



REMMEN BUILDING TREATMENT PLAN

September 1, 2016

PROJECT DESCRIPTION:

The historic Remmen Building is a two-story Craftsman (Arts and Crafts) style structure with Eclectic Neo-Classical features on the corner of G Street and Park Boulevard in San Diego's East Village. The wood-framed structure was built in 1907 by Mr. O. Remmen. Identified as a potential historic site in a 1988 survey, the building was designated as City of San Diego Historical Site #426 in 2000.

The property on which the Remmen Building is located is part of a proposed redevelopment project called Park+Market which will occupy the entire block bounded by G Street, Market, 11th Avenue, and Park Boulevard. The proposed redevelopment project includes the construction of a 50,000 square foot office building on Market Street and a mixed-use residential tower at the corner of G Street and 11th Avenue. Site improvements will include the addition of a subterranean parking garage, public plaza, amphitheater, and private open space. To facilitate the construction of the underground parking garage and other site improvements, the Remmen Building will be temporarily relocated to a holding site at the corner of Market Street and 13th Street. The building will then be transported back to the site where it will be shifted to the east and rotated 90 degrees to face a new tree-lined sidewalk along Park Boulevard.



Figure 1: Park + Market site development plan.



INTRODUCTION:

The implementation of this Treatment Plan for the relocation and exterior rehabilitation of the Remmen Building will be facilitated by a qualified historic structure mover. Construction Observation services will be provided by the Project Architect, Carrier Johnson, and the Historic Architect/Monitor, Heritage Architecture & Planning. The project shall be completed in accordance with the mitigation, monitoring, and reporting program for this project. This Treatment Plan is accompanied by schematic drawings which depict the proposed exterior rehabilitation of the building.

RELOCATION/REHABILITATION STRATEGY:

Prior to the development of the site, the Remmen Building will be temporarily moved offsite for a period of approximately one year during the construction of the proposed subterranean parking garage. The main structure will be transported in one piece to a vacant lot at 1301 Market Street, approximately two blocks southeast of its current location. The building will then be mothballed per the NPS Preservation Briefs 31: Mothballing Historic Buildings.

After the completion of the subterranean parking garage at the Park+Market site, the Remmen Building will be relocated back to the original site at the northeast corner of the block. The building will be rotated 90 degrees clockwise so that the primary entry faces Park Boulevard, enabling the creation of a larger central public plaza area to the south. The City of San Diego will vacate a 10-foot strip of right-of-way along the east property line allowing the front entry porch to encroach into the current right-of-way space.



Figure 2: Existing and temporary relocation sites.

Source: Google Maps.



The future tenant of the rehabilitated building has not yet been identified. The proposed future use of the building will likely change its occupancy classification from residential/office to restaurant. Due to the proposed change in use, it is assumed that some exterior changes will be required in order to provide disabled access to the building and facilitate the proposed public use. The proposed site improvements include the addition of a ramp and elevated patio area adjacent to the building. An accessible entrance on the new south facade will also be created by modifying one or two of the existing window openings to install a new door. The leaded glass windows located at the front of the building that are premiere character-defining features will not be affected. The windows that are proposed to be altered are located toward the back of the building on the side elevation and they are standard 1/1 wood double-hung windows of a more simple construction. Modifications to the Remmen building shall be in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*, specifically the *Standards for Rehabilitation*.

Since the future tenant of the rehabilitated building has not yet been identified, the exact scope of the future interior rehabilitation is not known at this time. However, it appears certain that the current interior layout of the four apartment units could not support a restaurant use. The rehabilitated building will need to include a commercial restaurant kitchen, food services facilities, accessible restrooms, and other improvements to facilitate the restaurant use. There is a general understanding that significant interior alterations will be required, including the removal of existing historic features and finishes in order to accommodate the proposed future use. 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. The Remmen Building interior was not included in the designation report.

Additional review and approval by the City of San Diego's Development Services Department and the Historical Resources Board will be required when the full scope of the restaurant rehabilitation is defined.

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 architectural elements on site. 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*.

Construction monitoring shall be provided prior to preparation of the building for 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 during the relocation and storage phases. Means and methods for temporary shoring 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 points of entry and attachment for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled and securely stored in a weather-tight lockable container pending reinstallation at the final site.

Windows: All window shall be protected by plywood prior to relocation. The existing windows on the first floor and rear facade of the building are currently protected by plywood to prevent vandalism. Existing plywood may be kept in place, if deemed adequate by the moving contractor. Unprotected windows shall be covered with 3/4" exterior grade plywood installed in a similar manor as the existing plywood, without causing damage to the existing historic windows, frames, and trim.

Doors: The four existing historic exterior doors at the front façade of the building shall be protected in place. The existing plywood covering shall be maintained pending the exterior rehabilitation. The exterior door openings at the rear façade are also covered with plywood. The plywood shall be inspected by the contractor and replaced if needed.

Masonry Foundation Cladding: Prior to relocation, the ashlar masonry cladding on the foundations walls shall be documented, photographed, catalogued, salvaged, and stored by the moving contractor. All documentation will be submitted to the City for review and approval prior to removal of the ashlar masonry cladding. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight lockable steel container that will be located at the temporary relocation site adjacent to the building.

Chimneys: Prior to relocation, the remaining historic brick chimney on the west side of the building shall be disassembled above the roofline. Prior to disassembly, the chimney shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal of the chimney. The brick shall be catalogued, salvaged, and stored for reinstallation at the final site. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight lockable steel container that will be located at the temporary relocation site adjacent to the building.

Front Steps and Porch: Prior to relocation the concrete front steps and ashlar masonry wing walls will be removed to facilitate the relocation. Prior to disassembly, the wing walls shall be measured, photo documented, and salvaged. All documentation will be submitted to the City for review and approval prior to removal of the steps and wing walls. The concrete steps will not be salvaged, but samples of the concrete shall be retained for future matching of the concrete color and texture. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight lockable steel container that will be located at the temporary relocation site adjacent to the building.

The front porch, including the porch floor, balustrade, columns, roof, trim, railings, and decorative elements shall be protected in place and securely shored in order to facilitate the structure relocation and temporary storage.



Rear Porches: The rear porches are historic and they shall be protected in place. Temporary shoring shall be provided by the moving contractor to protect these elements during relocation and storage. The raised wood deck and stairs at the rear porches are not historic. These elements shall be demolished prior to the relocation.

2. Relocation Procedures:

The Remmen Building will be moved approximately 800 feet to a temporary storage site located on a City-owned property at the southeast corner of Market and 13th Street. The building will be moved in one piece and will be stored at the temporary relocation site for a period of approximately one year pending completion of a subterranean parking structure and other improvements at the Park+Market site that must be completed prior to the final relocation and rehabilitation of the building.

The mover shall outline the route, schedule, and sequence of the move as well as the means by which the building will be secured for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date.

Monitoring: Construction monitoring shall be provided during the relocation process, both when the building is moved to the temporary storage site and when it is moved to its final location. 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*.

3. Protection Measures at the Temporary Relocation Site:

Security: The Remmen Building has been vacant for several years. In 2009 Civic San Diego (formerly the Centre City Development Corporation) completed a project to restore the exterior of the building. The project included painting the exterior to match the original color scheme, minor wood repair, and installation of temporary plywood covering over existing windows and doors to protect the building from vagrancy and vandalism. A chain link fence has also been added on all sides of the building for additional security. These temporary protection measures, along with routine visual inspection by City crews, have been successful in protecting the building since 2009. Similar measures are proposed at the temporary relocation site. Plywood will be maintained over all window and door openings and a 6-foot tall chain-link fence will be added around the perimeter of the building. Monitoring and visual inspection of the exterior of the building will be provided weekly by Holland Construction while the building is at the temporary relocation site.

