Historical Resources Technical Report

San Diego Civic Center Project Historical Assessment 1222 1st Avenue, 1100–1200 3rd Avenue, and 150–202 C Street San Diego, California 92101

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TABLE OF CONTENTS

Section	<u>Page</u>
Executive Summary	1
Introduction	
Significance Criteria—National Register of Historic Places	
Significance Criteria—California Register of Historical Resources	
Significance Criteria—San Diego Historical Landmark	
Report Organization	
Personnel	
Project Setting	
Project Area	
Physical Project Setting	
Project Vicinity	
Historical Overview	
The Community Concourse in Context to 1960s Design Trends	6
Downtown San Diego and San Diegans, Inc	
The Work of Malcolm Leland	12
Methods and Results	
Archival Research	14
Field Survey	14
Description of Surveyed Resources	
Community Concourse: Overview	
City of San Diego Administration Building	15
San Diego Civic Theatre	
San Diego Convention and Performing Arts Center	17
Community Concourse Parking Garage	17
City Operations Building	18
Significance Evaluations	19
The Community Concourse	
City of San Diego Administration Building (City Hall)	20
San Diego Convention and Performing Arts Center	
San Diego Civic Theatre	22
The Bow Wave Fountain	26
City Operations Building	27
Findings and Conclusions	27
Impacts Discussion	
Mitigation Measures	29
Conclusion	30
Ribliography	31

Appendices

Appendix A Building Development Information
Appendix B Ownership and Occupant Information

Appendix C Maps

Appendix D DPR 523 Inventory Forms: Primary, BSO, and Continuation Sheets

Appendix E Contemporary and Historic Photographs

Appendix F Research Articles

Appendix G Preparer's Qualifications

Acronyms

CEQA California Environmental Quality Act

CFR Code of Federal Regulations

CRHR California Register of Historical Resources
DPR California Department of Parks and Recreation

NRHP National Register of Historic Places SDDA San Diego Downtown Association

Executive Summary

The proposed project calls for the construction of a new city hall, a paseo, and adjacent commercial spaces. The site of the proposed project is currently occupied by the San Diego Convention and Performing Arts Center, a two-level 158,000-square-foot meeting and conference venue; the Community Concourse plaza; and the City of San Diego Administration Building, a 189,000-square-foot, 13-level office building that houses city administrative and legislative functions. Hazardous materials remediation work will occur at both buildings prior to demolition. The site, including the plaza, will be excavated, and a new city hall with below-grade parking, an office tower, and council chambers will be constructed. The Malcolm Leland-designed concrete friezes along the façade of the San Diego Convention and Performing Arts Center will be removed and preserved prior to building demolition. A new use and location (on site or off site) for the friezes will be determined at a future date.

This technical report is a historical resources evaluation of a grouping of resources in and around the San Diego Civic Center. This includes a program of buildings completed by 1965 known as the San Diego Community Concourse (Community Concourse). This grouping of resources is also known as the Charles C. Dail Concourse, in honor of former Mayor Charles C. Dail, who served from 1955 to 1963. The Community Concourse and its associated resources are being evaluated for National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and San Diego Historical Landmark listing. The four buildings being evaluated as part of the Community Concourse include the City of San Diego Administration Building (City Hall), San Diego Convention and Performing Arts Center (itself commonly called the San Diego Concourse), the San Diego Civic Theatre, and the Community Concourse Parking Garage (commonly known as the Evan V. Jones Parkade). In addition, two nearby resources that were completed after the Community Concourse are being evaluated. These include the City Operations Building, and the Bow Wave Fountain, located just above the original Community Concourse plaza. 1

Within the survey area, the resources listed below appear to possess historic significance and for CEQA purposes are considered historical resources:

■ For their collective contribution to spearheading a revitalization of downtown San Diego and their association with the group San Diegans, Inc., the buildings and features that make up the Community Concourse appear to be individually eligible under San Diego Historical Landmark Criterion A ("Exemplifies or reflects special elements of the city's, community's, or neighborhood's historical, archeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development") and

¹ Although the Bow Wave Fountain is commonly perceived to be part of the original Community Concourse, the fountain was completed in 1972 in conjunction with the Security Pacific Bank tower directly north of it.

Criterion B ("Is identified with persons or events significant in local, state, or national history").

Additionally, for its distinctive form and for possessing expressionist design qualities that were commonly seen on 1960s-era theaters, the San Diego Civic Theatre is also eligible as a San Diego Historical Landmark under Criterion C ("Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship")

- For possessing distinctive design qualities, as applied to what is typically a perfunctory building type, the Community Concourse Parking Garage appears to be individually eligible under San Diego Historical Landmark Criterion C ("Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship"). For being a notable, representative work of the firm of Tucker, Sadler and Bennett, the garage is also eligible as a San Diego Historical Landmark under Criterion D ("Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman"). Because of its level of design significance and the rarity of its design features, the garage is also eligible for the CRHR at the local level under Criterion 3 ("Embodies the distinctive characteristics of a type" and "possesses high artistic values").
- For its association with Malcolm Leland, a prolific and recognized Southern California artist and sculptor of the post—World War II era, the Bow Wave Fountain appears to be eligible under San Diego Historical Landmark Criterion D ("Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman"). In addition, the Bow Wave Fountain appears to be CRHR eligible under Criterion 3 because it "represents the work of a master," the artist Malcolm Leland.

Introduction

This historical resources technical report evaluates the aforementioned properties according to NRHP criteria, subject to Section 106 of the National Historic Preservation Act (NHPA); CRHR criteria, subject to the California Environmental Quality Act (CEQA); and San Diego Historical Landmark criteria.

Significance Criteria—National Register of Historic Places

Cultural resource significance is evaluated in terms of eligibility for listing in the NRHP. The NRHP significance criteria applied to the cultural resources in this study are defined in 36 Code of Federal Regulations (CFR) 60.4 as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and (a) are associated with events that have made a significant

contribution to the broad patterns of our history; (b) are associated with the lives of persons significant in our past; (c) embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master or possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction; or (d) have yielded, or may be likely to yield, information important in prehistory or history.

For a property to convey its historical significance, it must retain integrity (i.e., the physical qualities or character-defining features that illustrate its significance under NRHP criteria must be intact). Integrity is judged on seven aspects: location, design, setting, workmanship, materials, feeling, and association. These seven factors can be grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship most often apply to historic buildings and relate to construction methods and architectural details. Feeling and association are the least objective criteria, pertaining to the overall ability of the property to convey a sense of the time and place in which it was constructed (U.S. Department of the Interior 1991).

Significance Criteria—California Register of Historical Resources

The State CEQA Guidelines describe three ways in which a property can qualify as a significant historical resource for the purposes of CEQA review: 1) The resource is listed in or determined eligible for listing in the CRHR; 2) the resource is included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant; or 3) the lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15064.5).

The CRHR was created by the state legislature in 1992. It is intended to serve as an authoritative listing of historical and archaeological resources in California. Additionally, the eligibility criteria for the CRHR are intended to serve as the definitive criteria for assessing the significance of historical resources under CEQA, thereby establishing a consistent set of criteria for the evaluation process for all public agencies statewide. For a historical resource to be eligible for listing in CRHR, it must be significant at the local, state, or national level under one or more of the following four criteria:

- 1. The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. The resource is associated with the lives of persons who were important in our past;
- 3. The resource embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values; or

4. The resource yields, has yielded, or may be likely to yield information important in prehistory or history.

Significance Criteria—San Diego Historical Landmark

To be designated as historically significant, the site in question must meet at least one of the following City of San Diego criteria:

- A. Exemplifies or reflects special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development;
- B. Is identified with persons or events significant in local, state, or national history;
- C. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the California State Office of Historic Preservation for listing on the California Register of Historical Resources; and
- F. Is a finite group of resources, related to one another in a clearly distinguishable way, or is a geographically definable area or neighborhood, containing improvements that have a special character, historical interest, or aesthetic value or represent one or more architectural periods or styles in the history and development of the city.

Report Organization

The following is a historical resources technical report for the San Diego Community Concourse and associated resources in the project area and the vicinity of the Community Concourse, which includes the City Operations Building and the Bow Wave Fountain. It begins by briefly describing the physical context of the Community Concourse and the other surveyed resources within the project area.

A large portion of this report is devoted to historic context. This context is divided into three separate theme categories that, together, cover three of the four NRHP and CRHR criteria; archeological resources (Criterion D/4) are not evaluated as part of this report. The first theme focuses on the Community Concourse in relation to design trends of the early 1960s. The next theme concerns downtown San Diego and the role of San Diegans, Inc. The third theme addresses the work of Malcolm Leland, the sculptor who designed the Bow Wave Fountain and contributed artistically to many of the Community Concourse buildings.

Next, the methodology for research and the field survey is explained, followed by a description of all surveyed resources, including the Community Concourse. Following

that are discussions of significance, or lack thereof, for various buildings and associated resources, including the Community Concourse. Finally, the Findings and Conclusions section includes a chart that lists the status code for each resource along with the potential impacts and their mitigation measures. Within the various appendices of the report are building permits, ownership and occupant information, maps, completed Department of Parks and Recreation (DPR) forms, and preparers' qualifications (see Appendices A through F).

Personnel

Daniel Paul, ICF architectural historian, conducted the field visit and research and prepared the context and DPR 523a forms for this project. David Greenwood, ICF architectural historian, was also part of the field visit and research and helped prepare the report. Elizabeth Hilton, ICF architectural historian, assisted in preparing the report.

Project Setting

Project Area

The project area is the San Diego Community Concourse, which is located in the center of downtown San Diego. There are five buildings and a fountain on the subject parcel (533-433-28-00), which has a lot area of 356,320.8 square feet and width of 1,000 feet. The legal description of the parcel is "ST CLDS & BLKS 13 THRU 15 & BLK 1."

The project area is bounded to the north by A Street, to the east by the Community Concourse Parking Garage (Evan V. Jones Parkade) between A Street and B Street, to the north by B Street from the garage to 3rd Avenue, to the east by 3rd Avenue between B Street and C Street, to the south by C Street between 1st Avenue and 3rd Avenue, and to the west by 1st Avenue. The project area also includes the City Operations Building, which is bounded by A Street, 1st Avenue, B Street, and Front Street. The downtown area is located within a grid plan. The square blocks of the downtown area are developed with commercial buildings.

Physical Project Setting

The setting for the Community Concourse is the high-density urban landscape of downtown San Diego, which is commonly known as "Centre City." The Community Concourse is southwest of Balboa Park and Interstate 5, southeast of Lindbergh Field, and east/northeast of San Diego Bay. Within the immediate vicinity is a high concentration of multi-story office buildings. There are also older single-story commercial buildings along C Street, west of 1st Avenue. The San Diego Metropolitan Transit System (MTS) Orange Line trolley runs along C Street from America Plaza, through the civic center, to San Diego City College. One- to three-story office buildings are present along A Street, and open public parking lots are located north of A Street, west of Front Street, and east of 3rd Avenue. Two older, multi-story commercial buildings are located near the project site, and at the southwest corner of A Street and 3rd Avenue is

a 14-story commercial office building that was constructed in 1929. A theater, constructed in 1926, is located at the northeast corner of C Street and 3rd Avenue.

