



# Ordway Residence Relocation & Rehabilitation MONITORING PLAN

November 11, 2024 (Updated 3-25-25)

**PROJECT:** Ordway Residence Relocation & Rehabilitation  
Current Address: 1620 State Street, San Diego, CA 92101  
Future Address: [Same]  
APN# 533-352-09  
HRB Site #278  
Year Built: ca.1888  
Period of Significance: None established



Figure 1: The Ordway Residence, looking southwest.



**PROJECT TEAM:**

D (Developer/Owner)	16Twenty LLC
PA (Project Architect)	Nakhshab Development & Design Inc.
HA (Historic Architect & Monitor)	Heritage Architecture & Planning
PI: Principle Investigator	Heritage Architecture & Planning
RC (Relocation Contractor)	*To Be Determined
GC (General Contractor)	*To Be Determined
BI (Building Inspector)	City of San Diego Development Services: Environmental & Historical Staff

\*The applicant proposes to bid the project and select the contractor following construction document approval at which time the relocation and General Contractor information will be provided to the City.

**LOCATION:**

Site -- 1620 State Street, San Diego, CA 92101

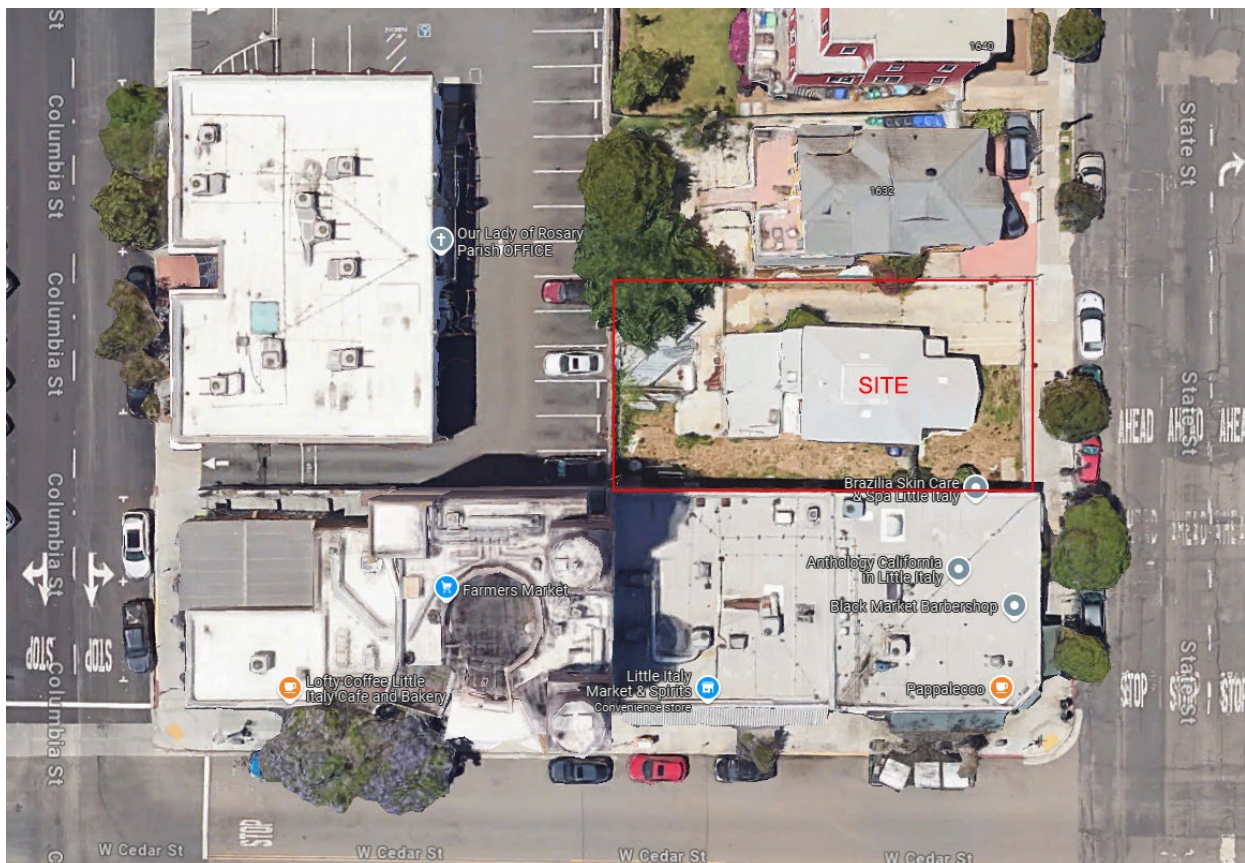


Figure 2: Aerial photo showing the site.

Source: Google Maps



### PROPERTY DESCRIPTION:

The Ordway Residence is locally designated under the City of San Diego Register of Historical Resources as HRB #278. It is considered a historical resource under CEQA.

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.

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. Once a new foundation is completed, the house will be moved back onsite and reassembled further east, at the State Street property line.

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*. After the exterior of the Ordway Residence is rehabilitated, the owner will establish a lease with a tenant who will complete interior rehabilitation and occupy the building as soon as practicable. The use of the building after reassembly and rehabilitation is not yet known. Notwithstanding, 16Twenty LLC is aware that they must comply with the City's Historic Resource Regulations and Minimum Maintenance Guidelines while the building is unoccupied.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to dismantle and move the historic house into a storage facility prior to its reassembly on the same site, as well as its exterior rehabilitation.

### MONITORING

Participants in each task are abbreviated in parenthesis.

1. Preconstruction Meeting (D, PA, HA, PI, RC, GC, BI)