All salvaged materials will be stored on palettes and secured in a weather-tight, lockable steel storage container which will be kept at the temporary relocation site adjacent to the Remmen Building.

Mothballing: During temporary storage, and until the building is successfully rehabilitated, it shall be securely mothballed. Mothballing essentially means closing up the building temporarily to protect it from weather and vandalism. Mothballing should include providing necessary temporary structural stabilization (shoring), adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security, ensuring adequate interior



ventilation, and implementing a maintenance and monitoring plan to ensure that the building is adequately secured and routinely inspected.

Monitoring: Construction monitoring shall be provided to ensure that the building is securely stored and adequately mothballed at the temporary storage site. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

4. Building Rehabilitation:

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

The concrete entry steps to the porch will be replicated in-kind and the curved outer walls will be reconstructed using salvaged ashlar masonry where feasible. The reconstructed stairs will eliminate up to two risers in order to lower the building's finished floor level to approximately 30" above the adjacent sidewalk. The square-cut ashlar masonry foundation walls will be replicated using salvaged square-cut ashlar masonry units.

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

Rehabilitation Design: The future rehabilitation of the building shall be completed in accordance with *The Standards*. The design team shall include the services of 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 staff and/or Design Assistance Subcommittee.

REHABILITATION RECOMMENDATIONS:

Site:

- In accordance with *The Standards*, new additions such as the proposed new elevated exterior restaurant seating areas, 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 building would be unimpaired.

Roof:

- Remove and replace existing composite shingle roofing with new composite shingles with a natural cedar color.



Exterior Walls:

- Repair deteriorated wood siding and repaint the building using the existing historic color scheme.

Front Porch:

- Repair deteriorated wood flooring and repaint using the existing historic color.
- Repair and repaint other wood features using the existing historic color scheme.
- Reconstruct the front steps with new concrete steps matching the detailing of the original steps in-kind using salvaged square-cut ashlar masonry to reconstruct the curved wing walls. Salvaged concrete samples from the original steps should be used to ensure that the new concrete matches the original concrete color and texture in-kind. The reconstructed stairs will eliminate no more than two of the original risers in order to lower the building's finish floor elevation to approximately 30-inches above the adjacent sidewalk.

Rear Porches:

- Demolish non-historic deck and exterior stairs.
- Stabilize and/or reconstruct historic rear porches.

Foundation:

- The proposed building relocation will require the removal of the existing foundation and construction of a new foundation system. The original ashlar masonry cladding will be salvaged and reinstalled on the new foundation to match the existing appearance in-kind. Damaged masonry units will be replaced in-kind.

Chimneys:

- Seismically retrofit or reconstruct remaining original chimney.
- Reconstruct two missing brick chimneys.
- Depending on the desired future use (if any) of the chimneys, the reconstructed chimney could be cosmetic, meaning the structure would be wood framed and clad with a decorative brick veneer matching the original chimney appearance. The reconstructed chimneys could also be utilized to conceal new mechanical vents that may be required for the rehabilitated building.

Windows:

- Replace broken glass with restoration glass.
- Restore existing historic windows to working condition and add weatherstripping. Repair exterior using the existing historic colors and refinish the interior.

Exterior Doors:

- Replace broken glass and restore the existing front entry doors.
- Install ADA compliant door hardware.
- Replicate damaged and missing rear porch doors.

Interior:

- Install ADA compliant door hardware where required.



- Any historic doors that are removed during rehabilitation should be salvaged.
- Remove non-historic carpeting and restore/refinish original wood flooring.
- New flooring may be required in some areas to serve the new restaurant use, but public areas and undisturbed portions of the building should reuse the existing historic flooring if feasible.
- Maintain existing lath and plaster wall and ceiling finishes where feasible. Where new walls are required, match the existing plaster where feasible, particularly in public areas.
- Restore and reuse existing historic lighting wherever feasible. Where removal is required to serve the new use, salvage the historic fixtures.
- Some historic features such as stairs, guardrails, fireplaces, built-ins, walls, doors, trim, fixtures, and finishes may be removed during future rehabilitation efforts. Where feasible, preserve and protect the remaining character-defining interior features and finishes in the rehabilitated building.

Mechanical, Plumbing, and Electrical Systems:

- Install an approved automatic fire sprinkler system.
- Upgrade electrical service and panel(s) for new restaurant use.
- Design and install new HVAC system and kitchen exhaust to serve the new restaurant use.
- Install new accessible restrooms to serve the new restaurant use.
- Design and install required electrical, lighting, mechanical, and plumbing systems to serve the new restaurant kitchen.

SUMMARY OF EXISTING HISTORIC FEATURES:

Exterior:

Historically significant exterior features and finishes should be preserved and protected in accordance with *The Standards*. Existing historic exterior features include:

- Leaded glass and curved windows.
- Leaded glass doors.
- Corinthian columns supporting the front balcony and dormer window.
- Square-cut ashlar masonry foundation walls.
- 1/1 double-hung wood windows.
- Front and rear porches.
- Four single-light front doors.
- Horizontal wood siding.
- Existing exterior trim and decorative elements.

Interior:

The interior of the building also retains a high degree of historical integrity. Existing historic interior features include:

- Built-in desk, shelf, and columns between the living and dining rooms in the two ground floor apartments.
- Curved bay windows and built-in window seats in the two second floor apartments.
- Brick fireplaces and tiled hearths in all four apartments.



- Original light fixtures.
- Wood floors and baseboards.
- Wood door and window trim.
- Interior 5-panel wood doors.
- Pocket doors between the living and dining rooms in the two second floor apartments.
- Built-in wood cupboards and closets.
- Wood kitchen cabinets, ice boxes, sinks, and drain boards.
- Claw foot tubs in all four bathrooms and remaining chrome shower risers and curtain rings in two bathrooms.
- Recessed wood medicine cabinets in all four bathrooms.
- One original towel bar/shelf in the bathroom of the second floor west apartment (Unit 1133).
- Obscured glass interior windows at the bathrooms.
- Wall-mounted lavatories in all four bathrooms.
- One original toilet in the bathroom of the second floor west apartment (Unit 1133).

Non-Historic Features:

The Remmen Building retains a high degree of historical integrity. Only a few minor alterations have been completed since the building's construction in 1907. Non-historic exterior features are limited to the raised wood deck and stairs on the back side of the building. The existing composite shingle roofing is also not original. All of other existing features and finishes on the exterior of the building are historic and they contribute to the historical character of the building.

The interior of the building possesses a similarly high level of historical integrity. The only apparent interior alterations to the building are the addition of carpeting on the original wood floors and the addition of two door openings in the original demising wall separating the apartment units on each floor.

SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES:

Any work undertaken on the historic Remmen Building, 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 Remmen Building due to the proposed change in use to a restaurant occupancy. 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 (2013) California Building Code and the Americans with Disabilities Act (ADA). Additionally, since the Remmen Building is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all future relocation and rehabilitation work.