Project Vicinity

The Community Concourse is bounded to the north by A Street, to the east by 3rd Avenue, to the south by C Street, and to the west by 1st Avenue. The Security Pacific Bank tower property, just north of the San Diego Civic Theatre, was not originally part of the Community Concourse and is not within the present survey area. In addition, the Bow Wave Fountain, within the project boundary, was not constructed in conjunction with the Community Concourse but was completed in 1972 with the Security Pacific Bank tower property. Resources within the survey area include the City of San Diego Administration Building (City Hall); San Diego Convention and Performing Arts Center; San Diego Civic Theatre; Community Concourse Parking Garage, commonly known as the Evan V. Jones Parkade; the Bow Wave Fountain; and all open-space plaza and landscape features that were originally associated with the Community Concourse. The City Operations Building, located at the northwest corner of B Street and 1st Avenue, is west of the Evan V. Jones Parkade and connected by a concrete skybridge. Historic photographs can be found in Appendix C.

Historical Overview

The Community Concourse in Context to 1960s Design Trends

The Community Concourse buildings, including the City Operations Building, which is part of this evaluation, appear to reflect the various design systems that were prominent in early 1960s. These trends include post—World War II modernism, as practiced by Mies van der Rohe; Brutalism; Expressionism; New Formalism; and what architect and writer Peter Blake called "Literal Functionalism." These various trends, and how the Community Concourse buildings correspond with them, are discussed below.

Architectural modernism in the 1960s, particularly the first half of the decade, was modernism in transition. As modernist principals and ideas became increasingly misappropriated over time, many architects began to question them. The International style originally called for an emphasis of volume over mass and asymmetrical compositions and moved away from the use of traditional ornament.³ By the post–World War II era, and especially through the early 1960s, modernism moved toward Literal Functionalism, buildings that superficially followed modernist principals, primarily through a desire to be cost efficient or to conform to "tasteful" orthodoxies.⁴ In cities, most often this involved the blind replication of flat-roofed, box-shaped towers with standard-issue curtain walls and open ground floors akin to the work completed in the United States during the postwar era by the German modernist and former Bauhaus instructor Mies van der Rohe. However, beginning in the 1950s, other modernists who

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² Blake, Peter. 1964. Functionalism. In Gerd Hatje (ed.), *Encyclopedia of Modern Architecture*. New York: Harry N. Abrams, p. 113.

³ Hitchcock, Henry Russell, and Philip Johnson. 1995. *The International Style*. New York: W. W. Norton & Company, p. 29.

⁴ Blake, Functionalism, p. 113.

had been stalwart proponents of the International style, most notably the Swiss architect Le Corbusier, began to change course and design buildings with sculptural, shapely forms that often had symbolic connotations. This trend in architecture is referred to as Expressionism. Le Corbusier's best-known examples of such work include Ronchamp Cathedral in France, constructed in 1954, and a series of buildings in the City of Chandigarh, India, constructed between 1952 and 1959. Le Corbusier constructed the majority of these buildings using poured-in-place concrete. Often, this concrete was left unfinished; the imprints of wood planks used in the construction process of various building components remained. This style of building design was initially called "béton brut," a French term for "raw concrete." This combination of a new shapeliness of form and exposed concrete surfaces with a béton brut surface became the primary characteristics of Brutalism, a highly popular 1960s-era design motif.

Le Corbusier's Expressionism, in particular, influenced a group of Scandinavian modernists who were known for their openness to unorthodox designs, regardless of prevailing orthodoxy. Among these architects were Jorn Utzon, Alvar Aalto, and, the most prolific of the three, Eero Saarinen. As an example, Saarinen's 1962 TWA terminal at New York's JFK Airport is constructed of poured concrete with dramatic, sculptural curves. Its overall form represents a bird in flight, with outstretched wings and a beak that doubles as a porte-cochere. Saarinen's 1955 MIT chapel is a small, circular brick-clad building that is surrounded by reflecting pools. It opens to the sky through a large oculus, with a hanging blade sculpture by Henry Bertoia. Such buildings were far from the Literal Functionalism that was often seen in postwar American architecture.

Another significant design trend of the late 1950s and early 1960s was New Formalism, which attempted to reconcile modernism with Greek and Roman Classical architecture. The Classical language, as applied in New Formalism, did not replicate traditional decorations but presented familiar motifs such as stylized columns, elevated podiums, marble cladding, and a flat-roofed rectangular massing that was akin to ancient temples. At that time, the primary practitioners of New Formalism included Philip Johnson, Minoru Yamasaki, and Edward Durrell Stone. New Formalism was frequently used on civic and civic-cultural buildings of the 1960s. Its best-known example is the Lincoln Center for the Performing Arts (1962–1966), located in Manhattan. The Dorothy Chandler Pavilion in Los Angeles, completed in 1964 by architect Welton Becket, is probably the design system's most prominent Southern California example. 6

The various buildings of San Diego Civic Center exhibit a variety of features of the aforementioned design systems. However, for the majority of the buildings within the civic center, the distinctiveness with which these elements are conveyed is less than exceptional. The City of San Diego Administration Building is an intact but common example of an early 1960s-era tower that follows the Miesian model. Like similar towers of the early

Historical Resources Technical Report San Diego Civic Center Project

⁵ Rifkind, Carole. 2005. *A Field Guide to Contemporary American Architecture*. New York: Plume, pp. 114–115. Rifkind used the term "Modernist Classic" to describe what is more commonly referred to as New Formalism. Its features, as cited from Rifkin, are listed in the text.

⁶ Nichols Chris (ed.). 2003. *Built by Becket: A Centennial Celebration*. Los Angeles: The Modern Committee of the Los Angeles Conservancy.

1960s, the building, with its decorative concrete screen at its façade, mosaic detailing, and Malcolm Leland panel work at the rear elevation, possesses some expressionist qualities but is unwilling to break away from the ubiquitous flat-roofed box shape altogether. Ultimately, the tower reads as yet another example of Literal Functionalism.

Frank Hope's design for the San Diego Convention and Performing Arts Center presents the exposed concrete associated with Brutalism coupled with long, expansive colonnades that present a New Formalist quality to the building. The use of exposed concrete on the building appears to be a cost-saving measure rather than a significant work celebrating Brutalism, Many important examples of the Brutalist style feature specially treated concrete surfaces, either through raking, preserving a given wood imprint, or sometimes applying a hyper-refined smoothness to the surface. Examples of Brutalism deemed significant often include a dynamic play of solids and voids, as seen in Kahn's 1965 Salk Institute in La Jolla. Other notable examples, such as Hope's Jack Murphy Stadium (Oualcomm Stadium) in Mission Valley, incorporate a dynamic play of sculptural shapes and forms. The San Diego Convention and Performing Arts Center presents none of these qualities and is instead a long, continuous box with uniformly sandblasted concrete coupled with infilled bays of exposed concrete block. The New Formalist qualities of the San Diego Convention and Performing Arts Center include a long colonnade that covers a double-height loggia, which itself looks out onto a plaza. The arrangement is akin to the ancient Greek stoa, a long, colonnaded public building that faced an open plaza or marketplace within the agora—the public space of a given Greek city-state (polis). Yet, where better known examples of New Formalism incorporate elegant materials, smooth wall surfaces, and delicate details, the sandblasted, exposed concrete Brutalism of the San Diego Convention and Performing Arts Center instead detracts from its New Formalist qualities and, again, conveys the building as a budget project.

The San Diego Civic Theatre, by Ruocco, Kennedy & Rosser, features expressionist qualities, a significant design trend of 1960s-era civic theaters. The best-known examples of such theaters include the Sydney Opera House, by Jorn Utzon and others, 1957–1973, and the Berlin Philharmonic by Han Scahroun, 1963. Designed to symbolically reference billowing sails, the Sydney Opera House thoroughly annihilates the box shape, which, by the early 1960s, was seen as highly over used. The Berlin Philharmonic, with its roof of sweeping arcs and points, was designed to be as functional as possible for the acoustical experience.

Lloyd Ruocco, a significant master architect for San Diego, was proud of the fact that the San Diego Civic Theatre broke apart the box at a time when many new public buildings in San Diego were conforming to it. ⁹ Its oval façade is distinctive. The full-

⁷ Serriano, Pierluigi, and Julius Schulman. 2000. *Modernis m Redis covered.* Köln, Germany: Taschen, pp. 468–471.

⁸ Roth Leland. 2007. *Understanding Architecture: Its Elements, Meaning, and History*. Boulder, CO: Westview Press, pp. 221–222, 227.

⁹ Britton, James III. 1981. Ruocco Remembered: Designs that Compliment Nature's Eye. *San Diego Union Tribune*, June 21, p. F3.

height concrete fins with intriguing window slits of bronze glass, all with a variegated placement across the front of the building, add to the expressionist qualities of the building. Its concrete bricks are similar in texture to the rough brick material of Alvar Aalto's curving Baker Dormitories at MIT (1948), with a physical tactility that rebelled against prevailing Miesian trends of smooth steel and glass. However, similar to the San Diego Convention and Performing Arts Center, the San Diego Civic Theatre appears to key into certain Brutalist tendencies as a means to be cost efficient. The theater exudes this cost efficiency through a combination of exposed, albeit textured, concrete block; exposed concrete fins; sandblasted aggregate posts at the entry; and plain stucco volumes atop the building, at its rear, and on its dressing room component, all of which are highly visible from 3rd Avenue, C Street, or the plaza itself. The theater design was not Ruocco's alone but, instead, was done in concert with two other architects, with input from Community Concourse supervising architect Samuel Hamill. ¹⁰ James Britton II, a local architectural critic for the San Diego Union Tribune, referred to the building as "an average house, not the masterpiece that Ruocco dreamed of for San Diego."11

The one other building designed as part of the original Community Concourse complex is the one building with exceptional design significance. Completed by Tucker, Sadler & Bennett in 1964, the Community Concourse Parking Garage, commonly known as the Evan V. Jones Parkade, exhibits expressionist tendencies in ways that are relatively thoughtful and unique, particularly as they are applied to what is typically a perfunctory and vernacular building type (i.e., the parking garage). Although the exterior of the structure is relatively plain (a decorative screen intended for the building was never completed because of budget issues), ground-level and interior features appear to reference various works by Eero Saarinen. The auto ramps have a smooth, rounded, sculptural quality that is highly akin to the lines of Saarinen's previously mentioned TWA terminal. In the center of the building are four arches that encompass a circular core space that features a planter at the ground level. Eleven stories above the planter, the circular core opens to the sky with a large oculus. The scheme is highly similar to the interior space of Frank Lloyd Wright's Guggenheim Museum of 1959 or Saarinen's MIT chapel. In 1972, Tucker, Sadler & Bennett also completed the Security Pacific Bank tower near the northeast corner of the concourse property. In its dominant pillars and angled profiles, the building is highly similar to yet another expressionist design by Saarinen, his 1956 CBS Building in New York City.

