

**TREATMENT PLAN
FOR THE RELOCATION OF:**

2544 COLLIER AVENUE & 2746 COPLEY AVENUE



Prepared for:

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Cover Photo: 2544 Collier Ave. San Diego, CA. Image Source: IS Architecture, December 2013.

I. PROJECT BACKGROUND

The proposed project to relocate two homes located currently at 2544 Collier Avenue and 2746 Copley Avenue is in response to the proposed project by Academy of Our Lady of Peace to expand their campus by constructing a multi-story classroom on the Collier site and absorbing the Copley site into an existing parking lot.

IS Architecture was contracted by Dudek for the City of San Diego Development Services in November 2013 to prepare a Treatment Plan and HABS documentation for the relocation of two historically eligible residences in the San Diego neighborhood of North Park. The residences are owned by Academy of Our Lady of Peace and are located at 2544 Collier Avenue and 2746 Copley Avenue. Constructed in 1931 and 1929, respectively, in the Spanish Revival style, both residences have been evaluated under Local, State, and National eligibility criteria and have been found potentially Locally eligible under Criterion C for exemplary examples of Spanish Revival structures in San Diego.

II. PURPOSE OF THE TREATMENT PLAN

This report was prepared in partial response to mitigation measures outlined in the Final Environmental Impact Report, PTS No. 130619, SCH No. 2008021024, LDR. No. 42-7863 for Academy of Our Lady of Peace – Planned Development Permit (PDP), Site Development Permit (SDP), and Amendment of Conditional Use Permit (CUPIRPO) #92-0769.

III. MONITORING TEAM

The following consultant team has been contracted by the City of San Diego to provide monitoring services for the relocation of residences at 2544 Collier Avenue and 2746 Copley Avenue:

Historic Monitoring Consultant –	IS Architecture
Structural Monitoring –	TBD - Recommended
Principal Investigator –	TBD – Recommended to be either IS Architecture or GC
General Contractor –	Torres Construction
House Mover –	Hansen House Moving
Resident Engineer-	Thomas Smith, City of San Diego

Specific monitoring roles and responsibilities will be described under “Procedural Protection Measures.”

IV. CHARACTER DEFINING FEATURES

The following section will address character defining features of the houses located at 2544 Collier Ave. and at 2746 Copley Ave. Based on the 2013 Addendum to the Historic Resources Report, the houses at 2544 Collier Ave and 2746 Copley Ave. are eligible for Local designation under Criterion "C" for their representation of Spanish Revival Architecture. The period of significance is identified as 1929 through 1963 for the Copley house and 1931 through 1963 for the Collier house. Both houses retain integrity of design and materials. Exterior features identified as character defining are those features and materials dating to the year of construction, 1931 and 1929 respectively, and contributing to the Spanish Revival style. Character defining features shall be protected and either moved intact or crated and reinstalled on the rehabilitated homes at the receiver sites unless otherwise noted. While it is recommended that interior features that are identified as character defining be protected in place or crated and reinstalled on the rehabilitated homes at the receiver sites, the standards for local designation do not require interior features to be retained.

2544 Collier Avenue

Constructed in 1931, the residence at 2544 Collier Avenue sits on a narrow, rectangular lot with the short side facing the street. Moving from the street towards the rear of the property the topography is relatively flat; however, the far end of the property drops steeply into a canyon opening to Mission Valley. The property has one neighbor to the west, a noteworthy Spanish Revival residence similarly detailed to the property in question. To the east, is a parking lot owned by Academy of Our Lady of Peace.

A. Exterior Character Defining Features to be Protected

1. Foundation

The house appears to be constructed on a wood post and pier foundation with continuous perimeter concrete stem wall. The garage and attached room is slab on grade. As the foundations are not visible, they are not character defining features and need not be protected. The foundation ventilation grilles, where intact, are character defining and should be protected.

2. Walls & Wall Finish

The massing created by the wall framing is character defining and should be protected. This includes all framed elements (such as but not limited to porches, arcades, garages, etc.) not specifically excluded below. The exterior wall finish is stucco plaster with a mud swirl texture. It is character defining and should be protected.

The small enclosed greenhouse room on the east side of the building, south of the bedroom, east of the kitchen and north of the laundry room does not date to the period of significance and need not be protected.

3. Roof

There are two types of roofs present. The dominant roof type is a gable roof with Spanish "sand cast" clay tile and open-end eaves. It is a character defining feature and should be protected. At many gable ends are round clay tile attic vents which are character defining features and should be protected. The eave tails are a character defining feature and shall be protected. The weathervane is a character defining feature and shall be protected. Water removal consists of sheet flow at the gable roof.

The second roof type is a flat roof located at the rear of the property that features a curved-top parapet. The parapet is a character defining feature and should be protected. Since the roofing material on the flat roof is not visible from the exterior, it is not a character defining feature and need not be protected. Water removal consists of downspouts with leader heads at the flat roof. They do not appear to be original and need not be protected.

