



DOROTHY COTTAGE RELOCATION AND REHABILITATION

MONITORING PLAN

Date: December 11, 2020

Project: Dorothy Cottage Relocation and Rehabilitation
Current Address – 827 Coast Boulevard South, La Jolla, California 92037
Current APN – 350-070-10
Future Address – 821 Coast Boulevard South, La Jolla, California 92037
Future APN – 350-070-11
City of San Diego HRB Site No. – 1375
Year Built – Circa 1904
Period of Significance – Circa 1904 to 1930s

Subject: Monitoring plan for a historic resource

Project Team: *D/CM (Developer/Construction Manager)* – 800 Coast, LLC
PA (Project Architect) – Will & Fotsch Architects
AH (Architectural Historian and Monitor) – Brian F. Smith and Associates, Inc.
RC (Relocation Contractor) – Davidson Construction
GC (General Contractor) – Davidson Construction
BI (Building Inspector) – City of San Diego Development Services (environmental and historic staff)

Locations: *Current Site (Site A)* – 827 Coast Boulevard South, La Jolla, California 92037
Future Site (Site B) – 821 Coast Boulevard South, La Jolla, California 92037



PROPERTY DESCRIPTION

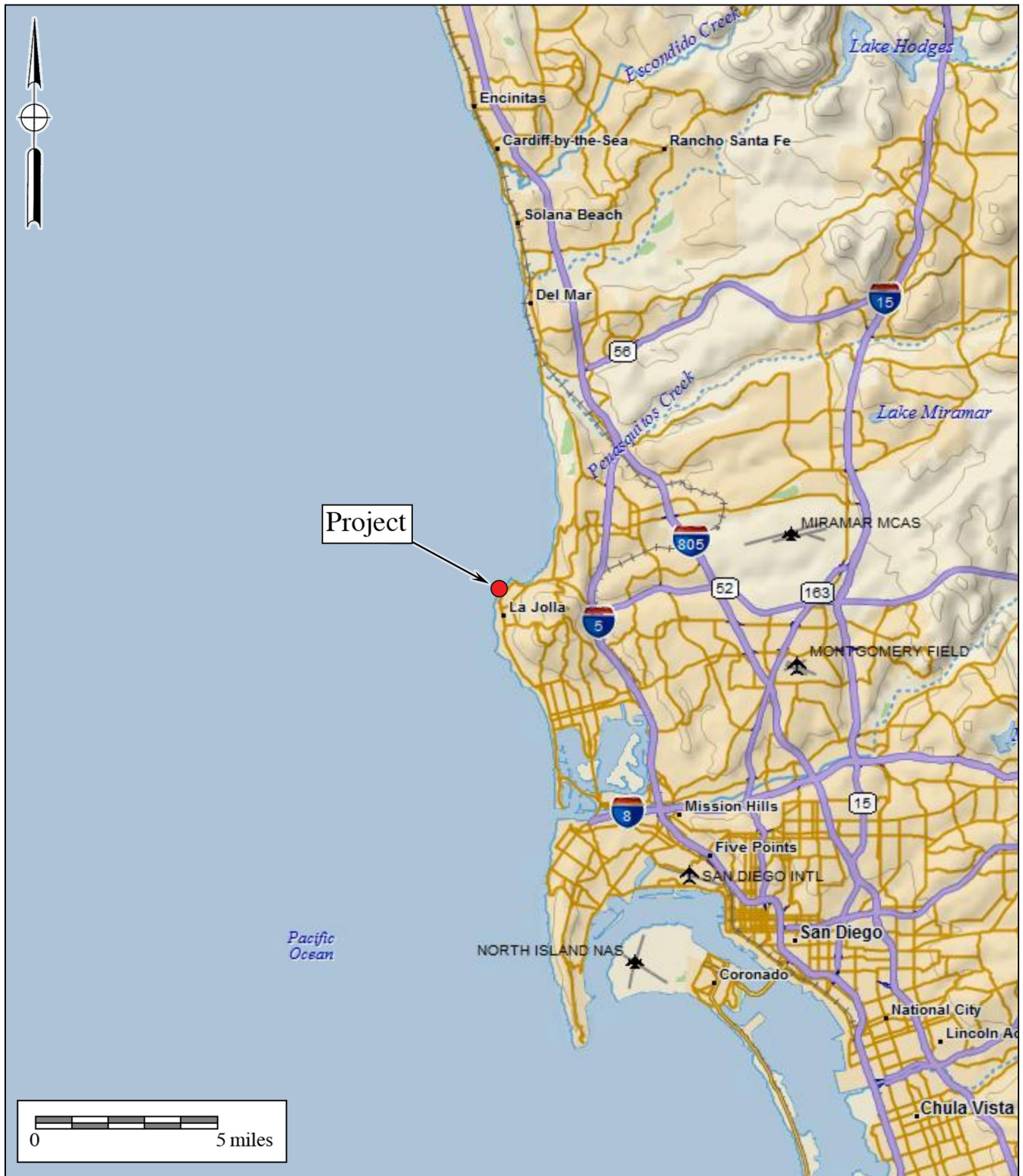
The Dorothy Cottage is a one-story, Queen Anne Free Classic-style La Jolla Beach Cottage located at 827 Coast Boulevard South (Figures 1 and 2). The building was constructed circa 1904 by an unknown architect and builder. The Dorothy Cottage is one of two La Jolla Beach Cottages that were designated as City of San Diego HRB Site No. 1375 (the other being located at 825 Coast Boulevard South). Historical research and the site evaluation conducted for the building determined that the Dorothy Cottage is a representative example of a La Jolla Beach Cottage constructed within the late 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme. It is considered a Historical Resource under the California Environmental Quality Act.