Within the survey area of the proposed project, across from the parkade but connected by a skybridge, is the City Operations Building, completed by the firm of Hatch and Heimerdinger in 1971. Brutalist in style, the building possesses a tapered base with an abstract, textured design pattern within it. Vertical lines run up the building between hooded window bays and raked concrete spandrels. Yet, despite these features, the City

¹⁰ Ibid.; Price, Margaret. 1983. Transcript of an Interview with Samuel W. Hamill (1903–1989). San Diego, CA: San Diego Historical Society Oral History Program, March 4.

¹¹ Britton III, Ruocco Remembered, p. F3.

Operations Building does not appear to be a significant example of Brutalist architecture and is fundamentally a box with applied vertical lines that were, by then, associated with Literal Functionalism.

As was commonly practiced in other major cities during the early 1960s, the majority of the buildings within the Community Concourse appear to be using various design trends of the period as an excuse for cost efficiency rather than a reason to celebrate the unique philosophical ideas of a given design system. Overall, the design scheme is a safe, no-chances design—perhaps necessarily so, not just for its small budget, but for its serious mission: to spearhead new development and therefore save Centre City at a time when it desperately needed such intervention. In this regard, the Community Concourse was successful and is therefore significant to San Diego history.

Downtown San Diego and San Diegans, Inc.

From the turn of the century through the 1920s, the 38-block area of downtown San Diego underwent a vigorous expansion, highlighted by the completion of the John D. Spreckels Building in 1927. The growth of downtown came to an abrupt halt in the early 1930s because of economic setbacks resulting from the Great Depression. While the San Diego region gained back much of its economic vitality by the 1950s, downtown continued to face economic neglect as developers and the business community turned their attention toward rapid suburbanization along the outskirts of the city. In the period between 1950 and 1957, the overall population of San Diego grew by 47.8%, while the downtown population declined by 8.6%. The growing fear of urban sprawl was coupled with a need to inject life into downtown. ¹² As property values dropped in the area, city government and the San Diego Downtown Association (SDDA) were slow to respond to the needs of the decaying area and exhibited limited interest in urban renewal. ¹³

In 1959, without a concerted effort to revitalize downtown on the horizon, a group of San Diego businessmen and community leaders came together to form San Diegans, Inc., and aggressively address the area's economic issues. Prior to the efforts of San Diegans, Inc., a number of roadblocks hindered efforts to solve the problems that were facing downtown. The SDDA often turned its attention to improving downtown retail sales rather than defining a long-term vision for urban renewal and new development. The SDDA was also unable to craft a clear plan for revitalization because of competing interests of landowners and tenants within its membership. ¹⁴

In 1956, the SDDA established an ad hoc committee, chaired by a prominent downtown jeweler named Joseph E. Jessop Sr., to provide recommendations on how to infuse energy and growth into the area. Over the next 2 years, Jessop brought together a

¹⁴ Ibid.

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¹² Pourade, Richard F. 1977. City of the Dream. La Jolla, CA: Copley, p. 188.

¹³ Hof, Reiner M. 1990. San Diegans, Inc.: The Formative Years, 1958–1963: The Redevelopment of Downtown San Diego. In *The Journal of San Diego History*, vol. 36, no.1, winter. Available: https://www.sandiegohistory.org/journal/90winter/sdinc.htm.

collection of downtown landowners and top business executives for six meetings that focused on a "plan of action" for downtown revitalization. The committee determined that it would need to form a new group with restrictive membership and a more focused approach to downtown renewal than the SDDA. In August of 1958, this offshoot of the SDDA took the name San Diegans, Inc., and formally incorporated as a nonprofit organization the following year. The two groups were able to coexist, with the SDDA interested in promoting retail sales for downtown businesses and San Diegans, Inc., interested in the construction of new buildings. ¹⁵

After studying urban renewal efforts of other cities, including Los Angeles, Baltimore, and Vancouver, San Diegans, Inc., introduced a three-stage program that would tackle economic deterioration in downtown through 1) the preparation of an economic study to help the city council create a general plan, 2) the development of a master plan for downtown, and 3) implementation of the general plan. San Diegans, Inc., then commissioned Western Real Estate Research Corporation to conduct an economic study of the downtown area that would provide clear direction for planning and redevelopment. The study recommended the development of apartment units, hotels, office space, and a convention center. ¹⁶ San Diegans, Inc., presented the study to the city, which, by 1960, persuaded government leaders to develop a master plan for central San Diego. Shortly thereafter, the city planning department unveiled plans for a Community Concourse, composed of a convention hall, city hall, and performing arts center within a four-block area of downtown. ¹⁷

The final Community Concourse project was the work of a consortium of San Diegobased architects, supervised by the architect Samuel Hamill. A significant local architect, Hamill had redesigned many of the Balboa Park Exposition buildings for cultural purposes and was the chief designer of the 1938 San Diego Civic Center. For the new Community Concourse, Hamill was not listed as architect on any building permits, though he did mention in an interview that he tried to unify the various architects and follow modernist ideas, which were popular in Europe. Hamill appears to have had more of a ministerial role, working as a coordinator between the various architects, San Diegans, Inc., and the other stakeholders.

Although the construction of the Community Concourse had the support of city government, funding for the project nearly fell through after voters rejected a bond measure that would have covered the cost of construction. The city was reluctant to seek federal assistance for the project because of red tape and imposed restrictions. As a result, San Diegans, Inc., began a fundraising campaign and successfully raised the \$1.6 million

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ruocco, Lloyd. 1962. Centre City...Heart or Only Center? In *Omniart Monthly*, January.

¹⁸ Price, *Transcript of an Interview with Samuel W. Hamill.* Hamill's exact quote is "I tried to unify [the architects] in pursuing a philosophy as followed by some of these foreigners who were then very popular. There was one man who invented this craze about form and function, form follows function, and the other one is less is more—all those silly things." Presumably, Hamill is referring to Mies van der Rohe.

needed for construction. The organization provided the money to the city as an outright gift on a 5-year pledge basis. The donations allowed the city council to move forward with construction of the Community Concourse. ¹⁹

Even before construction was completed in 1965, the Community Concourse served as a catalyst for other downtown construction projects. In anticipation of new development, private investment totaling \$38 million paid for the 20-story Home Federal building and two other skyscrapers. Although significant residential construction in downtown would not become a reality until the 1980s, San Diegans, Inc., continued to pursue development that would benefit not only downtown San Diego but also the region as a whole. In 1963, the National Municipal League awarded San Diego with the title of "All American City" for the quality and scope of its urban renewal program. Although the Community Concourse was called "the most conveniently located on the Pacific Coast and one of the most beautiful" by Guilford Whitney of the Community Concourse Advisory Board, there was some initial criticism of the project for its limited plaza and open space as well as its failure to standout as an architecturally striking civic monument. Despite some of these perceived shortcomings, the new configuration of public buildings completed a 40-year struggle to bring a convention hall to the area and, more importantly, played a vital role in the economic revival of downtown San Diego. ²¹

The Work of Malcolm Leland

A unifying feature of the Community Concourse is the continuous bands and friezes of the abstract concrete-panel design motif by artist and sculptor Malcolm Leland. In 1972, Leland also completed the Bow Wave Fountain, located in the upper portion of the plaza, and part of the Security Pacific Bank tower courtyard.

For his work, primarily in Southern California, Malcolm Leland has become a recognized name in the field of postwar-era architectural sculpture and sculpture in general. Leland studied art at the Yale School of Fine Arts, the University of Southern California, and the Jepson Art Institute. By the late 1950s, Leland was an art instructor at Chouinard Institute, which was a significant Los Angeles art school, known today as the Art Center College of Design in Pasadena, California. Early in his career, Leland was a ceramicist, creating vessels such as planters, garden sculptures, and bird shelters. This early 1950s work, based out of his El Segundo design studio, won Leland a Good Design Award from the New York Museum of Modern Art and garnered numerous articles in the press. Now, as then, these vessels, which have become recognized as collectable pieces of mid-century modern design, are still produced through the Los Angeles company Architectural Pottery. During the next phase of his career, Leland focused on the opportunities of architectural sculpture, an often affixed, decorative component of a given building that in its abstraction was ornamental but not traditional ornament. This work was developed at a time when strict modernist canons regarding ornament were beginning to loosen, and notably, it was developed on the West Coast,

¹⁹ Hof, San Diegans, Inc.

²⁰ Ibid., pp. 7–9.

²¹ Pourade, City of the Dream, pp. 214–215.

which did not possess the strict adherence to modernist dogmas of other parts of the country. Leland's first significant commission for his architectural sculpture designs came in 1957 when Richard Neutra hired him for his Los Angeles Hall of Records building. In consultation with Gladding McBean, a ceramics company, Leland developed an extruded, angled terracotta piece that could be repeated over the building's eight stories and anchored by metal hooks on steel rods. The affect was a modern-style screen, one that concealed the building's ventilation ducts yet, through its openings, allowed air to flow freely.²²

Perhaps Leland's best-known applied sculpture design is the abstract pattern he created for the American Cement Company building on Wilshire Boulevard in Los Angeles, working with the architectural firm of DMJM from 1960 to 1962. In keeping with the theme of the business that was housed in the building, Leland developed a 10-foot-tall concrete X shape with a slightly biomorphic, bone-like character. Each of these X shapes was readily assembled into adjacent units to form a continuous all-over screen across the entirety of the 10-story building, minus the base. The nearby parking garage for the building features its own concrete screen with a protruding, narrow crest-like shape.

Leland's concrete work at the San Diego Civic Center is the primary and most significant unifying element of the various buildings, each of which was completed by a different architectural firm. Leland developed two separate but related versions of panels for the civic center complex. Inside the Evan V. Jones Parkade, Leland devised a shape that is essentially a slightly organic, imaginative form, a rounded square that is bisected by a vertical line that loosely conveys the effect of an elongated, four-point diamond, albeit with flat rather than pointed ends. The other panels that Leland designed across the complex are slightly larger in scale and symmetrical, with six vertical legs and an indented center, loosely echoing the curved square motif seen on the previously mentioned parking garage tiles. The crème-colored concrete tiles convey an abstract but safe design pattern, very much in keeping with 1960s design trends.