4. Doors, Windows & Openings

The existing windows and exterior doors are character defining features that shall be protected. This includes all doors and windows not specifically excluded below.

The wooden gate and the iron gate at the arcade adjacent to the garage as well as the garage door and the door on the east side first floor leading from the service room to the exterior do not date to the period of significance and need not be protected.

5. Chimney

There are three chimneys. All three are character defining features. One includes a fireplace and services the living room, while the second and third do not include fireplaces and appear to be framed and stucco clad chimneys housing vent stacks. One appears to serve a furnace vent, the other a hot water heater vent. The living room chimney is situated in the northwest corner of the room and has an ornate asymmetrical gable cap with Spanish sand cast clay roof tile. Directly below the cap, on all four sides of the chimney, are vents constructed of a clay tile crisscross pattern. The lower portion of the chimney wraps the corner of the building with a stepped design on each side. The second chimney is not connected to a fireplace, but rather to the furnace in the basement. It is rectangular-shaped with rounded top. A lion-topped weather vane is mounted to this chimney. The third chimney is situated above the water heater located in the Servants bathroom. It is a low lying chimney with a gable cap.

6. Decorative Ironwork & Motifs

The tile and scrolled iron balcony feature above the main entry is a character defining feature and must be protected. The other exterior ironwork does not appear to be original, is not character defining, and does not have to be salvaged for reinstallation. Tiled motifs along the interior garden wall are character defining and must be protected. Painted motifs on the house are character defining and should be protected.

7. Porches

The stacked porch off the living room and upstairs bedroom is character defining. The balustrades for the railing on the upper floor of the porch are character defining and should be protected. The balustrades for the railing on the lower floor of the porch are not character defining and can be removed.

8. Lighting, Electrical, Mechanical, & Plumbing

All exterior light fixtures are character defining and shall be protected. Although protection of interior features is not required for local designation, it is recommended that all interior light fixtures also be protected. The existing electrical system, mechanical system, and plumbing are not character defining.

9. Hardscape & Landscape

The decorative tile motifs in the garden wall are original and shall be protected. The tile on the tile walkway is not original and need not be protected. The other landscape elements, such as the fountains, are not original and need not be protected.

B. Interior Character Defining Features Recommended to be Protected

Retention of interior character defining features of the property is recommended but not required for local historic designation. Interior features have been identified that are character defining to the Spanish Revival style architecture of this residence. It is highly recommended the below listed features be preserved and reconstructed at the receiver site.

Refer to attached photo documentation for restoration/reconstruction of these features.

1. Fireplace Assemblies
2. Light Fixtures
3. Green, Black & Purple Bathroom Tile
4. Stair Assemblies
5. Railings
6. Interior Doors

2746 Copley Avenue

Constructed in 1929, the residence at 2746 Copley Avenue occupies a corner lot with Copley Avenue to the south and Uvada Place to the east. The site is relatively square and has little to no change in elevation. A similar styled residence sits directly north of the property and a parking lot owned by Academy of Our Lady of Peace neighbors the property to the west.

A. Exterior Character Defining Features to be Protected

1. Foundation

The house appears to be constructed on a wood post and pier foundation with continuous concrete stem wall. The garage is slab on grade. As the foundations are not visible, they are not character defining features and need not be protected. The foundation ventilation grilles, where intact, are character defining and should be protected.

2. Walls & Wall Finish

The massing created by the wall framing is character defining and should be protected. This includes all framed elements not specifically excluded below.

The exterior wall finish is stucco plaster with a "Santa Fe" texture. It is character defining and should be protected. Though little can be done to protect the plaster in its entirety in place, it should be moved intact rather than removed. As stucco plaster becomes more fragile with the passage of time, it is very likely the stucco plaster will sustain significant damage during the move. Avoid over cutting the plaster at the locations where the house is to be cut into sections.

The patio cover located on the north side of the house between the kitchen and garage is made of corrugated fiberglass. It does not date to the period of significance and need not be protected.

3. Roof

There are three types of roofs present. The street facing facades have an L-shaped asymmetrical gable roof with Spanish "sand cast" clay tiles. The center section of the "L" has a flat roof with parapet. The third roof type is a shed roof with "sand cast" clay tiles found at the east portion of the garage. The rear/west two-thirds of the garage is also a flat roof with small parapet. The southwest corner of the house has a small covered side yard with a "sand cast" clay tile gable roof. All of the sloped roofs with

“sand cast” tile are character defining features and should be protected. The parapets of the flat roofs are character defining features and should be protected. The flat roofs are not visible from the street and are not character defining. The flat roof material does not need to be protected. Water removal at the flat roofs consists of downspouts with leader heads at the flat roof. They do not appear to be original and need not be protected. Water removal at the gable and shed roofs consists of sheet flow.

At the gable end on the south facade are round clay tile attic vents which are character defining features and shall be protected. The eave tails are a character defining feature and shall be protected.