  - a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource.
  - b. Overview of architectural, landscape, and engineering documents as related to site improvements.
  - c. Review work required to prepare the site for relocation of the building.
2. Preparation of the structure for dismantling and moving (D, PA, HA, GC)
  - a. Historic Architect/Monitor to be present to observe disconnection/capping of utilities, removal of exterior plumbing and electrical lines, removal non-historic additions and exterior stairs, which shall be completed prior to the disassembly and move.



3. Pre-Dismantling and Move (D, HA, RC, GC)
  - a. Review proposed cuts.
  - b. Observe temporary shoring and protection.
  - c. Approve structure as ready for dismantling and relocation.
4. New Footings, Foundation, Utilities, and Site Preparation (LD, PA, HA, RC, GC)
  - a. Review preparation work at site prior to relocation of building.
5. Move to Site (D, HA, PI, RC, GC, BI)
  - a. Review overall Treatment Plan for rehabilitation of building as well as architectural and engineering documents.
6. Continued Monitoring During Rehabilitation (D, PA, HA, PI, GC)
  - a. Monitoring to occur as required by construction activity.
  - b. Complete Consultant Site Visit Record forms, as needed.
  - c. Observe rehabilitation of the building in accordance with the Treatment Plan and approved architectural and engineering documents.
7. Final Monitoring (D, PA, HA, PI)
  - a. Final punch list of items to complete according to the Treatment Plan and architectural and engineering documents.
8. Draft Monitoring Report (HA, BI)
  - a. Draft report of monitoring process to be submitted to the BI for review.
9. Final Monitoring Report (HA, BI)
  - a. Review relevant documents with the BI to confirm compliance with the Site Development Permit and finalize report.

### **CONSULTANT SITE VISIT RECORD**

A Consultant Site Visit Record (CSVSR) form shall be used by the Historic Architect & Monitor (HA) to document progress of the rehabilitation. A sample CSVSR form is attached for reference.

\* End of Monitoring Plan \*



## Consultant Site Visit Record

**PROJECT:** *(Name and address)*

**REPORT NUMBER:**

**CONTRACT:**

DATE	TIME	WEATHER	TEMP. RANGE
EST. % COMPLETION		CONFORMANCE WITH SCHEDULE (+,-)	
WORK IN PROGRESS			

OBSERVATIONS

ITEMS TO VERIFY

INFORMATION OR ACTION REQUIRED

ATTACHMENTS

**REPORT BY:**

**REPORT DATE:**

**TITLE:** Historic Monitor