By the late 1960s and through the 1970s, Malcolm Leland contributed to or completed various standalone objects, such as the clock tower at Pomona College; the door and grillwork of the Millikan Memorial Library at the California Institute of Technology; a water sculpture at the University of Nevada, Reno; and a footbridge at the University of California, Los Angeles sculpture court, among other creations. In San Diego, Leland completed various exterior elements for the San Diego Museum of Art's west wing, the column appliqué and spandrel design on the California First Bank in downtown San Diego, and the copper façade of the J.C. Penney store in Mission Valley. In 1972, within the courtyard of the Community Concourse, Leland completed *Bow Wave*, a tall bronze and steel sculpture set within a circular pool. For this semi-abstract piece, Leland designed a nozzle that would provide fans of arcing water on either side of the sculpture

Historical Resources Technical Report San Diego Civic Center Project

²² Los Angeles County Arts Commission. n.d. *County Collection: Los Angeles County Hall of Records*. Available: http://www.lacountyarts.org/civicart/projectdetails/id/107>.

to simulate the prow of a ship moving through water. ²³ Originally, the jets shot water at a rate of 4,000 gallons per minute, with the "waves" projecting much higher and wider than they presently do. ²⁴ The effect, the inspiration for which Leland received while watching a ship steam into San Diego Bay, was one of movement when viewed head on by westbound B Street traffic and pedestrians in the plaza. The water at the rear portion of the pool rippled in a wake effect. Although *Bow Wave* was completed with another project that post-dates the completion of the Community Concourse, the work is intimately associated and identified with the plaza, and its low-rise base is frequently used as a gathering place for people who visit the Community Concourse. Leland completed at least one other fountain in San Diego at Mesa Vista Hospital. Determining whether this fountain still exists was not part of the research for this study.

As Southern California mid-century modernism has grown in popularity, so has the work of Malcolm Leland's work has been exhibited at the Los Angeles County Museum of Art, the Los Angeles Museum of Contemporary Art, the San Francisco Museum of Art, and other galleries and venues in Southern California.²⁵

Methods and Results

Archival Research

To complete the historic evaluation of the Community Concourse and its associated buildings, a variety of archival sources were reviewed. Preliminary research was conducted through the ProQuest historic *Los Angeles Times* database, which yielded general information about the project, including project architects. As part of the preliminary review process, architectural historians reviewed books on the subject of national civic architecture as well as architectural guidebooks pertaining to the subject resources in San Diego. Within the City of San Diego, the collection at the San Diego Historical Society was reviewed, which yielded numerous newspaper articles, promotional and planning materials about the concourse, historic photographs, plus one pertinent oral history. The California Room of the San Diego Public Library yielded numerous historic articles, primarily from the *San Diego Union Tribune* collection. Original building permits and assessor's records were reviewed for all of the subject resources. Telephone interviews were conducted with architect Hal Sadler, who worked on the Community Concourse Parking Garage, and with designer Malcolm Leland.

Field Survey

On Thursday, February 11, 2010, architectural historians David Greenwood and Daniel Paul conducted an intensive-level field survey of all subject resources. The architectural historians toured and photo-documented the Community Concourse, other buildings, and the fountain in the project area. Using information gained from the field survey and archival research, the architectural historians were able to complete DPR forms for the

²³ Malcolm Leland. n.d. *Malcolm Leland*. Information sheet.

²⁴ Ibid

²⁵ Leland, Malcolm.1992. Resume, p.1.

Community Concourse, its individual buildings, and the Bow Wave Fountain. To complete the DPR forms, the historians followed the instructions provided by the California Office of Historic Preservation in its Instructions for Recording Historical Resources dated March 1995.

Description of Surveyed Resources

Contemporary and historic photographs of the subject properties can be found in Appendix E.

Community Concourse: Overview

The Community Concourse is a 4-acre complex that serves as the civic center for the city of San Diego. The concourse consists of four buildings: the multi-story City of San Diego Administration Building (City Hall), the San Diego Convention and Performing Arts Center, the San Diego Civic Theatre, and the Community Concourse Parking Garage (Evan V. Jones Parkade). The buildings are arranged on a large parcel with a north-south orientation. The southernmost edge of this property contains the administration building. To the east is the theater, and behind the administration building is the long, low-rise San Diego Convention and Performing Arts Center. Affixed at north end is the multi-story Community Concourse Parking Garage. A portion of the Community Concourse is devoted to an open plaza with various landscape and artwork elements that are character-defining features of the concourse. Terrazzo design work is present in the southern (original) portion of the plaza; centered within the terrazzo is a map of San Diego in 1543. Planters with irregular shapes that bordered what was originally the upper end of the courtyard, just below what was then B Street, are still present and feature mature tree and bush specimens. The original light fixtures, either paired on metal poles or affixed to various buildings, feature drop-down white globes that are suspended beneath circular metal-strip casings. Facing the courtyard, as well as other public elevations, is a continuous band of repeating decorative concrete panels by Malcolm Leland that runs across all of the concourse buildings. The Leland panel work, featuring an abstract, slightly biomorphic vertical design, unifies the buildings, which were created by different architects.

City of San Diego Administration Building

The City of San Diego Administration Building is a rectangular 15-story office tower. The building features a scored concrete base at either end of its south-facing front elevation. Between the base elements are numerous glass-enclosed bays at the ground level. Applied vertical aluminum strips break up the bays. Double-height square columns of scored concrete, similar to the base, are present at the lower levels of the front elevation. Above the ground level is a slightly recessed balcony with varying shades of pink mosaic tile. Above the two lower levels, the upper levels display large, full-height vertical concrete fins that protrude out from the south elevation between each window bay. Affixed to the fins at the spandrel level of each floor are pairs of concave sunshades. The ribbon windows with aluminum frames behind the shades are not readily visible. The upper 13 floors of the south elevation are framed in a continuous, box-shaped concrete surround. The concrete fins touch the upper edge of the surround. Behind them is a blank concrete background with a light pink color. The two lower levels of the tower are slightly recessed from the 13 upper

levels. The ground floor is largely open. In the middle is a breezeway that leads to the courtyard behind the building. The narrow side elevations of the building are concrete and largely blank, except for the four scored lines that run from just above the recessed lower levels to the top of the tower.

The rear elevation of the City of San Diego Administration Building faces north and looks onto the concourse plaza. The rear elevation is treated differently from the front, with six window bays across each floor, each with a grouping of four windows. Each bay is recessed slightly behind a large concrete framing system that runs across the entirety of the elevation. Taupe-colored metal spandrels are also present on the rear elevation. Affixed to the rear elevation is a large, rectangular component, presumably an elevator shaft, that is clad entirely in concrete. It features the same full-height scoring seen on the side elevations. The elevator shaft does not touch the ground but, instead, ends at the roof of a low-rise component of the theater. Likewise, the southern end of the San Diego Convention and Performing Arts Center is also connected to the administration building.

San Diego Civic Theatre

The San Diego Civic Theatre is a four-story performance venue with an irregular plan, located in the southeast portion of the Community Concourse. The exterior of the building has variegated massing and materials. The front elevation is predominately semi-circular and made of textured concrete block with irregularly placed full-height vertical concrete fins. Between many of the fins are narrow, full-height window bays that peak outward. The windows are set in bronze mullions. The recessed ground level features multiple sets of bronze-framed single-leaf glass doors set behind exposed, sandblasted aggregate concrete posts. The fin and window treatment seen at the front elevation continues across the side elevations, albeit with fewer intervals. The side elevations curve inward and toward the five-story, flat-roofed fly loft, a tall rectangular component that is clad in smooth, painted concrete. The fly loft is affixed to the administration building. Much of the fly loft's exterior does not touch the ground but, instead, joins a two-story, flat-roofed covered loading area. The loading area features an irregular plan, with massing that curves inward or bulges out at various elevations. The exterior of the loading area features textured concrete with irregular scoring that echoes the irregular pattern of the fins on the theater's front elevation. Affixed to the south elevation of the loading component is an elliptical decorative fountain and pool with brick trim. This water feature is divided into three separate but asymmetrical parts; at the present time, it is empty. The fountain is trimmed with smaller scale concrete panels by Malcolm Leland, which are seen on other parts of the concourse. However, research indicates that this particular fountain is not by Leland. Surrounding the fountain is a small landscaped area with palm trees, birds of paradise, and flower specimens. This landscaping appears to be a later addition. At the rear of the building is a single-story, flat-roofed dressing room with a slightly irregular square plan. The dressing room is stucco clad, and the decorative concrete panels seen across other parts of the civic center run the length of the exposed elevations directly beneath the roofline. Affixed to these panels are globe-style light fixtures set within an open canopy framework. A proclamation with metal lettering dating from the 1965 dedication ceremony for the

concourse is present on the north elevation of the dressing room component. Just northeast of the theater is a standalone metal sign and marquee. It consists of three concave, backlit faces that are supported by three exposed metal beams.

San Diego Convention and Performing Arts Center

The San Diego Convention and Performing Arts Center is a large two-story, flat-roofed building with a rectangular plan and a north-south orientation. Its southern portion is connected to the administration building. The predominant exterior feature is a continuous, repeating set of full-height exposed concrete columns. The columns meet a continuous lintel and, together, define a series of repeating bays. Each bay features a round-cornered header. Between the first and second levels, traversing the entirety of the building, are vertically oriented concrete decorative panels with an abstract design by Malcolm Leland. On the east-facing elevation, which faces the courtyard, is a long, wide, double loggia that is recessed within these bays at each level. The upper-level loggia has a metal railing at its outer edge; this railing has been altered. Inset within the loggia and the colonnade, the structural elevation itself has bays of exposed concrete block. The main entries to the building are also on this elevation and feature paired aluminumframed glass doors with a large transom. The east-facing elevation features four ticket windows at the lower level and two additional ticket windows at the upper level. The upper-level bays in the southwest portion of the building feature fixed glazing set between thick aluminum mullions. The San Diego Convention and Performing Arts Center features original backlit signage with a 1960s-era logo; marquees are affixed at various places. At the south end of the long, covered concourse, glass-door entries to the administration building are present. The rear portion of the building is connected to the Community Concourse Parking Garage by a full-width terrace.

Community Concourse Parking Garage

The Community Concourse Parking Garage, known as the Evan V. Jones Parkade, is 11 stories tall and built from pre-stressed concrete. Each elevation of the square plan is 200 feet long and eight bays wide. The bays are delineated by full-height vertical concrete pilasters with full-height scoring that is akin to the scoring on the side elevations of the administration building. At the top of the structure, the pilasters join a seamless lintel and form rounded, open bays, similar to those on the San Diego Convention and Performing Arts Center. The spandrels, which support various ramps within the structure, are slightly pitched and angled. At the ground level of the structure are numerous pedestrian ramps as well as small planters with various bush and tree specimens. Many of these ramps are clad in the previously mentioned decorative concrete paneling that is seen throughout the concourse. The pedestrian ramps are made of concrete and often modeled with soft, rounded edges. A portion of the ramp from the east elevation was removed when B Street was closed because of the construction of the Security Pacific Bank tower, just east of the structure. Floating concrete stairways are also present and located adjacent to the ramps. In the middle of the Community Concourse Parking Garage is a composition with four arches that correspond to the four sides of the structure. Each of these arches, at the youssoirs, is clad in the previously mentioned decorative concrete paneling. In the middle is a circular planter with various tree and

bush specimens. Large circular stepping stones lead to the planter from various openings. A water feature that was once adjacent to the planter has been removed. Above the planter is a circular, dramatically scaled, open-core atrium that rises 11 stories. The cylindrical quality of the open space is defined by the spiral of the ramps. In terms of engineering, the structure is essentially two separate garages that are intertwined, with cars entering from 1st Avenue parking on odd-numbered floors and cars entering from 2nd Avenue parking on even-numbered floors. A portion of the 2nd Avenue exit ramp was removed with the construction of the nearby Security Pacific Bank tower in 1972.