4. Doors, Windows & Openings

The existing windows and exterior doors are character defining features that shall be protected. This includes all doors and windows not specifically excluded below.

The front door is not character defining and need not be protected. Despite not being original, the client may wish to retain the front door.

5. Chimney

The house has one chimney centrally positioned on the east facade. The base of the chimney sits wide and slightly tapers to a curved top. A niche with sill, which mimics the shape of the chimney, sits in line with the sills of the adjacent windows. A square, 8”x8” niche can be seen at the upper portion of the chimney. A small, partially buried, cleanout is positioned below the lower niche. The chimney is a character defining feature and shall be protected.

6. Decorative Ironwork

The porch entrance gates, the arcade entrance gates, as well as the security bars on the windows flanking the chimney are character defining and shall be protected. The other ironwork does not appear to be original, is not character defining, and does not have to be salvaged for reinstallation although the owner may wish to retain it.

7. Porches

As previously discussed under “Walls” and “Roof” the walls and roofs of the front porch and arcade at the side of the house are original, character defining, and shall be protected. The porch floor and tile are not original and need not be moved.

8. Lighting, Electrical, Mechanical, & Plumbing

All exterior light fixtures are character defining and shall be protected. Although protection of interior features is not required for local designation, it is recommended that all interior light fixtures also be protected. The existing electrical system, mechanical system, and plumbing are not character defining.

9. Hardscape & Landscape

With the exception of the arcade and the porch, which have been discussed previously, the property does not contain any character defining landscape features to be protected.

B. Interior Character Defining Features Recommended to be Protected

Retention of interior character defining features of the property is recommended but not required for local historic designation. Interior features have been identified that are character defining to the Spanish Revival style architecture of this residence. It is highly recommended the below listed features be preserved and reinstalled at the new site.

Refer to attached photo documentation for restoration/reconstruction of these features.

1. Fireplace Assembly
2. Built-In Storage
3. Interior Doors

V. PROTECTION MEASURES FOR STABILIZATION

The following section will address character defining exterior features to be protected and recommended measures for stabilization prior to moving the houses.

The presence of termites was observed while documenting both homes. It is highly recommended the structure be evaluated by a structural engineer and certified pest inspection company prior to relocating the houses.

2544 Collier Ave.

1. Foundation

The existing foundations need not be protected. However, all crawlspace grilles are to be protected. Crate, repair, and reinstall the grilles. Refer to HABS drawings for various interior finish floor elevations. Secretary of the Interior's Standards #2, 5, and 6 are to be applied.

2. Walls & Wall Finish

The massing created by the wall framing should be moved intact. It should be separated into as few pieces as possible and only as many as absolutely necessary to facilitate the move. Our House Relocation Consultant, Brandt House & Building Movers, has recommended cutting the house into 7 pieces.

Framed masses that do not have floor joists to stabilize them will have to be structurally braced temporarily to facilitate the move. These masses include the garage, the arcade, and the stacked porches off of the living room and upstairs bedroom. Brandt House & Building Movers has indicated that it is feasible to move these masses and we recommend that they be moved. However, it is our understanding that the City of San Diego Historic Resources Staff has indicated that the garage, arcade, and stacked porches can be reconstructed in kind at the receiver site rather than moved without negatively impacting local designation of the resource. Therefore, moving the original framed masses or reconstructing them in kind are both valid protection options and the choice is at the discretion of the client. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

Though little can be done to protect the plaster in its entirety in place, it should be moved intact rather than removed. As stucco plaster becomes more fragile with the passage of time, it is very likely the stucco plaster will sustain significant damage during the move. Avoid over cutting the plaster at the locations where the house is to be cut into sections. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

3. Roof

While character defining, the "sand cast" clay tile appears to be fully mortar adhered and efforts to salvage the tile for later re-installation will likely result in substantial breakage of the tile. Leaving the tile in place during the move will add additional weight to the structure and likely result in substantial breakage of tile as well. Whichever option the House Relocation Contractor chooses to pursue, at least

ten (10) undamaged examples of each type (i.e. common, ridge, valley, and vent) of “sand cast” roof tile shall be salvaged and crated for later use as a template to aid in the reproduction of matching tiles for repairing the roof. The eave tails shall be protected in place. Remove the weathervane; crate and store it in a secure place prior to relocating the house. Secretary of the Interior’s Standards #2, 5, 6, and 9 are to be applied.

Prior to cutting the house into sections, temporary bracing should be installed on the inside of the parapet to prevent the parapet from collapsing while being transported. Secretary of the Interior’s Standard #5 is to be applied.

4. Doors, Windows & Openings

Prior to cutting the house into sections in preparation of the move, all fenestration is to be secured and covered with ¾” plywood sheathing applied from the exterior. Fenestration includes all exterior wall openings, doors and windows. This is to reduce the chance of glazing being damaged by the Movers’ equipment and to provide shear value to the opening. No drilling should occur on the face of any door panel or window sash. Drilling should be done only into the jamb or inconspicuous area of the opening. If plaster has been removed around the opening as a result of the Movers’ recommendations, then the most ideal method would be to drill into the framing around the opening to apply the plywood. All hardware is to be protected in place. All screen doors, window screens, and shutters should be removed, numbered with a corresponding plan schedule, and crated for reinstallation at the receiver site. Secretary of the Interior’s Standard # 2 is to be applied.

