading work and a new foundation on the new site, the Ordway Residence will be moved back onsite and reassembled.
7. Restoration will commence after reassembly is complete.

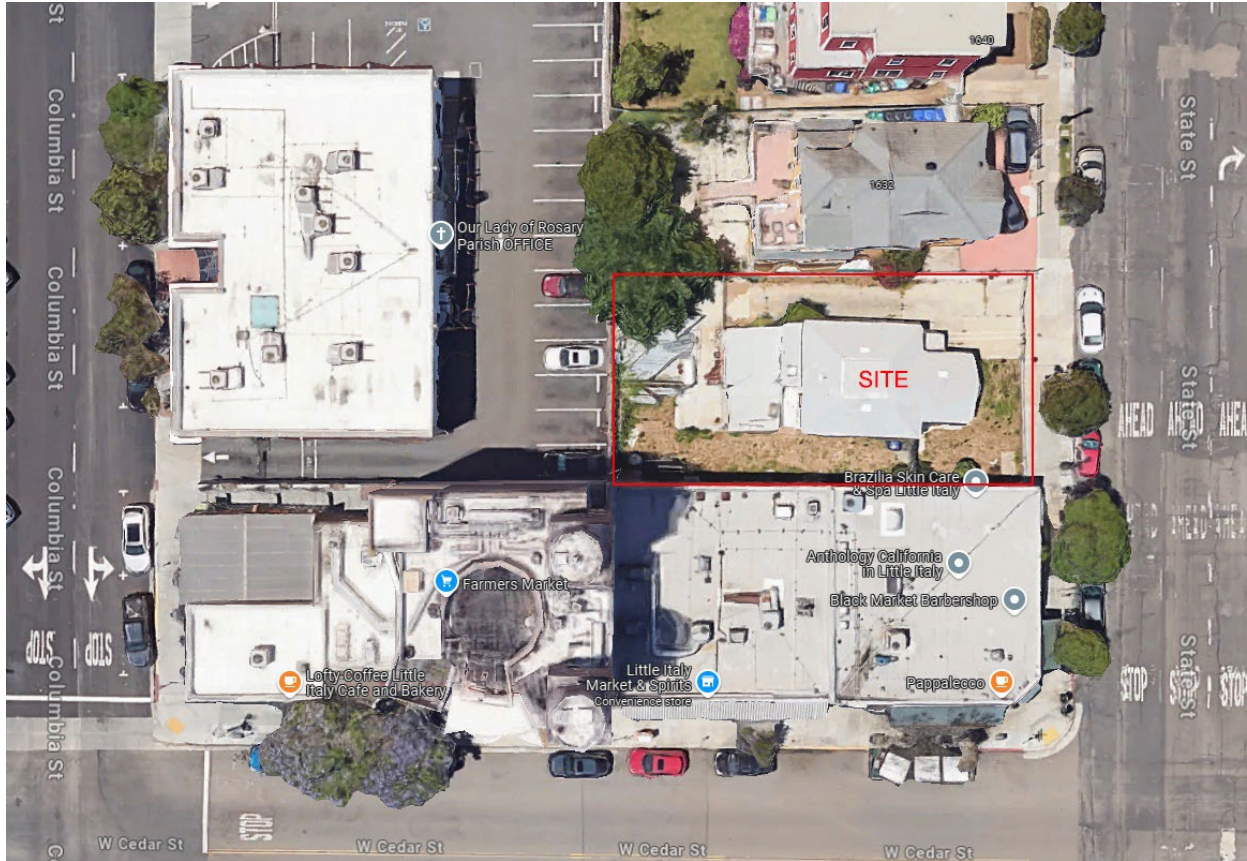


Figure 2: Aerial photo showing the project site near the corner of State Street and West Cedar Street.
Source: Google Maps