REMMEN BUILDING

TREATMENT PLAN



STATEMENT OF SIGNIFICANCE

THE REMMEN BUILDING IS A CRAFTSMAN (ARTS AND CRAFTS) STYLE STRUCTURE WITH ECLECTIC NEO-CLASSICAL FEATURES. THE TWO-STORY WOOD-FRAMED FOUR-UNIT BUILDING IS LOCATED NEAR THE CORNER OF G STREET AND PARK BOULEVARD IN DOWNTOWN SAN DIEGO. COMPLETED IN 1907, THE REMMEN BUILDING IS LOCALLY DESIGNATED ON THE CITY OF SAN DIEGO'S REGISTER OF HISTORICAL RESOURCES (HRB #426).

PROJECT INFORMATION

THE PROPERTY ON WHICH THE REMMEN BUILDING IS LOCATED IS PART OF A PROPOSED REDEVELOPMENT PROJECT CALLED PARK+MARKET WHICH WILL OCCUPY THE ENTIRE BLOCK BOUNDED BY G STREET, MARKET, 11TH AVENUE, AND PARK BOULEVARD. THE PROPOSED REDEVELOPMENT PROJECT INCLUDES THE CONSTRUCTION OF A 50,000 SQUARE FOOT OFFICE BUILDING ON MARKET STREET AND A MIXED-USE RESIDENTIAL TOWER AT THE CORNER OF G STREET AND 11TH AVENUE. SITE IMPROVEMENTS WILL INCLUDE THE ADDITION OF A SUBTERRANEAN PARKING GARAGE, PUBLIC PLAZA, AMPHITHEATER, AND PRIVATE OPEN SPACE. TO FACILITATE THE CONSTRUCTION OF THE UNDERGROUND PARKING GARAGE AND OTHER SITE IMPROVEMENTS, THE REMMEN BUILDING WILL BE TEMPORARILY RELOCATED TO A HOLDING SITE AT THE CORNER OF MARKET STREET AND 13TH STREET. THE BUILDING WILL THEN BE TRANSPORTED BACK TO THE SITE WHERE IT WILL BE SHIFTED TO THE EAST AND ROTATED 90 DEGREES TO FACE A NEW TREE-LINED SIDEWALK ALONG PARK BOULEVARD.

THE IMPLEMENTATION OF THIS TREATMENT PLAN FOR THE RELOCATION AND EXTERIOR REHABILITATION OF THE REMMEN BUILDING WILL BE FACILITATED BY A QUALIFIED HISTORIC STRUCTURE MOVER. CONSTRUCTION OBSERVATION FOR THE RELOCATION AND EXTERIOR REHABILITATION OF THE REMMEN BUILDING WILL BE PROVIDED BY HERITAGE ARCHITECTURE & PLANNING. THE PROJECT WILL BE COMPLETED IN ACCORDANCE WITH THE MITIGATION, MONITORING, AND REPORTING PROGRAM FOR THIS PROJECT. THESE TREATMENT DRAWINGS ARE ACCOMPANIED BY A WRITTEN TREATMENT PLAN (SHEET TP1.1) WHICH PROVIDES A DETAILED SUMMARY OF THE HISTORIC TREATMENT PROCEDURES FOR THIS PROJECT.



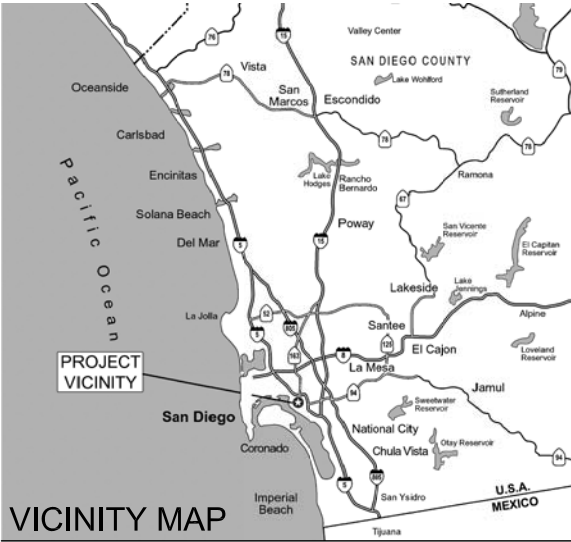
SITE PLAN

KEY NOTES

- 1 DASHED LINE INDICATES EXISTING HISTORIC LOCATION OF THE REMMEN BUILDING.
- 2 TEMPORARY STORAGE SITE FOR THE REMMEN BUILDING DURING CONSTRUCTION OF PARK+MARKET SITE IMPROVEMENTS.
- 3 FINAL LOCATION OF THE REHABILITATED HISTORIC REMMEN BUILDING.
- 4 NEW PARK+MARKET OFFICE BUILDING.
- 5 NEW PARK+MARKET RESIDENTIAL TOWER.

SHEET INDEX

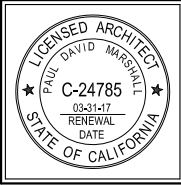
- TP1 COVER SHEET
- TP1.1 WRITTEN TREATMENT PLAN
- TP1.2 WRITTEN MONITORING PLAN
- TP2 FIRST FLOOR PLAN
- TP3 EXTERIOR ELEVATIONS
- TP4 EXTERIOR ELEVATIONS
- TP5 SECTION
- TP6 DETAILS



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ARCHITECT

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OWNER

PROJECT

16015,03

DATE

SEPTEMBER 1, 2016

REVISIONS

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SHEET TITLE

TP1

SHEET 1 OF 8

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3. Pre-Move (CM, HA, RC)

a. Observe temporary shoring and protection.

b. Review storage of salvaged building materials.

c. Approve structure as ready for relocation.

4. Preparation for Storage (CM, HA)

a. Historic Architect/Monitor to observe mothballing and temporary protection measures of relocated building at temporary storage site (Site B).

b. Review storage and temporary protection measures of salvaged items at temporary storage site (Site B).

5. Continued Monitoring During Storage at Site B (CM)

a. Monitoring to occur weekly.

b. Observe site to verify continued compliance with the Treatment Plan.

6. Pre-construction Meeting for Relocation to Site C (D, CM, PA, HA, RC, BI)

a. Overview of Treatment Plan, architectural, landscape, and engineering documents as related to Site C.

b. Review work required to prepare the site for arrival of the building.

7. New Footings, Foundation, Utilities, and Site Preparation at Site C (CM, HA, RC)

a. Review preparation work at Site C prior to relocation of building.

8. Move to Site C (CM, HA, BI)

a. Review building relocation. Review overall Treatment Plan for rehabilitation of building as well as architectural, landscape, and engineering documents.

9. Continued Monitoring during Rehabilitation (CM, PA, HA)

a. Monitoring to occur monthly as required by construction activity.

b. Observe rehabilitation of the building in accordance with the Treatment Plan and approved architectural, landscape, and engineering documents.

10. Final Monitoring (D, CM, PA, HA)

a. Final punch list of items to complete according to the Treatment Plan and architectural, landscape, and engineering documents.

11. Draft Monitoring Report (HA, BI)

a. Draft report of monitoring process to be submitted to the BI for review.

12. Final Monitoring Report (D, HA, BI)

a. Final Monitoring Report, review and update of HABS documents to be submitted to Development Services and the San Diego History Center.

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Figure 2: Park + Market site development plan showing the Remmen Building in its final location in relation to the proposed new development.