5. Chimney

Although it is a character defining feature, the living room chimney is likely constructed of unreinforced masonry which means it cannot be moved with the house. It should be demolished prior to moving the house. However, since it is a character defining feature it will need to be reconstructed using new materials at the new site to meet current code. The remaining two stucco clad wood framed chimneys can be left in place and moved with the house. The taller of the two should be braced prior to moving. It is highly recommended, but not required for local designation, that all interior living room fireplace details; such as but not limited to, the surround, mantel, mantle frieze, firebox, and tiles be crated and reinstalled in the rehabilitated house. Secretary of the Interior’s Standards # 2, 5, and 6 are to be applied.

6. Decorative Ironwork & Motifs

The tile and scroll iron balcony feature above the main door shall be crated for reinstallation on the rehabilitated house. All other decorative ironwork attached to the structure should be removed prior to moving the house and garage. Although not original, the owner may desire to move it and have it reinstalled if cost effective. The tiled motifs on the garden wall shall be crated for reinstallation at the rehabilitated house. The painted motifs on the exterior plaster of the house shall be well photographed and left intact. If damage occurs to the painted motifs during the move, they should be replicated on the rehabilitated house to match the existing. Secretary of the Interior’s Standards # 2, 5, and 6 are to be applied.

7. Porches

Although character defining, the stacked wooden porches are badly deteriorated and should be documented and demolished prior to moving the house. They will need to be reconstructed in kind at the rehabilitated house. The balusters on the upper floor of the porch shall be crated for reinstallation at the rehabilitated house. Secretary of the Interior’s Standards # 2, 5, and 6 are to be applied.

8. Lighting, Electrical, Mechanical, & Plumbing

All exterior light fixtures shall be crated prior to the move for reinstallation on the rehabilitated house. It

is recommended that all the interior light fixtures be protected in place and moved with the house. The existing electrical and mechanical systems shall be abandoned and removed prior to the move. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

9. Hardscape & Landscape

Carefully remove and crate the decorative tile motifs on the garden wall prior to demolishing the wall. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

2746 Copley Avenue

1. Foundation

The existing foundations need not be protected. However, all crawlspace grilles are to be protected. Crate, repair, and reinstall the grilles. Refer to HABS drawings for various interior finish floor elevations. Secretary of the Interior's Standards #2, 5, and 6 are to be applied.

2. Walls & Wall Finish

The massing created by the wall framing should be moved intact. It should be separated into as few pieces as possible and only as many as absolutely necessary to facilitate the move. Our House Relocation Consultant, Brandt House & Building Movers, has recommended cutting the house into 2 pieces.

Framed masses that do not have floor joists to stabilize them will have to be structurally braced temporarily to facilitate the move. These masses include the garage, the arcade at the west side of the house, and the front porch. Brandt House & Building Movers has indicated that is feasible to move these masses and we recommend that they be moved. However, it is our understanding that the City of San Diego Historic Resources Staff has indicated that the garage, arcade, and front porch can be reconstructed in kind at the receiver site rather than moved without negatively impacting local designation of the resource. Therefore, moving the original framed masses or reconstructing them in kind are both valid protection options and the choice is at the discretion of the client. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

Though little can be done to protect the plaster in its entirety in place, it should be moved intact rather than removed. As stucco plaster becomes more fragile with the passage of time, it is very likely the stucco plaster will sustain significant damage during the move. Avoid over cutting the plaster at the locations where the house is to be cut into sections. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

3. Roof

While character defining, the "sand cast" clay tile appears to be fully mortar adhered and efforts to salvage the tile for later re-installation will likely result in substantial breakage of the tile. Leaving the tile in place during the move will add additional weight to the structure and likely result in substantial breakage of tile as well. Whichever option the House Relocation Contractor chooses to pursue, at least ten (10) undamaged examples of each type (i.e. common, ridge, valley, and vent) of "sand cast" roof tile shall be salvaged and crated for later use as a template to aid in the reproduction of matching tiles for repairing the roof. The eave tails shall be protected in place. Secretary of the Interior's Standards #2, 5, 6, and 9 are to be applied.

Prior to cutting the house into sections, temporary bracing should be installed on the inside of the parapets to prevent the parapets from collapsing while being transported. Secretary of the Interior's Standard #5 is to be applied.

