



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 22, 2011 REPORT NO. HRB-11-026

ATTENTION: Historical Resources Board
Agenda of April 28, 2011

SUBJECT: **ITEM 12 – Front and Cedar (230 W. Cedar) – Centre City Planned Development Permit/Site Development Permit No.2010-59**

APPLICANT: Front & Cedar LP represented by Corner Stone Communities & Starck Architecture and Planning

LOCATION: 230 W. Cedar Street, Centre City, Council District 2

DESCRIPTION: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

STAFF RECOMMENDATION

The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the Site Development Permit related to the designated historical resource (HRB #292 – Frank L. Rawson Residence) as presented.

BACKGROUND

The City's Land Development Code Section 126.0503(b)(2) requires a recommendation from the Historical Resources Board prior to the Planning Commission decision on a Site Development Permit when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, Section II.B):



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When the Historical Resources Board is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the Site Development Permit findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The Frank L. Rawson Residence is located at 230 West Cedar Street in the Downtown Community Planning area. It was constructed in 1888 by Helen Rawson and was used as a residence with rooms available for rent. On October 24, 1990, the residence was designated by the Historical Resources Board as HRB #292 as an example of late Victorian period use of the Italianate style, and its use as worker housing. The designated resource is a two-story, 2,600 square foot building with a primarily symmetrical facade set above the street with a tall, unfinished under-floor area currently used as storage. It was built with a wood frame and features shiplap siding with corner boards. The roof is flat with a decorative, bracketed cornice under a short mansard roof. The non-historic front porch is accessed via a non-historic side stair. Fenestration consists of tall 1-over-1 double hung wood frame and sash windows.

The applicant proposes to relocate the resource 75 feet to the east from mid-block to the corner of Front and West Cedar streets. The existing street facing façade will continue to front onto West Cedar Street. The building will be set on a new foundation and raised slightly to accommodate new ground floor retail space in under-floor area. The existing upper floors will be used as office space. Rehabilitation of the structure includes the replacement of non-original windows on the east and south elevations with new wood windows or salvaged windows from the north and west elevations where a new rated wall is required; removal of the non-historic porch and stairs which will be replaced with a new porch in stairs similar to the existing; repair of existing wood trim and siding on the upper floors and renovation of the painted board and batten siding at the ground level; and replacement of non-original composition shingles with wood shingles on the pitched mansard roof. All work will be done consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. The rehabilitated structure will be painted in a Victorian Era palette. The Design Assistance Subcommittee (DAS) reviewed the relocation concept and rehabilitation work on December 1, 2010 and found the relocation site appropriate and the rehabilitation work consistent with the Standards (Attachment 1).

ANALYSIS

The proposed relocation of the designated building is by definition a substantial alteration requiring a site development permit, consistent with Municipal Code Section 143.0251. Impacts related to the proposed alteration and relocation would be reduced through implementation of the required mitigation measures found in the FEIR Mitigation, Monitoring and Reporting Program (MMRP) for the 2006 Downtown Community Plan (Attachment 2); and additional permit conditions found in Section 2 of draft Planned Development Permit/Site Development Permit (PDP/SDP) No. 2010-59

(Attachment 3). Findings for the relocation of a designated historical resource are required for approval of the permit, consistent with Municipal Code Section 126.0504(h).

The three required Supplemental Findings and supporting information are provided in Attachment 7 and are summarized below.

1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.

The project proposes relocation, rehabilitation and reuse of the Frank L. Rawson Residence, from its current location at 230 West Cedar Street in the Centre City Planned District to a location 75 feet to the east at the corner of West Cedar and Front streets within the same planning area. Three options were evaluated by developer and were found to be infeasible. These options included relocation of the resource to an off-site location; retention of the resource on site, either retaining the building in its entirety or retaining a portion of the resource and incorporating it into the new construction; and relocating the resource to the western end of the block. Relocation to an off-site location would not further minimize the potential adverse effect on the historic resource and was therefore found infeasible. Retention of the building in its entirety or in part in its current location would result in a reduction in the number of units the project could yield; an adverse impact to other aspects of the project design such as traffic circulation; and may result in increased loss of historic materials or reduced capacity for rehabilitation and was therefore found infeasible. Finally, if the resource were to be relocated to the western end of the block the resource would be relocated to a smaller parcel, with higher surrounding densities, and reduced open space and transportation opportunities to view the resource. In comparison to the proposed relocation site, this option would reduce the visual benefit to the public. Therefore, implementation of this option cannot further minimize the potential adverse effect upon the historical resource and is not considered feasible. The proposed relocation and rehabilitation will result in reduced physical impacts to the overall integrity of the resource while keeping it in close proximity to its original location with increase public visibility.