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REMMEN BUILDING
MONITORING PLAN

DATE: September 1, 2016

PROJECT: Remmen Building
Current Address: 1129-1135 G Street, San Diego, CA 92101
Current APN# 535-134-1400
Previous APN# 535-134-0700
HRB Site# 426
Year Built: 1907
Period of Significance: 1907

SUBJECT: Monitoring Plan for Historic Resource

PROJECT TEAM:

D (Developer & Construction Manager)

CM (Construction Manager)

PA (Project Architect)

HA (Historic Architect & Monitor)

RC (Relocation Contractor)

BI (Building Inspector)

Holland Partner Group

Holland Construction

Carter Johnson + CULTURE

Heritage Architecture & Planning

John T. Hansen Enterprises

City of San Diego Development Services

Environmental and Historical staff

LOCATIONS:

Existing Site (Site A) - 1129-1135 G Street, San Diego, CA 92101

Temporary Relocation Site (Site B) – Southeast corner of Market and 13th Street.

Final Site (Site C) – Southwest corner of G Street and Park Boulevard (same location as Site A, but rotated 90 degrees so the front entrance faces Park Boulevard).

PROPERTY DESCRIPTION:

The Remmen Building is locally designated under the City of San Diego Register of Historical Resources as HRB #426. It achieved its significance for its architecture, as a good example of a Craftsman (Arts and Crafts) two-story apartment building with eclectic Neoclassical details. The building exhibits its architectural details, is well maintained, and has not undergone any major changes to its historical fabric. Its period of significance is 1907, the date of its original construction.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move the historic structure from its current location at Site A to the temporary storage site at Site B where it will be stored for a period of approximately one year until the final relocation to Site C.

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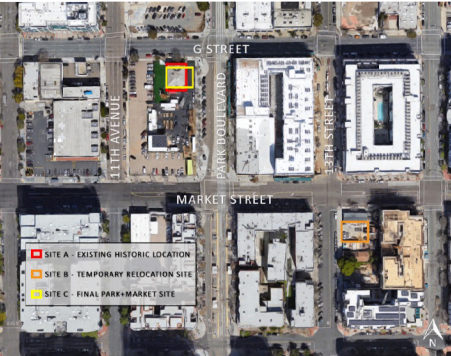


Figure 1: Site plan showing the existing location (Site A) in red, temporary storage site (Site B) in orange, and the final Park+Market location of the relocated historic Remmen Building in yellow.

MONITORING

1. Preconstruction Meeting (D, CM, PA, HA, RC, BI)

a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A. Visit to Site B.

2. Preparation of structure for moving (CM, HA)

a. Historic Architect/Monitor to be present to observe removal of the ashlar masonry foundation cladding and front steps. Other items, including disconnection/cutting of utility connection, removal of exterior plumbing and electrical lines, removal non-historic rear stairs and wood deck, which are required for the relocation, shall be complete prior to the meeting.

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LICENSED ARCHITECT
PAUL DAVID MARSHALL
C-24785
03-31-17
RENEWAL
DATE
STATE OF CALIFORNIA

REMMEN BUILDING
TREATMENT PLAN

1129-1135 G STREET • SAN DIEGO, CA • 92101

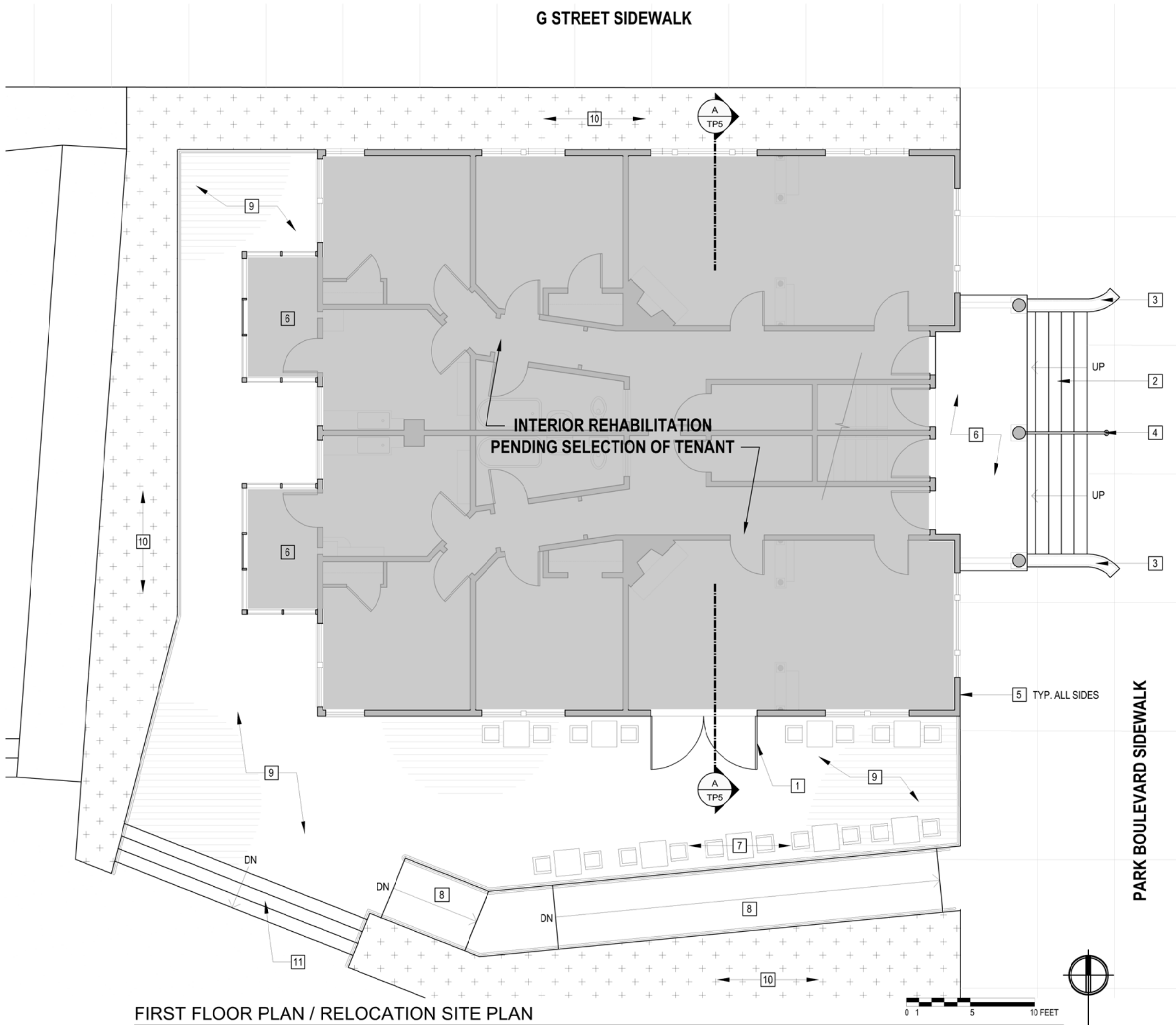
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PROJECT
16015.03
DATE
SEPTEMBER 1, 2016
REVISIONS

ALL DESIGN, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO DUPLICATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

SHEET TITLE

TP1.2

SHEET 3 OF 8



FIRST FLOOR PLAN / RELOCATION SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE REMMEN BUILDING IS A DESIGNATED HISTORICAL RESOURCE, ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
2. THESE CONCEPTUAL DRAWINGS ARE PROVIDED TO ILLUSTRATE THE TREATMENT PLAN FOR THE RELOCATION OF THE REMMEN BUILDING. THE FINAL CONSTRUCTION DRAWINGS SHALL BE APPROVED BY THE CITY OF SAN DIEGO'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF A PERMIT FOR THE REHABILITATION OF THE BUILDING.
3. REHABILITATION SHALL INCLUDE REPAINTING THE EXTERIOR OF THE BUILDING TO MATCH THE EXISTING (HISTORIC) PAINT COLORS.