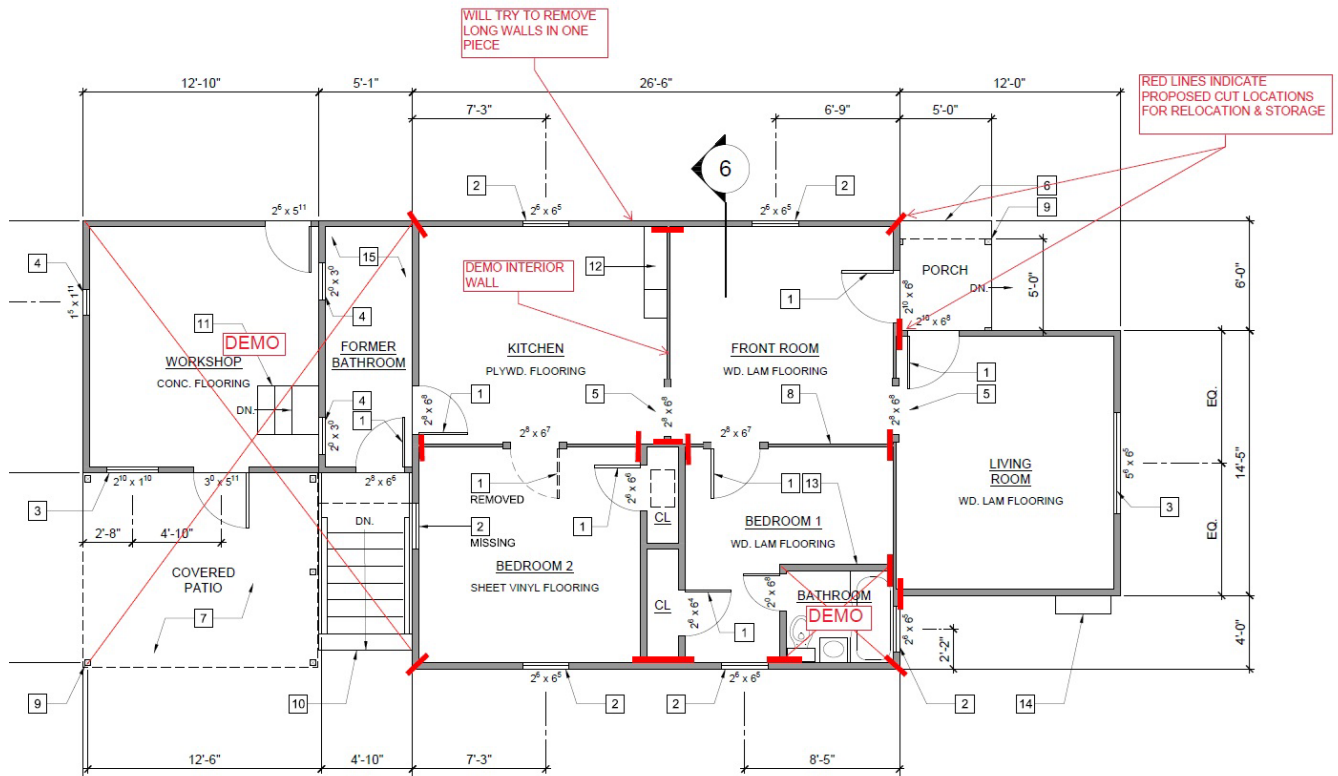


Figure 3: Floor plan showing the proposed cuts to dismantle the house for relocation.