2. The proposed relocation will not destroy the historical, cultural or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The developer, as the property owner, has agreed to implement measures identified in the FEIR Mitigation, Monitoring and Reporting Program and Site Development Permit pertaining to the relocation, rehabilitation and reuse of designated historical resource #292, the Frank L. Rawson Residence. Further, the developer has acquired a relocation site that meets the requirements of the National Park Service's Criterion Consideration B for Moved Properties and the City's Historical Resources Regulations on the same subject. After relocation and stabilization of the resource, it will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. A qualified historical architect monitor will supervise the relocation and rehabilitation project. The property's status as a designated historical resource will be transferred to the relocation site and the property will remain a designated resource under the jurisdiction of the San Diego Historical Resources Board. These measures ensure that the proposed relocation, rehabilitation and reuse will not destroy the historical, cultural, or architectural values of the

historical resource and the relocation will be part of a definitive series of actions to assure the preservation of the designated historical resource.

3. There are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

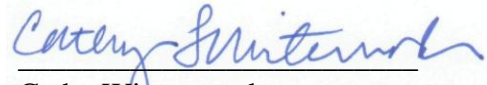
The Downtown Community Plan's goals for the surrounding neighborhood call for greater development, especially on vacant land and underdeveloped sites. Consistent with these goals, the area surrounding the site has seen an increase in density and larger scale development since the time during with the Rawson Residence was designated as a historical resource. Included in this growth are multi-story development projects which are located directly south, southwest and southeast from the Rawson Residence. The existing site constraints, location of the historical resource, and the overall setting and context of the neighborhood constitute special circumstances and conditions which exist apart from the presence of the historical resource. These special circumstances applying to the land are peculiar to the land and are not of the developer's making. Therefore the strict application of the provisions of the Historical Resources Regulations would deprive the developer, as the property owner, of reasonable use of the land.

CONCLUSION

Staff concurs that the proposed mitigation measures and permit conditions as provided to the HRB are sufficient to reduce the identified impacts to the Frank L. Rawson Residence (HRB #292) and recommends that the Historical Resources Board recommend the Planning Commission approve Planned Development/Site Development Permit No. 2010-59 for the relocation of the Frank L. Rawson Residence and adopt the mitigation measures and findings associated with the Site Development Permit.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachments:

1. Design Assistance Subcommittee Meeting Notes from December 1, 2010
2. FEIR Mitigation, Monitoring and Reporting Program (MMRP) for the 2006 Downtown Community Plan (under separate cover)
3. Draft Planned Development Permit/Site Development Permit No. 2010-59 (under separate cover)
4. Project Elevations (under separate cover)
5. Treatment Plan (under separate cover)
6. Environmental Secondary Study for Front and Cedar Project (under separate cover)
7. Site Development Permit Deviation Findings Provided by the Applicant (under separate cover)

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, **December 1, 2010**, at 4:00 PM

12th Floor Conference Room 12B

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Maria Curry; Ann Jarmusch
Recusals	None
City Staff	
HRB	Kelley Stanco; Jodie Brown; Jeff Oakley; Terra King, Jennifer Feeley
CCDC	Lucy Contreras
City Attorney	Nina Fain
Guests	
Item 3A	Sandy Shapery; Sasha Varone, Architect;
Item 3B	Scott Moomjian, Attorney; Jack Robson, Cornerstone Communities; Dan Starck, Starch Architecture & Planning
Item 3C	Henry Anderson
Other	Bruce Coons, SOHO

2. Public Comment (on matters not on the agenda) None

3. Project Reviews

~~▪ **ITEM 3A:**~~

~~Listings: HRB Site #945~~

~~Address: 360 15th Street~~

~~Historic Name: Isaac Lyon Rental House~~

~~Significance: Special Element of Development; Architecture~~

~~Mills Act Status: No Contract, Redevelopment Area~~

~~PTS #: 211646~~

~~Project Contact: Sasha Varone, architect; Sandy Shapery, owner~~

~~Treatment: Rehabilitation~~

~~Project Scope: This rehabilitation project proposes raising the building up 2 feet 4 inches in order to get an 8-foot minimum ceiling height for the first floor units. The existing~~

~~Recommended Modifications: Subcommittee member Curry feels that the project is consistent with the Standards as designed. Subcommittee member Jarmusch and Chair Bethke would consider a redesigned project; however Chair Bethke stated that the new construction must be differentiated and the vertical emphasis must be reduced. Staff will work with applicant on revisions and rendering corrections and will return to the subcommittee.~~