KEY NOTES

- 1 NEW DOUBLE DOOR IN PREVIOUS WINDOW LOCATION. RETAIN UPPER TRIM ON WINDOW AND PROVIDE NEW SIDE TRIM TO MATCH HISTORIC TRIM IN-KIND ON BOTH SIDES OF DOOR. SALVAGE WINDOW.
- 2 RECONSTRUCTED CONCRETE STEPS TO MATCH ORIGINAL STEPS. NEW STEPS SHALL BE REDUCED IN HEIGHT BY TWO RISERS TO LOWER THE OVERALL BUILDING ELEVATION APPROXIMATELY 13" FROM THE HISTORIC HEIGHT.
- 3 RECONSTRUCTED ASHLAR MASONRY WING WALL USING ORIGINAL MATERIAL SALVAGED PRIOR TO RELOCATION.
- 4 NEW PERIOD-STYLE STEEL HANDRAIL, PAINTED.
- 5 RECONSTRUCTED ASHLAR MASONRY CLADDING OVER NEW FOUNDATION WALLS USING ORIGINAL MATERIAL SALVAGED PRIOR TO RELOCATION.
- 6 EXISTING WOOD PORCH TO BE PRESERVED AND RESTORED.
- 7 NEW SEATING.
- 8 NEW CONCRETE RAMP WITH STEEL HANDRAILS.
- 9 NEW RAISED WOOD PATIO.
- 10 NEW PLANTER.
- 11 NEW CONCRETE STEPS WITH STEEL HANDRAILS.

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REMMEN BUILDING TREATMENT PLAN

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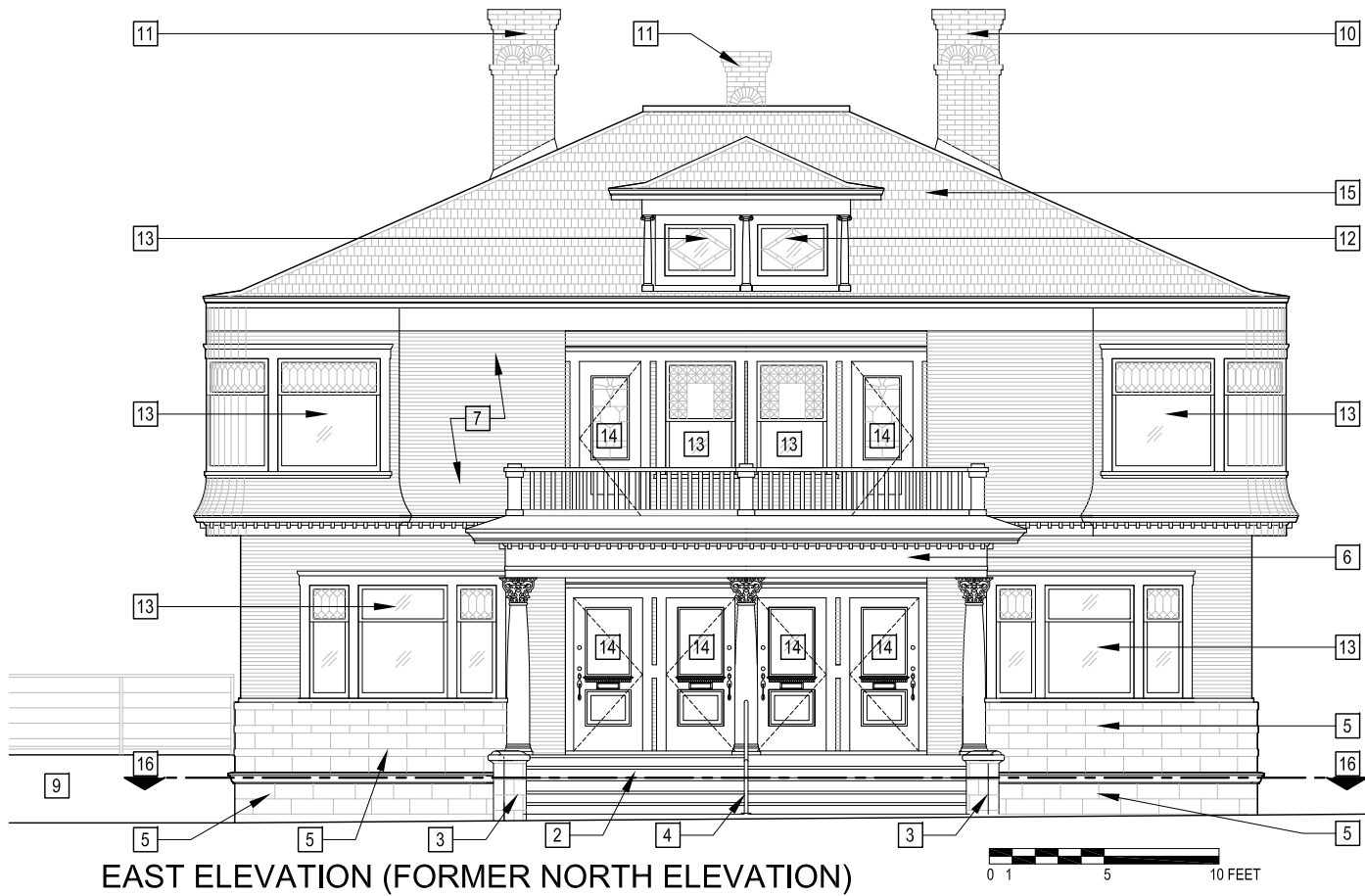
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SHEET TITLE

TP2

SHEET 4 OF 8



EAST ELEVATION (FORMER NORTH ELEVATION)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (FORMER EAST ELEVATION)

SCALE: 1/8" = 1'-0"

GENERAL NOTES

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KEY NOTES

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- 2 RECONSTRUCTED CONCRETE STEPS TO MATCH ORIGINAL STEPS. NEW STEPS SHALL BE REDUCED IN HEIGHT BY TWO RISERS TO LOWER THE OVERALL BUILDING ELEVATION APPROXIMATELY 13" FROM THE HISTORIC HEIGHT.
- 3 RECONSTRUCTED ASHLAR MASONRY WING WALL USING ORIGINAL MATERIAL SALVAGED PRIOR TO RELOCATION.
- 4 NEW PERIOD-STYLE STEEL HANDRAIL, PAINTED.
- 5 RECONSTRUCTED ASHLAR MASONRY CLADDING OVER NEW FOUNDATION WALLS USING ORIGINAL MATERIAL SALVAGED PRIOR TO RELOCATION.
- 6 EXISTING WOOD PORCH TO BE RESTORED.
- 7 EXISTING HISTORIC BEVELED DROP SIDING TO BE PROTECTED IN PLACE. REPAIR AS NEEDED AND REPAINT.
- 8 NEW CONCRETE RAMP WITH STEEL HANDRAILS.
- 9 NEW RAISED WOOD PATIO.
- 10 RECONSTRUCT EXISTING HISTORIC CHIMNEY TO MATCH ORIGINAL APPEARANCE IN-KIND USING SALVAGED BRICK.
- 11 RECONSTRUCT MISSING BRICK CHIMNEY TO MATCH HISTORIC CHIMNEY IN-KIND USING NEW MATERIAL.
- 12 REPLACE MISSING HISTORIC LEADED GLASS WINDOW TO MATCH ADJACENT WINDOW IN-KIND.
- 13 EXISTING HISTORIC WINDOW TO BE RESTORED. ALL WINDOWS TO BE COVERED WITH PLYWOOD DURING BUILDING RELOCATION AND TEMPORARY STORAGE.
- 14 EXISTING HISTORIC DOOR TO BE RESTORED. ALL EXTERIOR DOORS TO BE COVERED WITH PLYWOOD DURING BUILDING RELOCATION AND TEMPORARY STORAGE.
- 15 NEW COMPOSITION SHINGLE ROOFING SYSTEM.
- 16 REMOVE EXISTING FOUNDATION BELOW FIRST FLOOR FRAMING. CONSTRUCT NEW FOUNDATION AND CLAD USING SALVAGED ASHLAR MASONRY.