After the Dorothy Cottage is restored at 821 Coast Boulevard South, the building will be secured via mothballing. The mothballing process will follow the recommendations in *National Park Service Preservation Brief 31: Mothballing Historic Buildings*, which is included in the Treatment Plan. After completion of the mothballing process, 800 Coast, LLC will be responsible for all maintenance, monitoring, and inspections of the Dorothy Cottage.

The 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 new Site B (Figures 3 and 4) and to conduct the exterior rehabilitation and mothballing processes.

MONITORING

1. Preconstruction Meeting (D/CM, PA, AH, RC, GC, BI)
 - a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A.
 - b. Overview of architectural, landscape, and engineering documents as related to Site B.
 - c. Review work required to prepare Site B for the arrival of the Dorothy Cottage.
2. Preparation of the Dorothy Cottage for Relocation (D/CM, AH)
 - a. Historic architect/monitor to be present to observe the removal of the foundation, and front steps. Other items, including disconnection and capping of utility connection, removal of exterior plumbing and electrical lines, which are required for relocation, shall be complete prior to the meeting.



Project

Figure 1

General Location Map

The Dorothy Cottage Relocation and Rehabilitation Project

DeLorme (1:250,000)



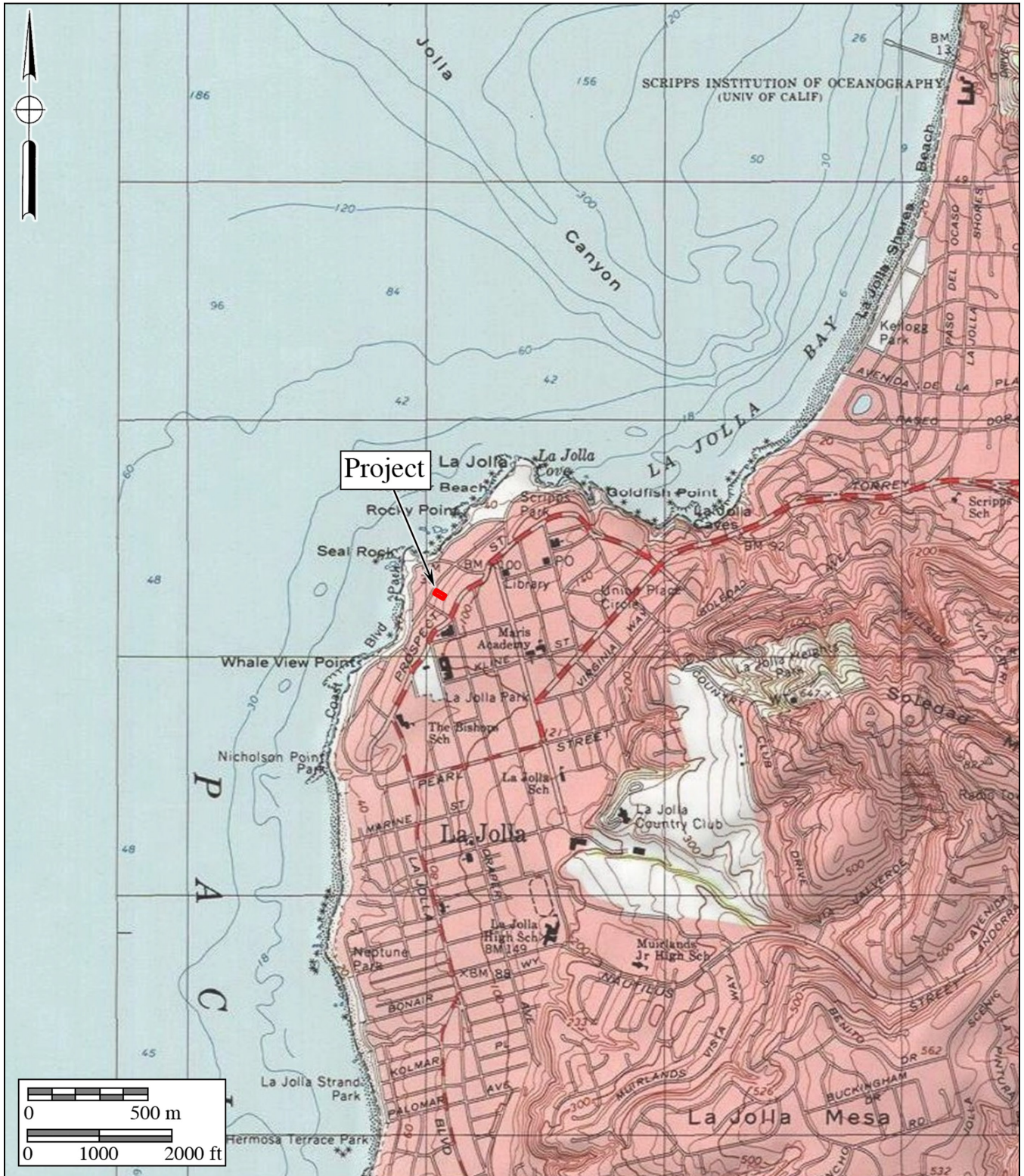


Figure 2

Project Location Map

The Dorothy Cottage Relocation and Rehabilitation Project

USGS *La Jolla* Quadrangle (7.5-minute series)