4. Doors, Windows & Openings

Prior to cutting the house into sections in preparation of the move, all fenestration is to be secured and covered with ¾" plywood sheathing applied from the exterior. Fenestration includes all exterior wall openings, doors and windows. This is to reduce the chance of glazing being damaged by the Movers' equipment and to provide shear value to the opening. No drilling should occur on the face of any door panel or window sash. Drilling should be done only into the jamb or inconspicuous area of the opening. If plaster has been removed around the opening as a result of the Movers' recommendations, then the most ideal method would be to drill into the framing around the opening to apply the plywood. All hardware is to be protected in place. All screen doors, window screens, and shutters should be removed, numbered with a corresponding plan schedule, and crated for reinstallation at the receiver site. Secretary of the Interior's Standard # 2 is to be applied.

5. Chimney

Although it is a character defining feature, the living room chimney is likely constructed of unreinforced masonry which means it cannot be moved with the house. It should be demolished prior to moving the house. However, since it is a character defining feature, it will need to be reconstructed using new materials at the new site. It is highly recommended, but not required for local designation, that all interior living room fireplace details; such as but not limited to, the surround, mantel, mantle frieze, firebox, and tiles be crated and reinstalled in the rehabilitated house. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

6. Decorative Ironwork

The porch entrance gates, the arcade entrance gates, and the window security bars flanking the chimney shall be crated for reinstallation on the rehabilitated house. All other decorative ironwork attached to the structure should be removed prior to moving the house and garage. Although not original, the owner may desire to move it and have it reinstalled if cost effective. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

7. Porches

See "Walls" and "Roof" of this Section for stabilization.

8. Lighting, Electrical, Mechanical, & Plumbing

All exterior light fixtures shall be crated prior to the move for reinstallation on the rehabilitated house. It is recommended that all the interior light fixtures be protected in place and moved with the house. The existing electrical and mechanical systems shall be abandoned and removed prior to the move. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

VI. PROTECTION MEASURES FOR TEMPORARY STORAGE

Since the buildings are to be stored unused or "mothballed" for a period of time before being relocated to the receiver sites and rehabilitated, it is advised that the National Park Services (NPS) recommendations for Mothballing Historic Buildings be followed in the interim. Refer to NPS Bulletin 31: Mothballing Historic Buildings.

During the interim stay at the Chollas Operations Yard, the houses will be stored in pieces on steel beams resting on a shallow gravel foundation. It is imperative that during this period a temporary barrier be erected to prevent water intrusion as the building envelope will be compromised due to the move. The

contractor shall erect and warranty the temporary barrier for a duration to be specified by The City.

It is important to develop and follow a maintenance and monitoring plan while the buildings are being stored. While every effort may have been made to stabilize the properties and to slow the deterioration of materials, natural disasters, storms, undetected leaks, and unwanted intrusion can occur. A regular schedule for surveillance, maintenance and monitoring should be established. The fire and police departments should be notified that the properties will be vacant. A walk-through visit to familiarize these officials with the buildings' locations, construction materials, and overall plans may be invaluable if they are called on in the future.

The optimum schedule for surveillance visits to the properties will depend on the location of the properties and the number of people who can assist with these activities. The more frequent the visits to check the properties, the sooner any unwanted activity or damage will be noticed. Also, the more frequently the building is entered, the better the air exchange.

The owner may utilize City staff or an outside service company to undertake the work outlined in the maintenance chart below. Service companies on a maintenance contract can provide maintenance and inspection services, and their reports or itemized bills reflecting work undertaken should be added to the building file.

A. Mothballing Checklist

1. Moisture

- a. Has the building envelope been protected by a temporary barrier to prevent water intrusion?
- b. Is the site properly graded for water run-off?
- c. Is vegetation cleared from around building foundation to avoid trapping moisture?

2. Pests

- a. Have nests/pests been removed from the building's interior and eaves?
- b. Are adequate screens in place to guard against pests?
- c. Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?
- d. If toxic droppings from bats and pigeons are present, has a special company been brought in for its disposal?

3. Housekeeping

- a. Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- b. Is the interior broom-clean?
- c. Have furnishings been removed to a safe location?
- d. If furnishings are remaining in the building, are they properly protected from dust, pests, ultraviolet light, and other potentially harmful problems?
- e. Have significant architectural elements that have become detached from the building been labeled and stored in a safe place?
- f. Is there a building file?

4. Security

- a. Have fire and police departments been notified that the building will be mothballed?
- b. Have smoke and fire detectors capable of remote monitoring been installed and tested?
- c. Has a security fence been erected around the perimeter of buildings?
- d. Are plans in place to monitor the building on a regular basis?
- e. Are the keys to the security fence in a secure but accessible location?
- f. Are the grounds being kept from becoming overgrown?

5. Utilities

- a. Have utility companies disconnected/shut off and fully inspected water, gas, and electric lines?
- b. If temporary power has been installed for power/light is it in safe condition?