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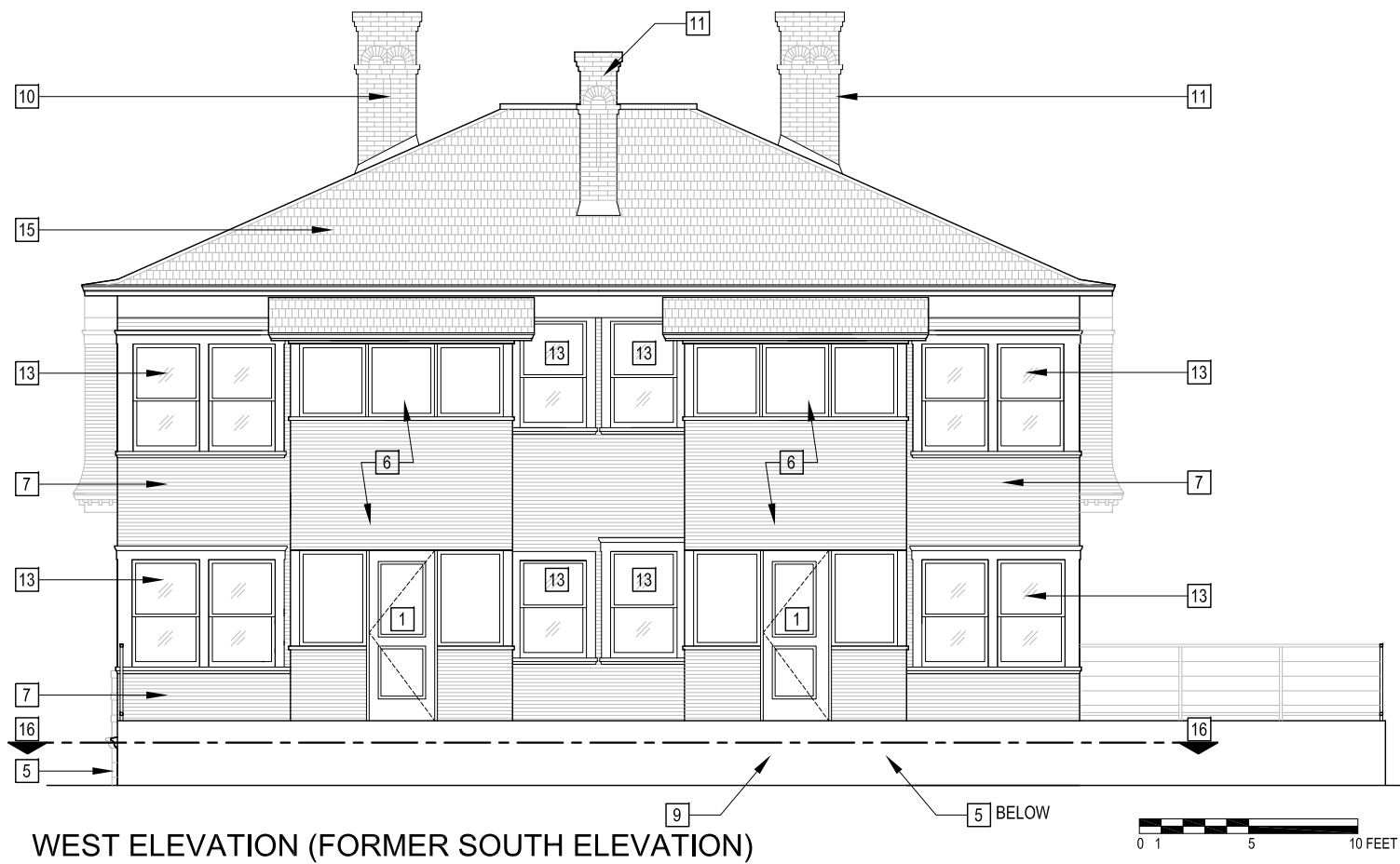
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SHEET TITLE

TP3

SHEET 5 OF 8



WEST ELEVATION (FORMER SOUTH ELEVATION)

SCALE: 1/8" = 1'-0"



NORTH ELEVATION (FORMER WEST ELEVATION)

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE REMMEN BUILDING IS A DESIGNATED HISTORICAL RESOURCE. ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES*.
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KEY NOTES