Bow Wave Fountain

Directly above the plaza and congruent with B Street is the Bow Wave Fountain by Malcolm Leland, the artist who designed the unifying decorative panel that is found on the various buildings. The fountain itself consists of five large, mottled bronze panels with horizontal scoring to simulate shiplap cladding. The panels meet at a prow that simulates that of a ship or a boat. The outer panels flare outward at their upper edges. A fan of water shoots off either side at the front of the piece to simulate a ship cutting through water. Originally, the fan of water was much higher than it is now and echoed the curved side panels of the sculpture. The pool in which the sculpture resides is circular but has a square-shaped base, just slightly above ground level. The Bow Wave Fountain and all portions of the courtyard north of it were completed in conjunction with the nearby Security Pacific Bank tower in 1972.

City Operations Building

The City Operations Building is a rectangular, five-story, flat-roofed institutional building. Brutalist in style, the building displays exposed concrete elevations with a base that is highly textured with an irregular jagged-edge design. The ground level features wide arched openings that seem to permit vehicle access. A row of arched clerestory window openings, which are deeply recessed, is present directly above this base. A wraparound concrete eave separates the ground floor from the upper stories. The building's upper three levels feature thin bays that are separated by full-height vertical pilasters. Across the middle floors, these windows are topped by small, segmented arched hoods of concrete. At the upper level, the windows are topped by hoods with a more pronounced arch shape. The spandrel panels above and below the windows have raked concrete detailing. The ground floor of the building's south elevation serves as a fire station. Three garage bays are present, and each has a multi-light roll-up door. Atop the building is a square component that appears to house mechanical systems. It features a pattern of thin, vertical vents with arched headers. A concrete skybridge connects the City Operations Building to the Community Concourse Parking Garage to the east. The bridge is constructed of exposed concrete and has a solid concrete railing. The eave directly above the building's ground floor wraps upward, forming a hood where the bridge enters the building. Original metal lettering that spells out "Operations Building" is visible above the bridge as one enters the building.

Significance Evaluations

California Historical Resource Status Codes

Community Concourse	
City of San Diego Administration Building	583
San Diego Convention and Performing Arts Center	583
San Diego Civic Theatre	583
Community Concourse Parking Garage	3CS
Bow Wave Fountain	3CS
City Operations Building	6Z

The Community Concourse

The Community Concourse appears to be eligible as a San Diego Historical Landmark under Criterion A ("Exemplifies or reflects special elements of the city's, community's, or neighborhood's historical, archeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development"). Additionally, the Community Concourse appears to be eligible as a San Diego Historical Landmark under Criterion B ("Is identified with persons or events significant in local, state, or national history"). The period of significance for the Community Concourse is 1964–1965, which encompasses the completion dates for the various buildings within the complex.

With respect to city Criterion A, the Community Concourse does reflect "special elements" of the community's economic development. It is largely credited with spearheading downtown (City Centre) revitalization at a time when it was desperately needed. Its completion in 1965 served as a catalyst that drew millions of dollars to downtown for major construction projects. ²⁶ In anticipation of new construction, private investment totaling \$38 million financed the 20-story Home Federal building and two other skyscrapers. ²⁷ With respect to city Criterion B, the concourse played an important role in Centre City revitalization, an "event" that was significant in local history. It is also associated with "persons" who were significant in local history, namely, San Diegans, Inc. As for city Criterion C, the Community Concourse as a whole does not embody distinctive characteristics of a style, type, period, or method of construction and is not a valuable example of the use of indigenous materials or craftsmanship. Except for the Community Concourse Parking Garage and the San Diego Civic Theatre, other buildings associated with the Community Concourse do not appear to be historically significant examples of architectural design.

²⁶ City of San Diego. 2007. San Diego Modernism: Historic Context Statement. San Diego, CA: City of San Diego, October, p. 49.

²⁷ Hof, San Diegans, Inc.

San Diego Historical Landmark Criterion D states that a resource can be a city landmark if it "is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman." The discussion of specific buildings, below, will address the master architect issue as it pertains to each resource.

Overseeing the completion of the Community Concourse was Samuel W. Hamill, FAIA. A significant local architect, Hamill had redesigned many of the Balboa Park Exposition buildings for cultural purposes and was the chief designer of the 1938 San Diego Civic Center. For the new Community Concourse, Hamill was not listed as architect on any building permits, though he did mention in an interview that he tried to unify the various architects and follow modernist ideas, which were popular in Europe. Hamill appears to have had more of a ministerial role, working as a coordinator between the various architects; San Diegans, Inc.; and the other stakeholders. Though Hamill is associated with the Community Concourse, he was not as actively involved as he was during his earlier Civic Center and Balboa Park projects, both of which allowed him a much more hands-on role as an architect.

The social significance of the Community Concourse as a whole does not appear to warrant CRHR listing under Criterion 1 or NRHP Criterion A. The historic importance of the Community Concourse is highly specific to San Diego, if not Centre City itself. The same holds true for San Diegans, Inc. as an entity of persons. The significance of San Diegans, Inc. to the civic center is strictly at the municipal level, and that association does not appear to warrant listing the Community Concourse as a historic resource under CRHR Criterion 2 or NRHP Criterion B. With respect to the design, the Community Concourse as a complex does not appear to have design significance under CRHR Criterion 3 or NRHP Criterion C. Furthermore, the concourse does not appear to meet NRHP Criterion Consideration G as an exceptional example of a resource under 50 years old.

City of San Diego Administration Building (City Hall)

Similar to the other resources that make up the Community Concourse, the City of San Diego Administration Building appears eligible as a San Diego Historical Landmark under city Criteria A and B. This is due to the building being an element of the Community Concourse project, which played a significant role in spearheading the revitalization of downtown San Diego (City Centre) in the mid-1960s. Like the other buildings of the Community Concourse, the City Administration Building is considered a significant achievement of San Diegans, Inc., a locally important group of business people who advocated the regeneration of downtown through the use of city planning and various downtown business and development measures. The City Administration Building does not embody distinctive examples of a design that would warrant historic landmark listing under city Criterion C. The City of San Diego Administration Building is a relatively intact but common example of a 1960s-era to wer, with its rectangular box

²⁸ Price, *Transcript of an Interview with Samuel W. Hamill.* Hamill's exact quote is "I tried to unify [the architects] in pursuing a philosophy as followed by some of these foreigners who were then very popular.

There was one man who invented this craze about form and function, form follows function, and the other one is less is more—all those silly things." Presumably, Hamill is referring to Mies van der Rohe.

elevation, decorative concrete screen with vertical concrete fins across the front elevation, mosaic accents, articulated base with mosaic-covered balconies, and open ground floor that includes a breezeway to the concourse itself. Though the mosaic city seal on the path of the breezeway is one of the more distinguished design elements of the building, this alone does not elevate the design of the building to a level of historic significance. Overall, the design reads as a common example of its type, a Miesian-inspired postwar tower with some added decorative elements.

The City Administration Building does not appear eligible as a San Diego Historical Landmark under city Criterion D. Although George Hatch completed other municipal buildings in the city, including the San Diego Central Library and the City Operations Building (Hatch and Heimerdinger), Hatch, Wulf & Fifield Associates, the architectural firm of record for the building, is not considered a master architectural firm, according to the San Diego Modernism Historic Context Statement.

The level of significance of the resource as an element that spearheaded downtown revitalization and was associated with San Diegans, Inc. does not appear to warrant listing on either the CRHR or the NRHP under Criterion 1 or 2 or Criterion A or B, respectively. The building has served as the center of San Diego government since 1964, but this alone does not render the building historically significant under CRHR Criterion 1 or NRHP Criterion A.

Just as its design and architectural significance is insufficient for city listing under local Criterion C or D, the building does not appear to have the quality of significance necessary for listing as a significant example of 1960s mid-century modern architectural design under CRHR Criterion 3 or NRHP Criterion C. The City Administration Building is not NRHP eligible under Criterion Consideration G as an exceptionally significant resource that is less than 50 years old.

San Diego Convention and Performing Arts Center

Completed in 1964, and similar to the other resources that make up the Community Concourse, the San Diego Convention and Performing Arts Center appears eligible as a San Diego Historical Landmark under city Criteria A and B. This is due to the building being an element of the Community Concourse project, which played a significant role in spearheading the revitalization of downtown San Diego (City Centre) in the mid-1960s. The San Diego Convention and Performing Arts Center, as a component of the Community Concourse, is associated with persons who were significant to local history, namely, San Diegans, Inc., a locally important group of business people who advocated the regeneration of downtown through the use of city planning and various downtown business and development measures. By the mid-1970s, the San Diego Convention and Performing Arts Center was a locally notable venue for rock acts such as Pink Floyd, the Rolling Stones, and Bob Dylan, among others.²⁹ However, the fact that such significant rock bands performed within the venue does not contribute to its significance under city Criterion A or B.

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²⁹ City of San Diego. 1998. San Diego Concours e and Civic Theatre: Concerts, 1965–1997.

The San Diego Convention and Performing Arts Center does not embody distinctive examples of a design that would warrant historic landmark listing under city Criterion C. As a mix of Brutalist and New Formalism design systems, the building is not a successful example of either. Similar to other institutional buildings of the 1960s, the building appears to use Brutalist design traits as an excuse for cost efficiency. The materials, which include exposed concrete block and sandblasted aggregate, are displayed on a large, rectangular box-shape building that fails to convey the dynamism of more sculptural examples of Brutalism. Its extended colonnade is a character-defining feature of the building and akin to a loggia or an ancient Greek stoa, a long, low public building with an extended portico that provided shelter for the public and often faced a marketplace. However, this alone does not appear to make the building a distinctive design.

The San Diego Convention and Performing Arts Center does not appear to be eligible as a San Diego Historical Landmark under city Criterion D. Although Frank L. Hope & Associates is a significant postwar San Diego architectural firm, the San Diego Convention and Performing Arts Center does not appear to be "representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman" in a manner that would warrant its listing as a city landmark under city Criterion D. San Diego's Jack Murphy Stadium (Qualcomm Stadium), another Brutalist work by the same firm, possesses shapeliness and sculptural dynamics that render it a better example of the Brutalist design system and a "representative" work by the firm. Furthermore, the decorative concrete panels across the building's spandrel designed by Malcolm Leland, a notable artist, do not lend the building design significance that would make it eligible under city Criterion D.