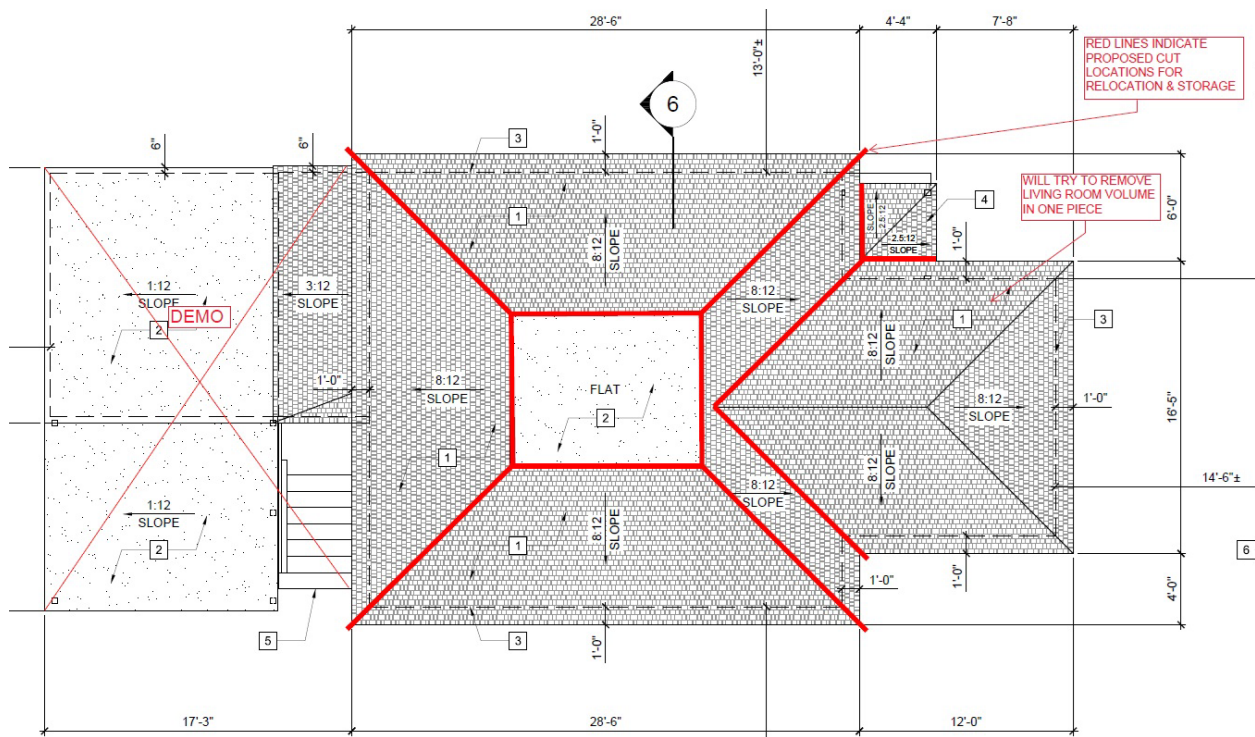


Figure 4: Roof plan showing the proposed cuts to dismantle the house for relocation.



The future use of the rehabilitated building will change from residential to commercial. As a designated resource, modifications to the Ordway Residence must be in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*, specifically the *Standards for Rehabilitation*. Additional review and approval by the City of San Diego's Development Services Department and the Historical Resources Board will be required for any future exterior alterations.

The scope of the interior rehabilitation is not known at this time. The interior is not included in the local designation. If feasible, depending on the eventual interior layout, representative examples of character-defining interior features will be preserved and re-used in the rehabilitated building, such as paneled doors, decorative woodwork, and built-in cabinetry.

PREPARATION, RELOCATION, & REHABILITATION REQUIREMENTS

1. Preparation of the Structure Prior to Relocation:

Coordination Meeting & Monitoring: Prior to the start of any work the Project Architect and Historic Architect/Monitor shall meet on site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring, and relocation. Through the course of all work, the moving contractor shall notify the Historic Architect/Monitor of discovery of any new architectural elements. The Historic Architect/Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Rehabilitation*.

All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable structure. Construction monitoring shall be provided prior to preparation of the building for dismantling and relocation. The Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

Temporary Shoring: The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building pieces during the relocation. Means and methods for temporary shoring and/or crating will be determined by the moving contractor and the implementation of these procedures shall occur only after review by the Historic Architect/Monitor. The mover shall outline any proposed attachment points for anchors or beams.

Windows: All windows shall be protected by plywood prior to relocation. The windows shall be covered with 3/4" exterior grade plywood installed without causing damage to the existing historic window sashes or frames. Holes in the siding and trim shall be patched during restoration.

Doors: All doors shall be protected by plywood prior to relocation. The doors shall be covered with 3/4" exterior grade plywood installed without causing damage to the existing historic doors or frames. Holes in the siding and trim shall be patched during restoration.



Front Porch: The front porch canopy, including post and decorative brackets, shall be removed in one piece to facilitate the dismantling. The wall-mounted posts can remain in-place. The concrete porch landing will be removed.

Non-Historic Additions:

The former bathroom, workshop, covered patio, and stairs on the west portion of the house are non-historic additions and will be demolished as part of this project.

2. Protection Measures:

All salvaged items will be labelled and stored on pallets and secured in a weather-tight, locked, storage facility.

Monitoring: Construction monitoring shall be provided to ensure that the building pieces are securely stored and protected. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

3. Building Rehabilitation:

Following the relocation and reassembly of the Ordway Residence, the exterior of the structure will be rehabilitated and repaired in accordance with *The Secretary of the Interior's Standards for Rehabilitation*.

Construction Monitoring: Periodic construction monitoring shall be provided during the rehabilitation process. Following periodic site visits, the Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*. Refer to the Monitoring Plan.

Rehabilitation Design: The rehabilitation of the house shall be completed in accordance with *The Standards*. The design team includes Heritage Architecture & Planning, a Historic Architect that meets *The Secretary of the Interior's Professional Qualification Standards*. The rehabilitation design will require review and approval by the City of San Diego's Development Services Department and the Historical Resources Board (HRB) staff and/or Design Assistance Subcommittee (DAS).

REHABILITATION RECOMMENDATIONS

This single-family residence in Little Italy, constructed during the early development of the area, retains a high degree of historical integrity. Remaining historical features should be preserved and restored per *The Standards*. The following is a list of the Rehabilitation Recommendations for the Ordway Residence in compliance with *The Secretary of the Interior's Standards*.