- 1 NEW PERIOD-STYLE WOOD DOOR IN PREVIOUS DOOR LOCATION.
- 2 RECONSTRUCTED CONCRETE STEPS TO MATCH ORIGINAL STEPS. NEW STEPS SHALL BE REDUCED IN HEIGHT BY TWO RISERS TO LOWER THE OVERALL BUILDING ELEVATION APPROXIMATELY 13" FROM THE HISTORIC HEIGHT.
- 3 RECONSTRUCTED ASHLAR MASONRY WING WALL USING ORIGINAL MATERIAL SALVAGED PRIOR TO RELOCATION.
- 4 NEW PERIOD-STYLE STEEL HANDRAIL, PAINTED.
- 5 RECONSTRUCTED ASHLAR MASONRY CLADDING OVER NEW FOUNDATION WALLS USING ORIGINAL MATERIAL SALVAGED PRIOR TO RELOCATION.
- 6 EXISTING WOOD PORCH TO BE RESTORED.
- 7 EXISTING HISTORIC BEVELED DROP SIDING TO BE PROTECTED IN PLACE REPAIR AS NEEDED AND REPAINT.
- 8 NEW CONCRETE RAMP WITH STEEL HANDRAILS.
- 9 NEW RAISED WOOD PATIO.
- 10 RECONSTRUCT EXISTING HISTORIC CHIMNEY TO MATCH ORIGINAL APPEARANCE IN-KIND USING SALVAGED BRICK.
- 11 RECONSTRUCT MISSING BRICK CHIMNEY TO MATCH HISTORIC CHIMNEY IN-KIND USING NEW MATERIAL.
- 12 REPLACE MISSING HISTORIC LEADED GLASS WINDOW TO MATCH ADJACENT WINDOW IN-KIND.
- 13 EXISTING HISTORIC WINDOW TO BE RESTORED. ALL WINDOWS TO BE COVERED WITH PLYWOOD DURING BUILDING RELOCATION AND TEMPORARY STORAGE.
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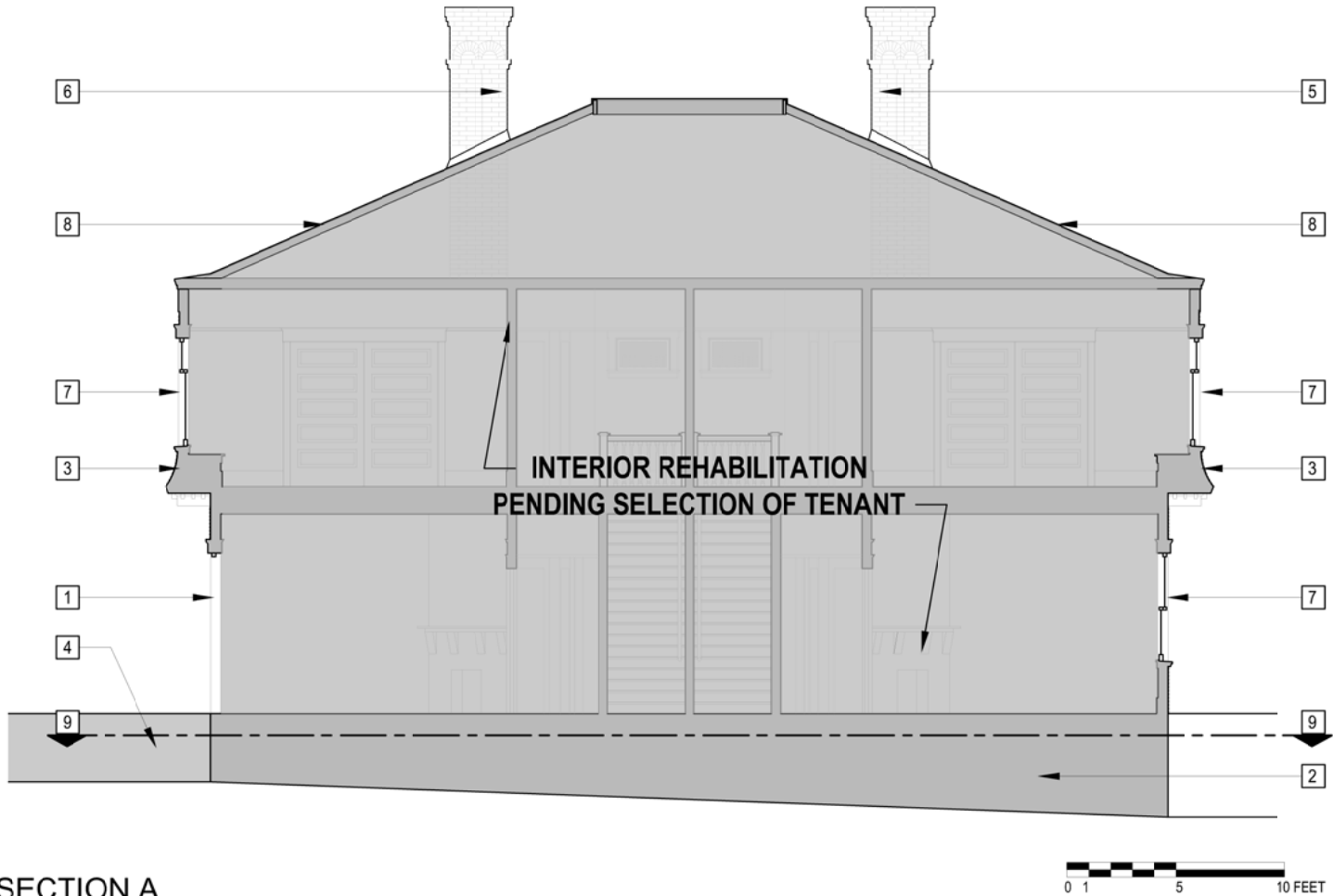
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SHEET TITLE

TP4

SHEET 6 OF 8



SECTION A

SCALE: 1/8" = 1'-0"