The level of significance of the San Diego Convention and Performing Arts Center as a constituent element of the concourse, which spearheaded downtown revitalization and was associated with San Diegans, Inc., does not appear to warrant listing of the building on either the CRHR or the NRHP under Criterion 1 or 2 or Criterion A or B, respectively. Just as the resource's design significance does not meet city Criterion C as an unremarkable example of Brutalist and New Formist design, the resource is also ineligible for CRHR Criterion 3 or NRHP Criterion C. The San Diego Convention and Performing Arts Center is not NRHP eligible under Criterion Consideration G as an exceptionally significant resource that is less than 50 years old.

San Diego Civic Theatre

The San Diego Civic Theatre was opened in January of 1965 as the last component of the Community Concourse. Similar to the other resources that make up the Community Concourse, the San Diego Civic Theatre appears eligible as a San Diego Historical Landmark under city Criteria A and B. This is due to the building being a component of the Community Concourse project, which played a significant role in spearheading the revitalization of downtown San Diego (City Centre) in the mid-1960s. The Community Concourse is the crowning achievement of San Diegans, Inc., a locally important group of business people who advocated the regeneration of downtown through the use of city planning and various downtown business and development measures.

Its curvilinear form is relatively unique and hearkens back to trends in European expressionist modernism between world wars and again during the 1960s when the Miesian model of the supremacy of the box form was beginning to be scrutinized. The 1950s and 1960s saw a trend in concert hall design that featured expressionist forms. The better known of these include the Berlin Philharmonic (1956–1963), by Hans Scharoun, and the Sydney Opera House (1957–1973), by Jorn Utzon. Regionally, the Dorothy Chandler Pavilion (1964) in Los Angeles, by Welton Becket and Associates, is not a typical rectangle but instead features convex elevations. The form of the San Diego Civic Theatre is arguably more expressionist than the Dorothy Chandler Pavilion.

Because the theater, for San Diego, embodies the distinctive characteristics of the 1960sera theater building type, the resource appears eligible as a local-level resource under city Criterion C. This is due largely to its expressive form, which was highly distinct among other 1960s-era rectangular public buildings in San Diego.

The San Diego Civic Theatre does not appear eligible under city Criterion D. Although the theater is associated with San Diego master architect Lloyd Ruocco, who was one of the city's first architects to embrace modernism, this specific design was not Ruocco's alone but was done in concert with two other architects (Selden Kennedy and William Rosser) with whom Ruocco did not have an architectural practice. Ruocco worked with the two others through an arrangement made by stakeholders at that time, and all design decisions were made between the three architects, with additional input from outside committees and supervising architect Samuel Hamill. James Britton II, a local architectural critic for the *San Diego Union Tribune*, referred to the building as "an average house, not the masterpiece that Ruocco dreamed of for San Diego."

The level of significance of the theater as a constituent element of the concourse, which spearheaded downtown revitalization and was associated with San Diegans, Inc., does not appear to warrant listing on either the CRHR or the NRHP under Criterion 1 or 2 or Criterion A or B, respectively. The San Diego Civic Theatre presents no known associations to any other significant individuals or events that would warrant listing on either the CRHR under Criterion 1 or 2 or the NRHP under Criterion A or B.

Even though the theater appears eligible as a San Diego Historical Landmark under Criterion C, the quality of its design appears inadequate to warrant listing on either the CRHR under Criterion 3 or the NRHP under Criterion C. Despite its novel shape, which is in keeping with other 1960s-era expressionist modern theaters, the San Diego Civic Theatre exudes cost efficiency through its use of exposed, albeit textured, concrete block; exposed concrete fins; sandblasted aggregate posts at the entry; and plain stucco volumes both atop the building at its rear and on its dressing room component—all highly visible from either 3rd Avenue, C, Street, or the concourse itself. Because the theater is not a representative work of Ruocco as a master architect, the resource does not meet CRHR or NRHP Criterion 3 or C, respectively. The San Diego Civic Theatre is not NRHP eligible under Criterion Consideration G as an exceptionally significant resource that is less than 50 years old.

Community Concourse Parking Garage (Evan V. Jones Parkade)

Similar to the other resources that make up the Community Concourse, the Community Concourse Parking Garage appears eligible as a San Diego Historical Landmark under city Criteria A and B. This is due to the building being a component of the Community Concourse, which played a significant role in spearheading the revitalization of downtown San Diego (City Centre) in the mid-1960s, and the crowning achievement of San Diegans, Inc., a locally important group of business people who advocated the regeneration of downtown through the use of city planning and various downtown business and development measures.

The Community Concourse Parking Garage appears to be eligible as a San Diego Historic Landmark under Criterion C ("Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship"). The Community Concourse Parking Garage, today known as the Evan V. Jones Parkade, exhibits a quality of design and features that are extremely uncommon for a post–World War II parking garage. In early press, observers described the structure as "one of the most beautifully designed buildings in the [Concourse] complex." In July of 1965, the parkade was photographed by the noted architectural photographer Julius Schulman and featured on the cover of *Arts and Architecture* magazine, the preeminent California architectural journal of the post–World War II era. ³⁰

A parking garage as the cover image of an important architectural journal is highly unusual.

As one nears the exterior of the structure, the pedestrian experience at the ground level is highly considered, with floating, extended beam stairways; criss-crossing pedestrian walkways adorned in decorative concrete paneling; and sculptural vehicle entry and exit ramps with soft, rounded corners. The center space of the parkade is highly unusual and unexpected. Surrounding it at the ground level are four open arches with voussoirs that are clad by artist Malcolm Leland's decorative concrete panels, which can be seen across the rest of the Community Concourse. Centered within these arches, and within the structure itself, is a circular planter at ground level. This area originally included a water feature, but it has been removed. Directly above the planter, extending the entire 11-story elevation of the structure, is an open-core atrium. This full-height space is perfectly circular and opens to a large oculus at the center of the building. The circular shape of the space is defined by a spiraling vehicle circulation element. As described in the earlier essay about the Community Concourse in contrast to 1960s design trends, the garage appears to take various cues from the work of mid-twentieth century master architect Eero Saarinen. The sculptural quality of the ramps, with smooth lines rendered in concrete, is akin to Saarinen's 1962 TWA terminal building at New York's JFK airport. The interior oculus of the garage, enclosed by arches, is akin to Saarinen's 1955 MIT chapel. Additionally, the spiraling ramps within the building's center, if the oculus is to be viewed as a skylight, appears to reference Frank Lloyd Wright's 1959 New York Guggenheim Museum, which features the spiraling ramp motif as the prominent interior feature of the building.

³⁰ Arts and Architecture. 1965. Tucker, Sadler & Bennett, Architects. July, cover, pp. 32–33.

Engineered by George Devlin of Detroit, the garage was designed to hold 1,000 cars, all of which could exit the structure within 20 minutes.³¹ As originally designed, the structure was essentially two garages in one. Cars entering from 1st Avenue followed a spiraling ramp to the first, third, fifth, seventh, and ninth floors.³² Vehicles entering from 2nd Avenue parked on the second, fourth, sixth, eighth, and tenth floors. The southern portion of the 2nd Avenue ramp was removed in 1972 during construction of the adjacent Security Pacific Bank tower, which was by Tucker, Sadler & Bennett. Two other ramps remain in full. A water feature that was originally located within the center of the building is now gone. However, the garage retains the rest of its original fabric, including a variety of period features with a considered relationship to the ground level pedestrian. These alterations do not compromise the integrity of the resource in such a manner that its significant character-defining features are no longer conveyed.

The Community Concourse Parking Garage appears to be eligible under city Criterion D ("Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman"). The firm of Tucker, Sadler & Bennett operated in San Diego for more than 40 years, producing hundreds of commercial and residential projects. These include various downtown towers; multiple buildings at the University of California, San Diego and San Diego State University; and custom residences, among many others. In 2007, Hal Sadler received the Lifetime Achievement Award from the California Council of the American Institute of Architects.³³

The level of significance of the Community Concourse Parking Garage as a constituent element of the concourse, which spearheaded downtown revitalization and was associated with San Diegan, Inc., does not appear to warrant listing of the building on either the CRHR or the NRHP under Criterion 1 or 2 or Criterion A or B, respectively. At some point after its period of significance,1964, the structure was named for Evan V. Jones, a former parking superintendent for the City of San Diego. However, this association alone does not appear to render the resource eligible for CRHR listing under Criterion 2 or NRHP listing under Criterion B.

The Community Concourse Parking Garage appears to be eligible for the CRHR at the local level under Criterion 3 for embodying the distinctive characteristics of a type, for representing the work of a master architectural firm, and for possessing high artistic values. The structure is a considered and distinctive example of what is normally a perfunctory building type: the parking garage. When completed, the structure was recognized as a special example of its type. As previously mentioned, the structure features a variety of intact post—World War II design elements that cater to the pedestrian. The sculptural arrangement of spiraling auto ramps that define a monumental, multi-story interior core, along with a landscaped planter topped by a skylight, is unusually well considered for a parking garage.

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Sadler, Hal. 2009. Telephone interview with author Daniel Paul. Los Angeles, CA. February 19.
 San Diego Union Tribune. 1964. Eleven-story 1,000-Car Garage Has Built-in 2-in-1 Feature. September

³³ City of San Diego, San Diego Modernism, p. 107.

Even though the Community Concourse Parking Garage appears to be CRHR eligible, the structure does not appear NRHP eligible under Criterion C. A decorative screen intended for the exterior of the building was never completed, and the previously mentioned losses of the ramp and the water feature compromise the structure's integrity. With respect to its design, the structure, in general, does not possess the quality of significance that would warrant listing on the NRHP under Criterion C. Additionally, the garage is not an exceptionally significant resource that would warrant NRHP listing under Criterion Consideration G for structures younger than 50 years old.

The Bow Wave Fountain

The Bow Wave Fountain, completed by Malcolm Leland in 1972, is located near the Community Concourse but was not designed in conjunction with it. Instead, the Bow Wave Fountain was designed in conjunction with the Security Pacific Bank tower, located just north of the San Diego Civic Theatre.

Although the fountain was created by a master artist, it has lost integrity with respect to special elements that exemplify the city's aesthetic development and therefore is not eligible for city Criterion A. According to the artist himself, the water pump appears to be failing. Symmetrical fans of water that originally projected much higher and, therefore, were in proper composition with the upper edges of the piece itself, at present project about one-third of their original intended height.