6. Ventilation

- a. Have steps been taken to ensure proper ventilation of the building?
- b. Have interior doors been left open for ventilation purposes?
- c. Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

B. Maintenance Chart:

1. 1-3 Months; Periodic

- a. Regular drive by surveillance
- b. Check attic during storms if possible
- c. Monthly walk site/building interior walk around
- d. Check entrances
- e. Check window panes for breakage
- f. Mowing as required
- g. Check for graffiti or vandalism
- h. Enter every 3 months to air out
- i. Check for musty air
- j. Check for moisture damage
- k. Check battery packs and monitoring equipment
- l. Check light bulbs
- m. Check for evidence of pest intrusion
- n. Check roof shingles or tarps if roofing has been removed

2. 6 Months; Spring & Fall

- a. Site clean-up; pruning and trimming
- b. Check crawlspace for pests
- c. Clean out storm drains

3. 12 Months

- a. Maintenance contract inspections for equipment/utilities
- b. Exterior materials spot repair and touch up painting
- c. Remove bird droppings or other stains from exterior
- d. Check and update building file

For additional information regarding properly mothballing buildings, please see the National Park Services recommendations for Mothballing Historic Buildings under Attachments.

VII. PROTECTION MEASURES FOR REHABILITATION

2544 Collier Avenue

1. Foundation

The new foundation should match the existing in type and material. The site should be properly graded for drainage and, if possible, replicate the existing grade at the building perimeter. Refer to HABS drawings for various interior finish floor elevations. The new foundation should allow for crawlspace vents positioned in the same location as the existing. All crawlspace grilles are to be reinstalled. Secretary of the Interior's Standards #2, 5, 6, and 9 are to be applied.

2. Walls & Wall Finish

The framed masses shall be reassembled on the receiver sites in their original configuration.

The stucco plaster should be retained wherever possible. Any stucco plaster damaged during the relocation process should be patched and repaired to match the existing. If more than 50% of the exterior stucco plaster is damaged or cracked once on the new site, then the house may be plastered to match the historic texture. After all repairs have been made to exterior finishes, the entire house is to be prepped for paint. The new paint is to match the existing paint color and sheen. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

3. Roof

The gabled roof shall be reconstructed to match the original. The clay tile roof cladding shall be repaired or replaced to match the existing. The new tiles shall match the historic in size, shape, texture, and color. The existing tile is "sand cast." Any new tile used for re-roofing or repair should be "sand cast" to match the original. The salvaged and crated examples of the original tile shall be used to find in-kind replacements, of same size, shape, color, and finish. The weathervane shall be reinstalled in its original location. Secretary of the Interior's Standards #2, 5, and 6 are to be applied.

The flat roofs are to be re-roofed using new materials. Any cracks in the parapet are to be patched and textured to match the adjacent wall texture. Downspouts and leader heads are to be recreated in the existing locations with new material. If the existing water removal system is not reusable, then a new system shall be implemented to match the existing in size, shape and color. All eave tails and sheathing are to be repaired and painted to match the existing color. Secretary of the Interior's Standards #2, 5, and 6 are to be applied.

4. Doors, Windows, & Openings

At the receiver site, the existing historic windows are to be repaired for smooth operation. A new pulley and rope system shall be installed to match the existing where necessary. A new friction system is not

allowed. All woodwork is to be repaired and painted to match the existing color. Any damaged hardware that is beyond repair shall be replaced in kind. If new wood windows are necessary, the historic windows are to serve as a template. Secretary of the Interior's Standards # 2, 6, and 7 are to be applied.

5. Chimney

Since it is a character defining feature, the living room chimney will need to be reconstructed using new materials at the new site. In doing so, the reconstruction will require current building codes to be met. The new chimney shall be reconstructed in-kind to the existing. This includes but is not limited to, wall texture, niches, massing and overall appearance. It is highly recommended, but not required for local designation, that all interior living room fireplace details; such as but not limited to, the surround, mantel, mantle frieze, firebox, and tiles be reinstalled in the rehabilitated house. If the fireplaces are to be made operational, local zoning and state building codes should be referenced to ensure all codes are met. Both stucco clad framed chimneys that were moved in place with the house shall be patched and repaired as needed. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

6. Decorative Ironwork

The tile and scroll iron balcony feature above the main door shall be reinstalled on the rehabilitated house. The tiled motifs in the garden wall shall be reinstalled on new site walls at the rehabilitated house. The painted motifs on the exterior plaster of the house shall be restored or replicated in kind. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

7. Porches

At the rehabilitated house, the stacked porch is to be reconstructed with new material to match the original per the HABS drawings and photographs. It is recommended that the porch be reconstructed with actual dimension lumber and period appropriate fasteners. The salvaged upper balusters on the porch should be reinstalled. The original salvaged balusters should be replicated to create matching balusters for the lower level of the porch.

All porches, including railings systems, are to be repaired as needed and painted to match the existing color. Secretary of the Interior's Standards # 2, 5, 6, and 7 are to be applied.