Roof:

- The current light gray composition shingle, built-up roofing, and metal flashing are in fair to good condition. Roof replacement is not required, but it can be done if desired. New composition shingles (if used) should simulate the look of natural dark brown cedar shingles that were likely the 1888 roof cladding.



Exterior Walls:

- Patch holes, retain and repair deteriorated wood siding, and prime and repaint the building using the 1888 color scheme (determined via paint scraping) or a scheme appropriate to the building's period and style.
- Remove all surface-mounted pipes, flues, and electrical conduit from the exterior walls. Future plumbing and electrical shall be installed on the interior.
- Remove non-historic security lights and exposed wires.
- Remove the security bars over many of the windows.
- Remove the electric meter enclosure.

Front Porch:

- Patch holes, retain and repair deteriorated pieces, and prime and repaint.
- Re-roof if desired. (See Roof section above.)
- The existing non-historic concrete landing shall be removed.
- A new wheelchair accessible path of travel to provide ADA access to the first floor and elevator. The design shall be submitted for HRB review and approval during the construction document phase.

West Additions:

- The non-historic additions at the rear, west side, of the building (former bathroom, workshop, covered patio, and stairs) will be demolished as part of this project. Demotion drawings shall be included in the construction documents.
- A new wall opening will be created in the center 1/3 of the west wall to connect to a new multi-story addition.
- The new addition will also obscure the exterior of the west façade. The north, east, and south facades will remain visible to the public.

Foundation Walls:

- The building's disassembly and relocation will require the removal of the existing wood-framed stem walls and cast-concrete foundation walls. The reassembled house will rest on a new slab-on-grade and foundation system. No foundation walls will be visible after the completed restoration.

Windows:

- Restore remaining wood double-hung units. Replace missing and broken hardware. The windows are not required to be operable.
- Replace broken glass with light restoration glass (wavy glass).
- Replace any non-historic vinyl windows with replica double-hung wood units.
- Remove all security bars.

Exterior Doors:

- Retain and restore the two existing historic wood panel front doors. The door at the west wall of the kitchen shall be salvaged for possible reuse.



- The stain and shellack finish shall be preserved – do not paint.
- Install ADA compliant door hardware with an oil-rubbed bronze finish.



Figure 5: The Ordway Residence, looking northwest. Note the added electric meter enclosure.

Interior:

While the interior is not a part of the current scope of work, the following recommendations are provided to guide the owners and future tenants regarding restoration/rehabilitation.

- Historic wood doors and hardware should be retained and restored. If not reused onsite they should be donated to a historic non-profit organization, such as SOHO.
- Remove faux wood and vinyl flooring and restore and refinish wood flooring, if any.
- Maintain existing lath and plaster wall and ceiling finishes where feasible. Where new walls are required, match the existing plaster where feasible.
- Restore and reuse historic features such as baseboards, crowns, and door and window trim.
- On wood features, remove non-historic overpaint and restore original stain and shellac finish, if possible.



Figure 6: The front room of the Ordway Residence, looking northeast. Note the stained 4-panel entry door.

Mechanical, Plumbing, and Electrical Systems:

- These will all be removed and replaced.

Site:

- The site has no historic features or mature landscaping.

Tower Addition:

- In accordance with *The Standards*, new additions shall not destroy historic materials, features, and spatial relationships that characterize the property. They should be differentiated from the historic construction and compatible in materials, features, size, scale, proportion, and massing. They should also be constructed in such a manner that, if removed in the future, the essential form and integrity of the house would be unimpaired.
- The proposed addition is an 8-story residential building behind the Ordway Residence. The addition will connect to the rear (west) exterior wall of the house and will cantilever over the roof starting at the fourth floor. Refer to Figure 7. The design of the addition will be submitted for the city's review.



Figure 7: A conceptual 3D rendering of the Ordway Residence with the tower addition.



SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES

Any work undertaken on the historic Ordway Residence, including the proposed relocation and subsequent rehabilitation, shall be completed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*. There are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. Rehabilitation has been identified as the appropriate treatment for the Ordway Residence due to its change in use. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The ten standards for rehabilitation are:

Rehabilitation Standards

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The City of San Diego will use *The Standards* as a guideline for confirming the appropriateness of proposed rehabilitation work for the building. Rehabilitation work and proposed alterations and modifications to the building will also need to comply with the current California Building Code and the Americans with Disabilities Act (ADA). Additionally, since the Ordway Residence is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all relocation and rehabilitation work.