The Bow Wave Fountain has no known associations with persons or events that were significant in local, state, or national history and is therefore ineligible for San Diego Historical Landmark listing under city Criterion B. Furthermore, the Bow Wave Fountain does not appear eligible as a San Diego Historical Landmark under city Criterion C, again due to the above-mentioned alteration. However, the Bow Wave Fountain is still a rare example of a fountain that was designed by prolific mid-century designer and artist, Malcolm Leland, and the object does appear eligible under city Criterion D ("Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman"). It should be noted that Malcolm Leland's work has been exhibited at the Los Angeles County Museum of Art, the Los Angeles Museum of Contemporary Art, the San Francisco Museum of Art, and other galleries and venues in Southern California. 34

The Bow Wave Fountain is not associated with significant events or persons that would warrant its listing on either the CRHR under Criterion 1 or 2 or the NRHP under Criterion A or B. However, the Bow Wave Fountain does appear to be eligible for the CRHR under Criterion 3 as a significant example at the local level of the work of a master artist (i.e., Malcolm Leland). The object's quality of significance, combined with the diminished effect from its failing water pump, does not render it eligible for NRHP listing under Criterion C. Finally, the resource is not considered to possess exceptional significance under NRHP Criterion Consideration G that would warrant listing despite its being less than 50 years old.

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³⁴ Leland, Malcolm.1992. *Resume*, p.1.

City Operations Building

Completed in 1971, the City Operations Building does not have any historic association to the Community Concourse or to San Diegans, Inc. as do the other buildings that are being evaluated. There are no known associations to historic events or persons that would warrant listing of the City Operations Building as a San Diego Historical Landmark under city Criterion A or B. The City Operations Building is of the Brutalist style, featuring exposed concrete, a tapered base with a textured design pattern, and exposed concrete window hoods and headers. An exposed concrete skybridge appears to have been completed in conjunction with the building. Despite these features, the building is essentially a rectangular box and does not possess either the sculptural massing or the dynamic use of solids and voids seen in more significant examples of Brutalism. As an intact but unexceptional example of Brutalism, the City Operations Building does not appear eligible under city Criterion C as a distinctive example of Brutalism. The building was designed by the firm of Hatch and Heimerdinger. George Hatch, architect of the San Diego Central Library and the City of San Diego Administration Building, appears to have been the lead architect. According to the City of San Diego Modernism Historic Context Statement, neither George Hatch nor the firm of Hatch and Heimerdinger appears to be a "master architect" in manner that would warrant listing of the building as a San Diego Historical Landmark under city Criterion D.

The same lack of significant associations to events or persons that renders the building ineligible as a local landmark also applies to its ineligibility for CRHR or NRHP listing under Criterion 1 or 2 or Criterion A or B, respectively. The resource does not possess adequate design or architect significance for landmark listing under CRHR Criterion 3 or NRHP Criterion C. In addition, the City Operations Building does not possess exceptional significance that would warrant NRHP listing under Criteria Consideration G for properties that are less than 50 years old.

Findings and Conclusions

As supported by a memo from the City of San Diego dated April 13, 2010, and the above analysis, the San Diego Community Concourse, which includes the City Administration Building, the San Diego Convention and Performing Arts Center, the San Diego Civic Theatre, and the Community Concourse Parking Garage, are all historical resources for CEQA purposes. Additionally, the Bow Wave Fountain by the artist Malcolm Leland is a historical resource for CEQA purposes.

For their collective contribution in spearheading a revitalization of downtown San Diego and for their association with the group San Diegans, Inc., the buildings and features constructed as part of the Community Concourse appear to be eligible under San Diego Historical Landmark Criterion A ("Exemplifies or reflects special elements of the city's, community's, or neighborhood's historical, archeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development") and city Criterion B ("Is identified with persons or events significant in local, state, or national history"). The Community Concourse as a complex possesses a period of significance of

1964 to 1965. Individually, the buildings within the Community Concourse include the City Administration Building, period of significance 1964; the San Diego Convention and Performing Arts Center, period of significance 1964; the San Diego Civic Theatre, period of significance 1965; and the Community Concourse Parking Garage, period of significance 1964.

Within the Community Concourse, the San Diego Civic Theatre appears to be eligible under city Criterion C ("Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship").

Within the concourse, the Community Concourse Parking Garage appears to be eligible under city Criterion C. Additionally, the garage is eligible under city Criterion D ("Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman"). For possessing a variety of design features and elements that are sensitively handled and uncommon on the vernacular parking structure building type, the resource appears to be CRHR eligible under Criterion 3 ("The resource embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values").

Located just outside the boundary of the Community Concourse and possessing a period of significance of 1972, the Bow Wave Fountain is a historical resource for CEQA purposes. For its association with Malcolm Leland, a prolific and recognized Southern California artist and sculptor of the post—World War II era, the Bow Wave Fountain appears to be eligible as a San Diego Historical Landmark under Criterion D ("Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman"). For representing the work of an important creative individual, the Bow Wave Fountain also appears to be eligible for listing on the CRHR under Criterion 3.

Constructed in 1971, the City Operations Building was not part of the Community Concourse and does not meet any city, CRHR, or NRHP criteria for landmark listing. The building is not a historical resource for CEQA purposes.

Impacts Discussion

Impacts on cultural resources from the proposed project were evaluated by determining whether demolition activities would affect areas that contain historical sites listed on or eligible for listing on the NRHP or the CRHR or are designated as San Diego Historical Landmarks.

The proposed project would demolish two buildings that are contributing elements of the Community Concourse complex, resulting in a significant impact on a historical resource.

- Community Concourse Complex. The proposed project would entail demolishing two buildings within the Community Concourse boundary, the City Administration Building and the San Diego Convention and Performing Arts Center. Demolition of contributing elements of the historical resource are a significant effect under Section 15064.5 (b) (2)(C) of the State CEQA Guidelines.
- Community Parking Garage (Evan V. Jones Parkade), 150 C Street, is individually eligible for the CRHR under Criterion 3. The Community Concourse Parking Garage would not be demolished; however, the garage would be altered on the south elevation's second level terrace walkway. The garage was determined to be eligible individually as a San Diego Historical Landmark and CRHR eligible and therefore is considered a historical resource for the purposes of CEQA.

The proposed project would remove the convention center's second-floor terrace walkway, which connects to the garage's south elevation. The second-floor terrace walkway was not part of the original design of the garage. However, because the terrace walkway is attached, its removal would alter the present appearance of the resource, and repairs would be required. Alteration of a historical resource in a way that materially affects the physical characteristics that convey its significance in an adverse manner could be a significant effect under Section 15064.5 (b) (2)(A) of the State CEQA Guidelines.

■ Bow Wave Fountain, located in the center of the four square blocks bounded by A Street, 3rd Avenue, C Street, and 1st Avenue, is individually eligible for the CRHR under Criterion 3. The Bow Wave Fountain would not be demolished and would be preserved in place. The fountain was determined to be eligible individually as a San Diego Historical Landmark and CRHR eligible and therefore is considered a historical resource for the purposes of CEQA. The proposed project would not cause a significant effect to the fountain because it would not be demolished or materially altered in an adverse manner.

Mitigation Measures

Community Concourse Complex. The proposed project would entail demolishing two buildings within the Community Concourse boundary, the City Administration Building, and the San Diego Convention and Performing Arts Center. Prior to demolition of these elements of the Community Concourse, the buildings should be documented by narrative and photographs according to the standards of the Historic American Buildings Survey, and that documentation deposited in local archives such as the San Diego Public Library. In accordance with Section 15126.4(b)(2) of the CEQA Guidelines, the documentation would not mitigate the effects to a point where clearly no significant effect on the environment would occur.

Community Concourse Parking Garage (Evan V. Jones Parkade), 150 C Street, individually eligible for the CRHR under Criterion 3. The following mitigation measure may reduce the effect of the proposed project to less than significant: 1) remove the terrace walkway in a manner that preserves the important character-defining features of the garage and follow the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards) when making repairs, in accordance with Section 15064.5 (b)(3) of the State CEQA Guidelines.

If the removal of the terrace walkway and redesign of the south elevation's second floor area is approved by the San Diego Historical Resources Board, that would reduce the effect to less than significant because the original portion of the historical resource that is still extant character-defining features would remain.

Bow Wave Fountain, located in the center of the four square blocks bounded by A Street, 3rd Avenue, C Street, and 1st Avenue, is individually eligible for the CRHR under Criterion 3. No mitigation is required because no significant effect was identified.

Conclusion

For their collective contribution in spearheading a revitalization of downtown San Diego and for their association with the group San Diegans, Inc., the buildings and features constructed as part of the Community Concourse appear to be eligible under San Diego Historical Landmark Criteria A and B, period of significance 1964–1965. Additionally, within the Community Concourse, the San Diego Civic Theatre, period of significance 1965, is also eligible for landmark listing under city Criterion C. The proposed project would entail demolishing two buildings within the Community Concourse boundary, the City Administration Building and the San Diego Convention and Performing Arts Center. Demolition of contributing elements of a historic district are a significant effect under Section 15064.5 (b) (2)(C) of the State CEQA Guidelines.

Also within the Community Concourse, the Community Concourse Parking Garage is eligible under city Criteria C and D, in addition to CRHR Criterion 3. For the purposes of CEQA, all of the above are historical resources. Removal of the terrace walkway from the Community Concourse Parking Garage may be a significant effect, but the effect would be mitigated to a less-than-significant level by 1) carrying out repair and the design review in accordance with the Secretary Standards, 2) leaving extant the original portion of the historical resource.

For its association with Malcolm Leland, a prolific and recognized Southern California artist and sculptor of the post–World War II era, the Bow Wave Fountain, period of significance 1972, is eligible for San Diego Historical Landmark listing under city Criterion D and CRHR listing under Criterion 3. For CEQA purposes, the Bow Wave Fountain is a historical resource. It would be preserved in place, and no impacts or mitigation were identified.