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

▪ **ITEM 3B:**

Listings: HRB Site #292

Address: 230 West Cedar Street

Historic Name: Frank L. Rawson Residence

Significance: Architecture; Worker Housing

Mills Act Status: No Contract, Redevelopment Area

PTS #: N/A

Project Contact: Jack Robson, Cornerstone Communities; Dan Starck, Starck Architecture and Planning; Scott Moomjian, Attorney

Treatment: Rehabilitation

Project Scope: This rehabilitation project involves the relocation and rehabilitation of the Frank L. Rawson Residence and the construction of new condominium units. The project site currently consists of 3 lots, which will be consolidated into 2 lots. The Rawson Residence is proposed to be moved approximately 75 feet from its current location from the center of the block to the corner of Front and Cedar Streets and renovated as retail on the ground floor with two levels of office space above. The condominiums will be on a separate lot from the Rawson Residence. Staff and the applicant are seeking input from the Subcommittee on the relocation and rehabilitation of the Rawson Residence.

Existing Square Feet: 2,356

Additional Square Feet: 1,338

Total Proposed Square Feet: 3,694

Prior DAS Review: N/A

Staff Presentation: This rehabilitation project involves the relocation and rehabilitation of the Frank L. Rawson Residence and the construction of new condominium units. The Rawson Residence is proposed to be moved approximately 75 feet from its current location from the center of the block to the corner of Front and Cedar Streets and renovated as retail on the ground floor with two levels of office space above. The condominiums will be on a separate, adjacent lot. Staff has reviewed the proposal and has found that the relocation site is appropriate and that the relocation could be supported

through a Site Development Permit process. The current front porch is not original, but is the only documented entry porch. Therefore, staff has directed the applicant to reconstruct the porch and provide a staircase parallel to the entry, as it currently exists. The applicant is proposing to increase the depth of the porch to provide more useable space, which staff is willing to support given that the current porch is not original. However, substantial alteration to the porch configuration, or conjecture as to what type of porch may have been there originally, is not supported by staff. Finally, the applicant is proposing to add new fenestration to the Cedar and Front Street elevations at the ground floor. Staff is supportive of adding new fenestration along the Front Street elevation at the side of the building in order to encourage retail that can activate the streefront. However, staff is not supportive of adding new fenestration along the main, Cedar Street elevation, as it will detract from the primary façade. Because the project will require a Site Development Permit for relocation that will be reviewed by the full Board, staff is seeking DAS input on the relocation proposal. In addition, the applicant is seeking input from DAS on the issue of adding fenestration along the main Cedar Street elevation.

Applicant Presentation: The project will relocate the designated building from the center of the block to the corner of Front and Cedar Streets. The grade falls down from the current site to the new site, exposing more of the west, side elevation. On the front elevation under the porch, the applicant is looking to shift the existing access door and add three windows. Two doors and three pairs of windows will be added to the Cedar Street elevation.

Public Comment:

Name	Comments
Coons	A prior project proposed to move the building to the other corner so that it would be closer to other Victorian buildings. That project was approved. The building's original vertical siding was beaded redwood tongue and groove.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Why not move the building to the other corner closer to the other Victorian buildings?	Want to move the building downhill to pick up retail space in the under-floor area.
Are the windows at the Front Street elevation existing, original openings?	No, that portion of the elevation is currently below grade. The new siding will be vertical tongue and groove and the windows will be wood.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Jarmusch	The relocation and rehabilitation is reasonable.

Subcommittee-member	Comments
Curry	Could support moving it to the corner. Keeping it in the same location doesn't make much difference.
Bethke	Relocation is reasonable. Moving the door and adding the windows at the ground floor on the Cedar Street elevation is consistent with the Standards.

Staff Comment: None

Recommended Modifications: While relocation is not consistent with the Standards, it is the best alternative for this project. Other rehabilitation aspects of this project, including the new windows on the Front Street elevation and the new windows and relocated door on the Cedar Street elevation, are consistent with the Standards as proposed by the applicant.

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

■ **ITEM 3C:**

Listings: HRB Site #208 (Non-Contributing)

Address: 2648 K Street

Historic Name: Sherman Heights District Non-Contributor

Significance: Non-Contributing Element

Mills Act Status: No Contract, Not Eligible

PTS #: 216906

Project Contact: Henry Anderson

Treatment: Modification to Non-Contributing Resource

Project Scope: This project involves modifications to a non-contributing resource in the Sherman Heights Historic District. The Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines require the use of wood frame and sash windows in all buildings, including non-contributing ones. The applicant has installed vinyl windows. The Subcommittee considered the use of non-wood windows in Sherman Heights in July 2006 and stated that non-wood windows could be considered on a case-by-case basis. The applicant and staff are seeking input from the DAS on appropriate resolution for this issue.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A