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- 2 NEW FOUNDATION WITH HISTORIC ASHLAR MASONRY CLADDING SALVAGED PRIOR TO BUILDING RELOCATION.
- 3 EXISTING HISTORIC BEVELED DROP SIDING TO BE PROTECTED IN PLACE REPAIR AS NEEDED AND REPAINT.
- 4 NEW RAISED WOOD PATIO.
- 5 RECONSTRUCT EXISTING HISTORIC CHIMNEY TO MATCH ORIGINAL APPEARANCE IN-KIND USING SALVAGED BRICK.
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- 8 NEW COMPOSITION SHINGLE ROOFING.
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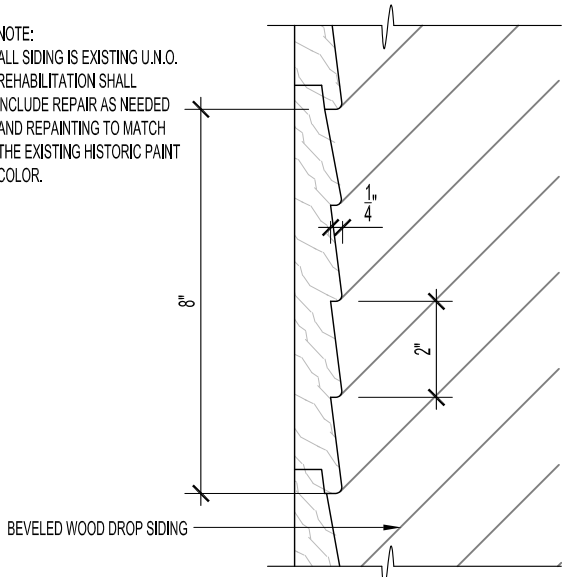
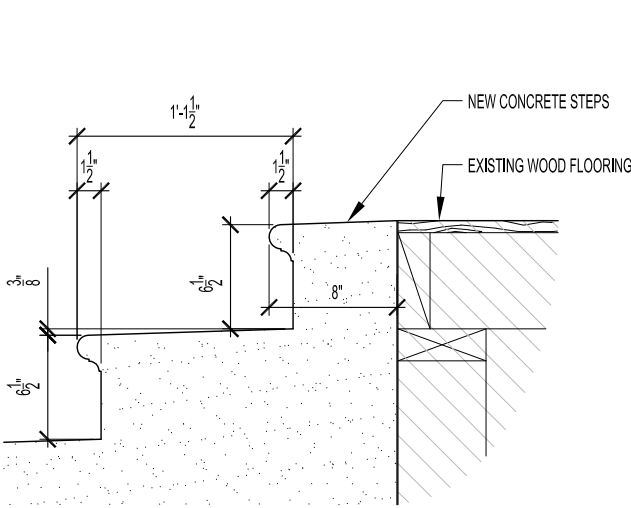
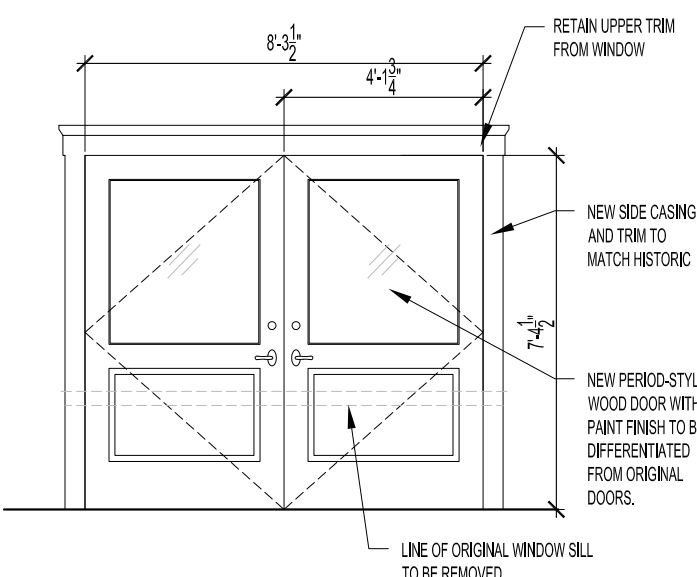
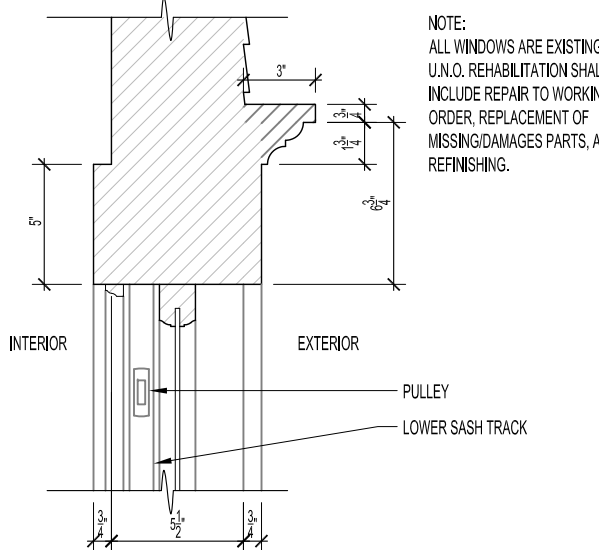
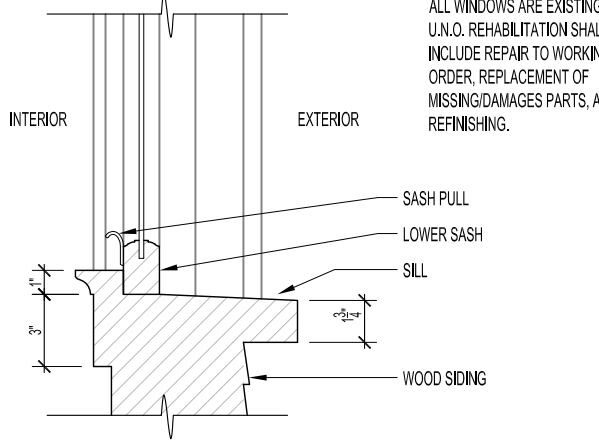
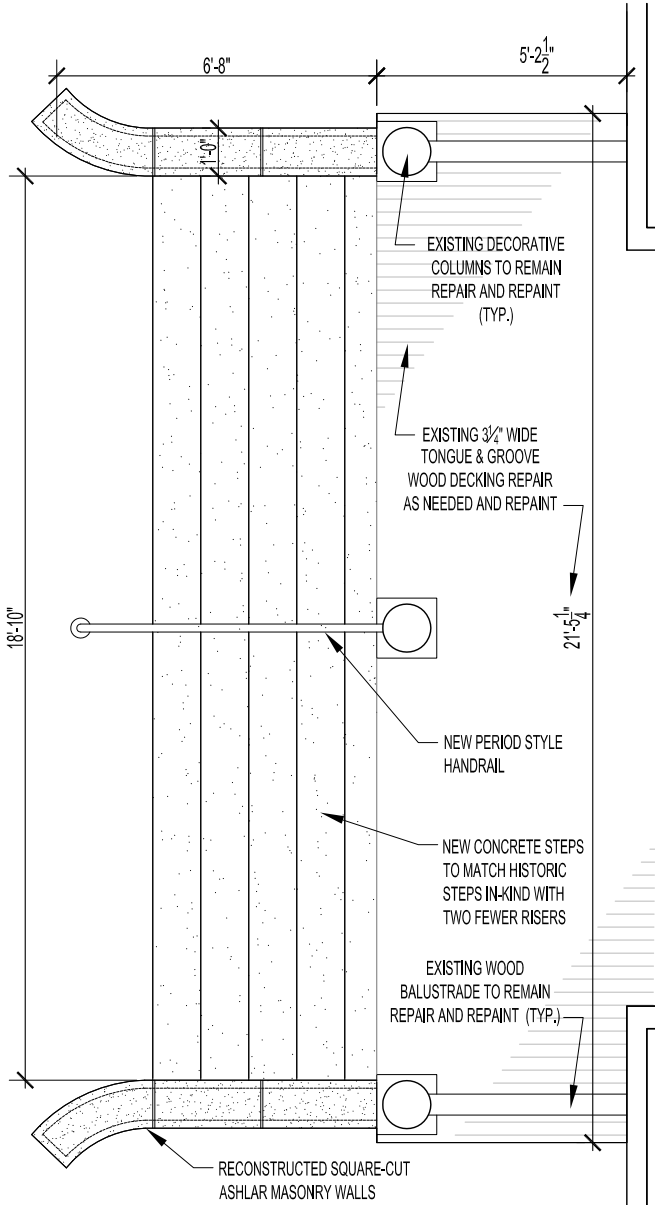
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SHEET TITLE

TP5

SHEET 7 OF 8

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| | | | <p>NOTE: ALL SIDING IS EXISTING U.N.O. REHABILITATION SHALL INCLUDE REPAIR AS NEEDED AND REPAINTING TO MATCH THE EXISTING HISTORIC PAINT COLOR.</p>  <p>BEVELED WOOD DROP SIDING</p> | EXISTING WOOD SIDING | SCALE: 3" = 1'-0" | 6 |  <p>NEW CONCRETE STEPS</p> <p>EXISTING WOOD FLOORING</p> | CONCRETE STEPS | SCALE: 1" = 1'-0" | 3 |  <p>RETAIN UPPER TRIM FROM WINDOW</p> <p>NEW SIDE CASING AND TRIM TO MATCH HISTORIC</p> <p>NEW PERIOD-STYLE WOOD DOOR WITH PAINT FINISH TO BE DIFFERENTIATED FROM ORIGINAL DOORS.</p> <p>LINE OF ORIGINAL WINDOW SILL TO BE REMOVED</p> | NEW DOOR IN (E) WINDOW LOCATION | SCALE: 1/4" = 1'-0" | 1 |
| | | |  <p>NOTE: ALL WINDOWS ARE EXISTING U.N.O. REHABILITATION SHALL INCLUDE REPAIR TO WORKING ORDER, REPLACEMENT OF MISSING/DAMAGES PARTS, AND REFINISHING.</p> <p>INTERIOR</p> <p>EXTERIOR</p> <p>PULLEY</p> <p>LOWER SASH TRACK</p> | (E) WINDOW HEAD | SCALE: 1-1/2" = 1'-0" | 4 |  <p>NOTE: ALL WINDOWS ARE EXISTING U.N.O. REHABILITATION SHALL INCLUDE REPAIR TO WORKING ORDER, REPLACEMENT OF MISSING/DAMAGES PARTS, AND REFINISHING.</p> <p>INTERIOR</p> <p>EXTERIOR</p> <p>SASH PULL</p> <p>LOWER SASH</p> <p>SILL</p> <p>WOOD SIDING</p> | (E) WINDOW SILL | SCALE: 1-1/2" = 1'-0" | 5 |  <p>EXISTING DECORATIVE COLUMNS TO REMAIN REPAIR AND REPAINT (TYP.)</p> <p>EXISTING 3 1/2" WIDE TONGUE & GROOVE WOOD DECKING REPAIR AS NEEDED AND REPAINT</p> <p>NEW PERIOD STYLE HANDRAIL</p> <p>NEW CONCRETE STEPS TO MATCH HISTORIC STEPS IN-KIND WITH TWO FEWER RISERS</p> <p>EXISTING WOOD BALUSTRADE TO REMAIN REPAIR AND REPAINT (TYP.)</p> <p>RECONSTRUCTED SQUARE-CUT ASHLAR MASONRY WALLS</p> | RECONSTRUCTED ENTRY STAIR | SCALE: 1/4" = 1'-0" | 2 |

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SHEET TITLE

TP6

SHEET 8 OF 8