8. Lighting, Electrical, Mechanical, & Plumbing

At the rehabilitated house, all exterior fixtures should be repaired as necessary and made operational. New fixtures are to be in-keeping with the Spanish Revival style. A new electrical system, including all new wiring, shall be installed in conformance with current code. The electrical meter shall be located away from public view. A new mechanical system, plumbing, insulation, and smoke and carbon monoxide alarms shall be installed in conformance with current code. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

9. Hardscape & Landscape

Due to the difference in size between the existing site and receiver site, replicating hardscape and landscape design is not feasible in its entirety. Much of the yard between the house and garage will be diminished. However, the original tile motifs salvaged from the existing garden wall shall be reinstalled in a new wall at the rehabilitated site. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

2746 Copley Avenue

1. Foundation

The new foundation should match the existing in type and material. The site should be properly graded

for drainage and, if possible, replicate the existing grade at the building perimeter. Refer to HABS drawings for various interior finish floor elevations. The new foundation should allow for crawlspace vents positioned in the same location as the existing. All crawlspace grilles are to be reinstalled. Secretary of the Interior's Standards #2, 5, 6, and 9 are to be applied.

2. Walls & Wall Finish

The framed masses shall be reassembled on the receiver sites in their original configuration. It is recommended that the Structural Monitor be on site during the process to ensure the reassembled structure is sound.

The stucco plaster should be retained wherever possible. Any stucco plaster damaged during the relocation process should be patched and repaired to match the existing. If more than 50% of the exterior stucco plaster is damaged or cracked once on the new site, then the house may be plastered to match the historic texture. After all repairs have been made to exterior finishes, the entire house is to be prepped for paint. The new paint is to match the existing paint color and sheen. Secretary of the Interior's Standards # 2, 5, and 6 are to be applied.

3. Roof

The gabled and shed roofs shall be reconstructed to match the original. The clay tile roof cladding shall be repaired or replaced to match the existing. The new tiles shall match the historic in size, shape, texture, and color. The existing tile is "sand cast." Any new tile used for re-roofing or repair should be "sand cast" to match the original. The salvaged and crated examples of the original tile shall be used to find in-kind replacements, of same size, shape, color, and finish. Secretary of the Interior's Standards #2, 5, and 6 are to be applied.

The flat roofs are to be re-roofed using new materials. Any cracks in the parapet are to be patched and textured to match the adjacent wall texture. Downspouts and leader heads are to be recreated in the existing locations with new material. If the existing water removal system is not reusable, then a new system shall be implemented to match the existing in size, shape and color. All eave tails and sheathing are to be repaired and painted to match the existing color. Secretary of the Interior's Standards #2, 5, and 6 are to be applied.

4. Doors, Windows, and Openings

At the receiver site, the existing historic windows are to be repaired for smooth operation. A new pulley and rope system shall be installed to match the existing where necessary. A new friction system is not allowed. All woodwork is to be repaired and painted to match the existing color. Any damaged hardware that is beyond repair shall be replaced in-kind. If new wood windows are necessary, the historic windows are to serve as a template. Secretary of the Interior's Standards # 2, 6, and 7 are to be applied.

5. Chimney

Since it is a character defining feature, the living room chimney will need to be reconstructed using new materials at the new site. In doing so, the reconstruction will require current building codes to be met. The new chimney shall be reconstructed in-kind to the existing. This includes but is not limited to, wall texture, niches, massing and overall appearance. It is highly recommended, but not required for local designation, that all interior living room fireplace details; such as but not limited to, the surround, mantel, mantle frieze, firebox, and tiles be reinstalled in the rehabilitated house. If the fireplace is to be made operational, local zoning and state building codes should be referenced to ensure all codes are met. Both stucco clad framed chimneys that were moved in place with the house shall be patched and repaired as needed. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

6. Decorative Ironwork

The porch entrance gates, the arcade entrance gates, and the window security bars flanking the chimney shall be restored and reinstalled on the rehabilitated house. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

7. Porches

See "Walls" and "Roof" for Protection Measures for Rehabilitation.

8. Lighting, Electrical, Mechanical, & Plumbing

At the rehabilitated house, all exterior fixtures should be repaired as necessary and made operational. New fixtures are to be in-keeping with the Spanish Revival style. A new electrical system, including all new wiring, shall be installed in conformance with current code. The electrical meter shall be located away from public view. A new mechanical system, plumbing, insulation, and smoke and carbon monoxide alarms shall be installed in conformance with current code. Secretary of the Interior's Standards # 2, 5, 6, and 9 are to be applied.

VIII. RECEIVER SITES IDENTIFICATION & EVALUATION

The San Diego neighborhood of Valencia Park is defined by Emerald Hills and Market Street on the north, Lincoln Park and Euclid Avenue on the west, Encanto on the east, and Alta Vista and National City, California on the south. The community is predominantly 1950s post-war, single-family residential with some later in-fill housing.

Receiver sites were selected by the City of San Diego. The residence at 2544 Collier Avenue will be moved to Lots 9 & 10 of La Paz Drive and the residence at 2746 Copley Avenue will be relocated to the east corner of Encina Drive and Isabel Drive. Both receiver sites are located within the San Diego neighborhood of Valencia Park approximately seven miles southeast of the existing sites.