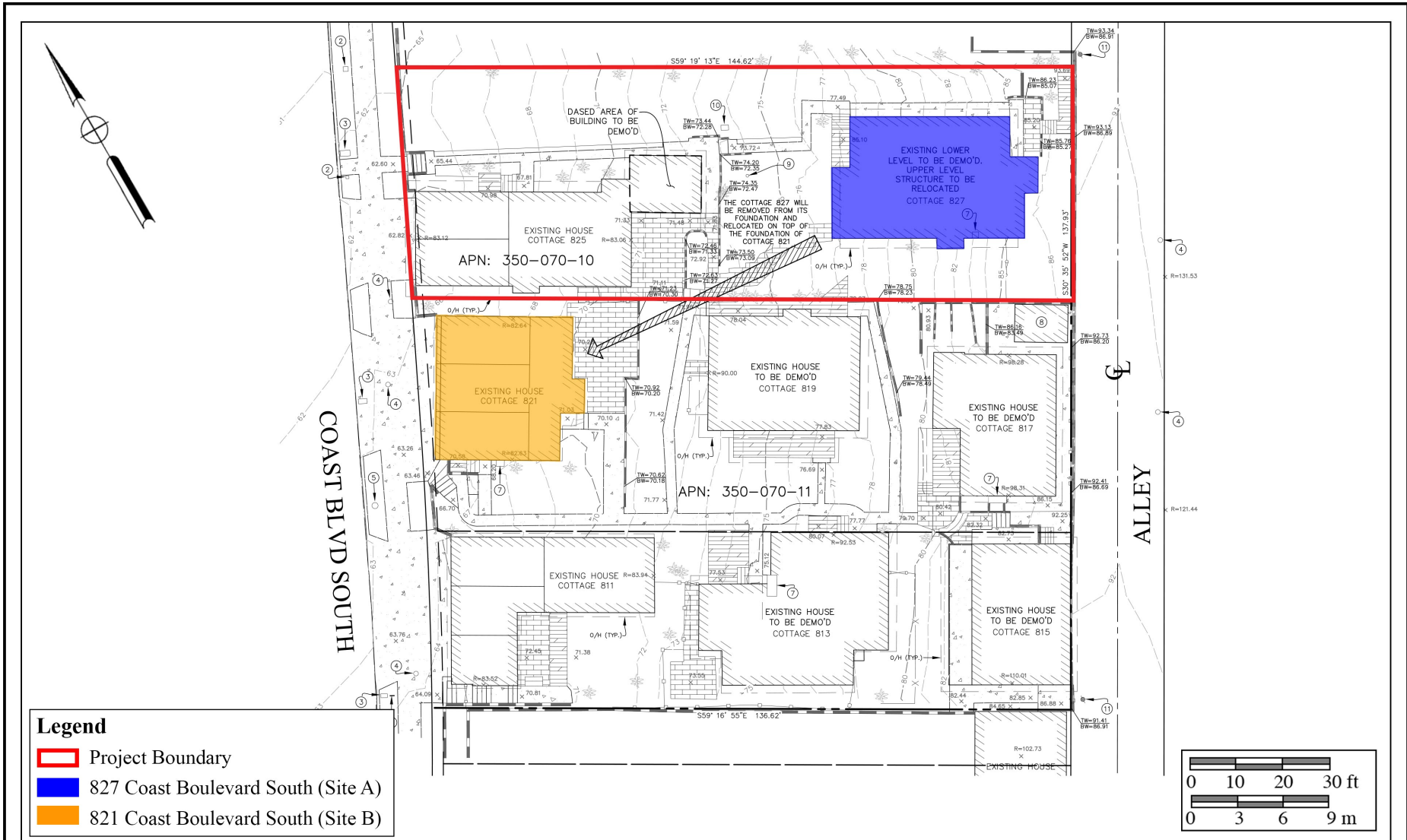


Figure 3

Project Relocation Map Showing Existing Topography and Demolition Plan

The Dorothy Cottage Relocation and Rehabilitation Project





Figure 4

**Relocation Plan Showing the Existing (Site A)
and Future (Site B) Locations of the Dorothy Cottage**

The Dorothy Cottage Relocation and Rehabilitation Project





3. Pre-Move (D/CM, AH, RC)
 - a. Observe temporary shoring and protection.
 - b. Review storage of salvaged building materials.
 - c. Approve structure as ready for relocation.

4. New Footings, Foundation, Utilities, and Site Preparation at Site B (CM, AH, RC, GC)
 - a. Review preparation work at Site B prior to relocation of the Dorothy Cottage.

5. Move to Site B (D/CM, AH, RC, BI)
 - a. Review building relocation.
 - b. Review the overall Treatment Plan for the rehabilitation of the Dorothy Cottage, as well as architectural, landscape, and engineering documents.

6. Continued Monitoring During Rehabilitation (D/CM, PA, AH, GC)
 - a. Monitoring to occur as required by the construction activity.
 - b. Complete Consultant Site Visit Record (CSV) forms, as needed.
 - c. Observe the rehabilitation of the Dorothy Cottage in accordance with the Treatment Plan and approved architectural, landscape, and engineering documents.

7. Final Monitoring (D/CM, PA, AH)
 - a. Final list of items to complete according to the Treatment Plan and approved architectural, landscape, and engineering documents.

8. Draft Monitoring Report (AH, BI)
 - a. Draft report of the monitoring process to be submitted to the BI for review.

9. Final Monitoring Report (D/CM, AH, BI)
 - a. Preparation of the final monitoring report.
 - b. Review relevant documents with the BI to confirm compliance with the Site Development Permit.

CONSULTANT SITE VISIT RECORD

A CSV form shall be used by the AH to document progress of the rehabilitation. A sample CSV form is included below for reference.



Consultant Site Visit Record

PROJECT: *(Name and address)*

REPORT NUMBER:

CONTRACT:

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

OBSERVATIONS

ITEMS TO VERIFY

INFORMATION OR ACTION REQUIRED

ATTACHMENTS

REPORT BY:

REPORT DATE:

TITLE: Historic Monitor