As a temporary way point, the residences will be held at the Chollas Operations Yard until the receiver sites are ready for taking the structures.

2544 Collier Ave

- Head east on Collier Ave.
- Turn right on Utah St.
- Left on Meade Ave.
- Right on Copeland Ave.
- Left on El Cajon Blvd.
- Right on 52nd St.
- Left on University Ave.
- Right on 54th St.
- Left on College Grove Dr.

Chollas Operations Yard

- Head west on College Grove Dr.
- Left on 54th St.
- Left on Euclid Ave
- Left on La Paz Dr.

Destination will be on the right

2746 Copley Ave

- Head east on Copley Ave.
- Turn right on Utah St.
- Left on Meade Ave.
- Right on Copeland Ave.
- Left on El Cajon Blvd.
- Right on 52nd St.
- Left on University Ave.
- Right on 54th St.
- Left on College Grove Dr.

Chollas Operations Yard

- Left on 54th St.
- Left on Euclid Ave.
- Left on Logan Dr.
- Logan Ave becomes Encina Dr.

Destination will be on east corner of Encina Dr. & Santa Isabel Dr.

Each receiver site was evaluated by the City of San Diego and deemed capable of receiving the structures in question. Reconstruction of the structures and installation of utilities will be done under a separate contract with the City of San Diego.

IX. PHOTOGRAPHS

2544 Collier Avenue



Figure 1: 2544 Collier, view north. Image Source: IS Architecture, December 2013.



Figure 2: 2544 Collier, view north of most southern portion of house. Image Source: IS Architecture, December 2013.



Figure 3: 2544 Collier, view south of north facade of garage. Image Source: IS Architecture, December 2013.



Figure 4: 2544 Collier, view north of property from Collier Avenue. Image Source: IS Architecture, December 2013.



Figure 5: 2544 Collier, detail view of decorative scrolled iron balcony with tile base over front entry door.
Image Source: IS Architecture, December 2013.



Figure 6: 2544 Collier, living room fireplace assembly. Image Source: IS Architecture, December 2013.



Figure 7: 2544 Collier, dining room light fixture. Image Source: IS Architecture, December 2013.

(Note: all fixtures are to be documented, crated, and saved for reinstallation)



Figure 8: 2544 Collier, green, black, purple bathroom tile. Image Source: IS Architecture, December 2013.



Figure 9: 2544 Collier, stair assembly. Image Source: IS Architecture, December 2013.



Figure 10: 2544 Collier, railing. Image Source: IS Architecture, December 2013.



Figure 11: 2544 Collier, interior doors. Image Source: IS Architecture, December 2013.

2746 Copley Avenue



Figure 12: 2746 Copley, view north of front facade of house. Image Source: IS Architecture, December 2013.



Figure 13: 2746 Copley, view northeast. Image Source: IS Architecture, December 2013.



Figure 14: 2746 Copley, view northwest of property from the intersection of Copley Avenue and Uvada Place.
Image Source: IS Architecture, December 2013.



Figure 15: 2746 Copley, view west from Uvada Place. Image Source: IS Architecture, December 2013.



Figure 16: 2746 Copley, view southwest. Image Source: IS Architecture, December 2013.



Figure 17: 2746 Copley, detail view of fireplace niche. Image Source: IS Architecture, December 2013.



Figure 18: 2746 Copley, detail view of chimney. Image Source: IS Architecture, December 2013.



Figure 19: 2746 Copley, detail view of porch ceiling and roof framing. Image Source: IS Architecture, December 2013.



Figure 20: 2746 Copley, detail view of porch ceiling and roof framing. Image Source: IS Architecture, December 2013.



Figure 21: 2746 Copley, detail view of wood corbels showing vertical dimension. Image Source: IS Architecture, December 2013.



Figure 22: 2746 Copley, detail view of wood corbels showing horizontal dimension. Image Source: IS Architecture, December 2013.



Figure 23: 2746 Copley, detail view of original Iron Gate. Image Source: IS Architecture, December 2013.



Figure 24: 2746 Copley, detail view of original Security Iron. Image Source: IS Architecture, December 2013



Figure 25: 2746 Copley, fireplace assembly. Image Source: IS Architecture, December 2013.



Figure 26: 2746 Copley, detail view of built-in storage & typical interior door. Image Source: IS Architecture, December 2013.

X. TREATMENT STANDARDS AND GUIDELINES

Any work which is on or adjacent to the historic resource or impacts the historic resource shall be completed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)* have been developed to guide work undertaken on historic buildings. If, through the course of construction on the 9th and Broadway project, any damage occurs to the historic integrity of the adjacent buildings the recommended treatment under *The Standards* is rehabilitation.

The ten rehabilitation provisions of *The Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will 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 elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated*

from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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 Secretary of the Interior's Standards for the Treatment of Historic Properties and its rehabilitation provisions are considered to be advisory documents.

XI. ATTACHMENTS

- A. Historic American Building Survey (HABS) drawings & photographs (under separate cover)