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APPENDIX A

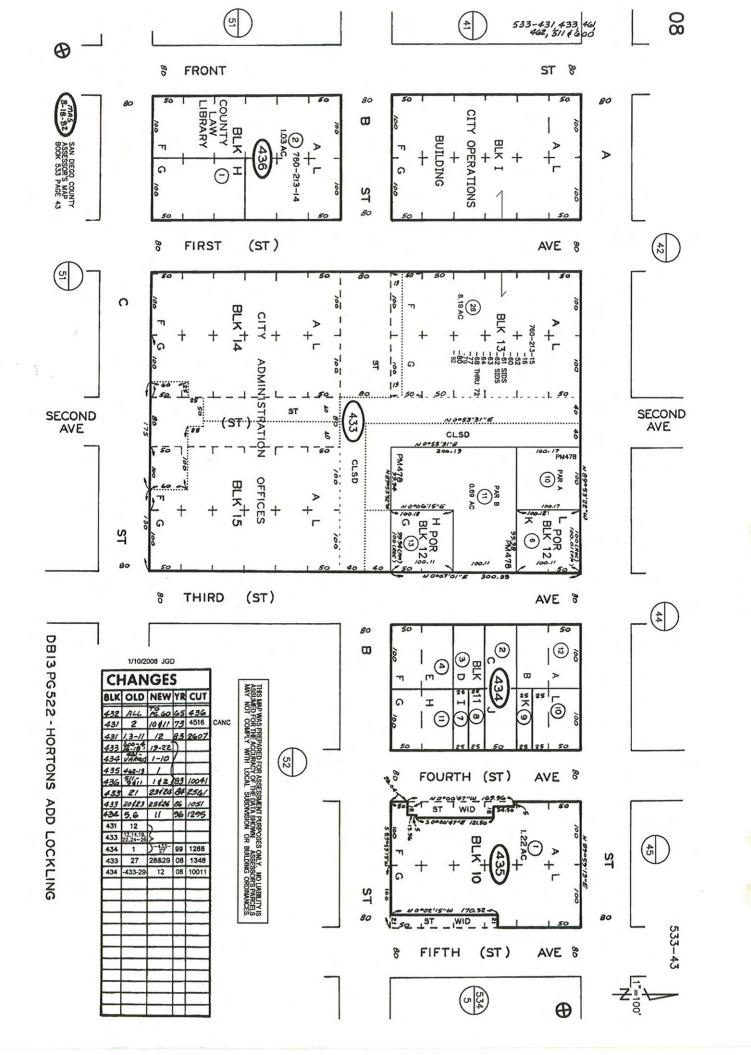
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Construction Permits

Lot and Block Book Page



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APPENDIX B

Ownership and Occupant Information

Ownership and Occupant Information

Except for the Bow Wave fountain, all surveyed buildings and associated resources have been owned and occupied by the City of San Diego since their completion.

The property owners of the Bow Wave fountain parcel are Lowe SD CA Prop LLC. $1200\ 3^{rd}$ Avenue, San Diego, CA, 92101-4110

APPENDIX C

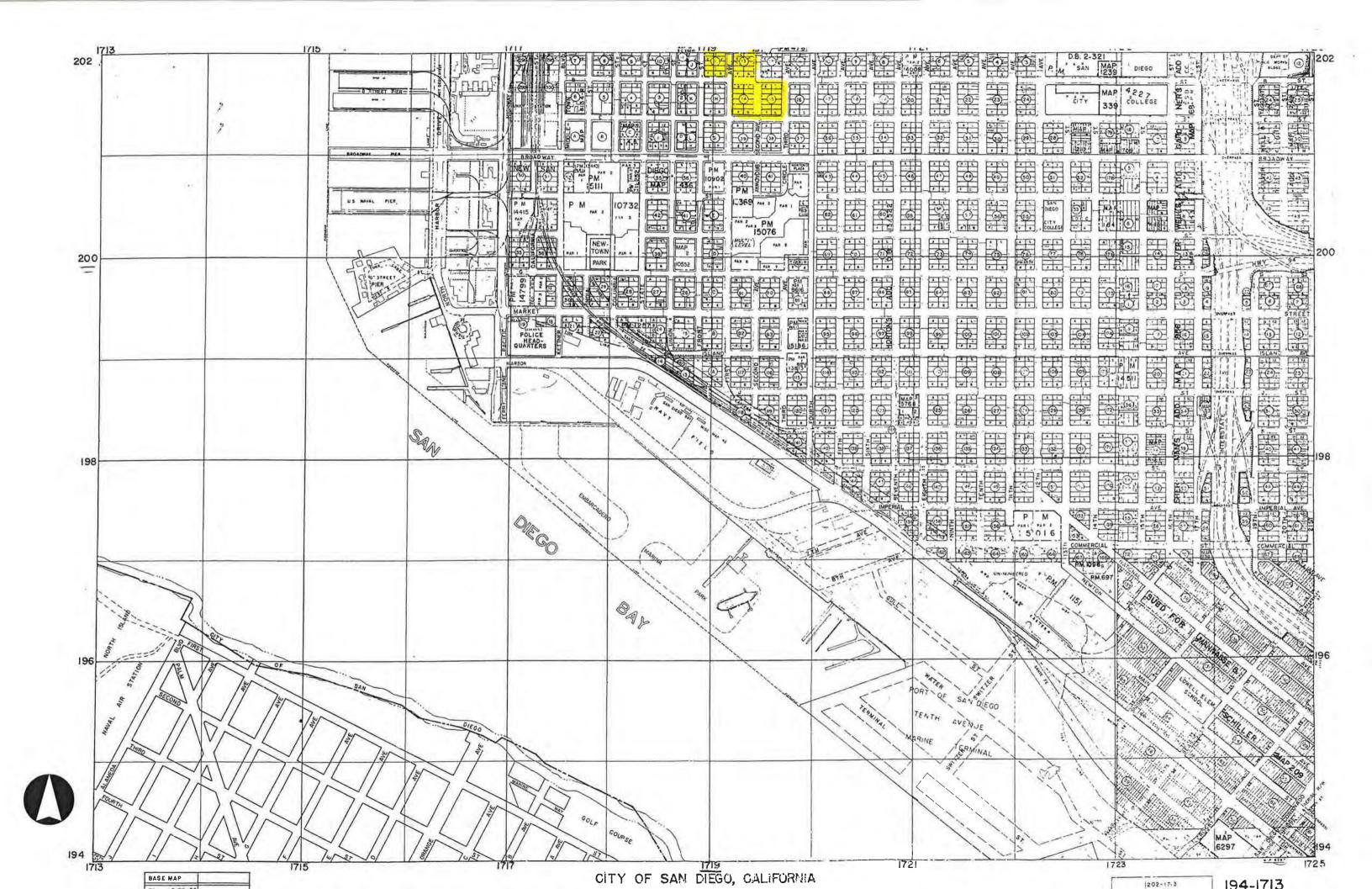
Maps

City of San Diego 800 Scale Engineering Map (with north arrow and location)

Regional Vicinity Map

Project Location Map

Area of Potential Effects (APE) Map





SOURCE: ESRI Streetmap USA (2008)



Figure 1 Regional Location

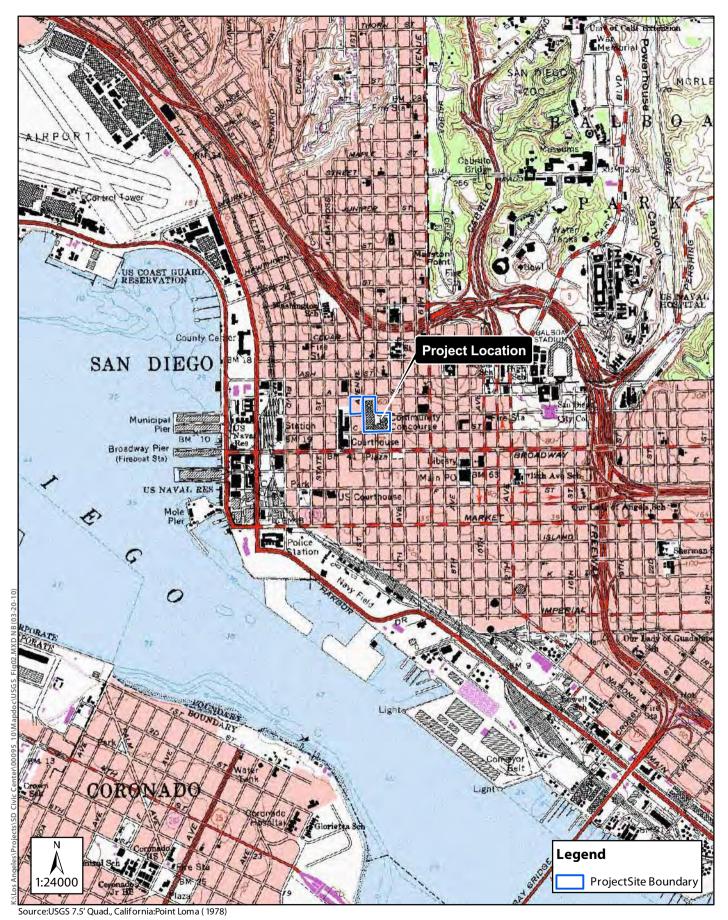


Figure 2 USGS Map



SOURCE: ESRI Streetmap USA (2008)



APPENDIX D DPR Forms

DPR 523 Inventory Forms: Primary, BSO, and Continuation Sheets

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b. USGS 7.5 Quad Point Lona, CA Date 1996. T.; R.: 144 of 14 of Sec.; B.M. c. Address 202 C.St. City San Diego Zone 11. 484744 me/ 369980 mN e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app Assessor's Parcel Number: 533-433-28-00. ST CLSD&BLKS 13 THRU 15. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The San Diego Community Concourse is a four acre complex that serves as the civic center for the city of San Diego, CA. The Concourse consists of four buildings: the Community Concourse Parking Garage (Evan V. Jones Parkade), the Convention and Performing Arts Center, the multi-story City Administration building which houses City Hall, and the San Diego Civic Theatre. The buildings are arranged on a large property that traverses north-south. The southermmost edge of this property contains the City Administration Building. Affixed to its right (east) is the Civic Theatre, and attached due west of and behind the Administration Building is the long, low-rise Convention and Performing Arts Center. Affixed at north end of it is the multi-story Evan Jones Parkade. A primary part of the Civic Center property is devoted to an open plaza with various landscape features and other attworks that are character defining features of the District. Terrazzo design work is present upon the southern (original) portion of the plaza, and centered within it is a terrazzo map of San Diego in the year 1542. Irregular shaped planters that border what was originally the upper end of the court just below what was then B Street are still present and feature matter tere and bush specimens. Original light fixtures have drop-down white globes suspended beneath circular metal strip casings and are either paired for firetal poles or are affixed to various buildings. Facing the Courtyrat and other public elevations, running across all of the Concourse buildings are a continuou		•		
c. Address 202 C Sl. Cly Sun Diego Zip 92:001 d. UTM: (Give more than one for large and/or linear feature) Zone 11. 484744 mf 369980 mN e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app Assessor's Parcel Number: 533-433-28-00. ST CLSD&BLKS 13 THRU 15. P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The San Diego Community Concourse is a four acre complex that serves as the civic center for the city of San Diego, CA. The Concourse consists of four buildings: the Community Concourse Parking Garage (Evan V.) Lones Parkado, the Convention and Performing Arts Center, the multi-story City Administration building which houses City Hall, and the San Diego Crivic Theatre. The buildings are arranged on a large property that traverses north-south. The southermost edge of this propertonians the City Administration Building. Affixed to its right (east) is the Civic Theatre, and attached due west of and behind the Administration Building. Affixed to its right (east) is the Civic Theatre, and attached due west of and behind the Administration Building is the long, low-rise Convention and Performing Arts Center, Affixed at norther and of its the multi-story Evan Jones Parkade. A primary part of the Civic Center property is devoted to an open plaza with various landscape features and other artworks that are character defining features of the District. Terrazzo design work is present upon the southern (original) portion of the plaza, and centered within it is a terrazzo map of San Diego in the year 1542. Irregular shaped plantes that border what was originally the upper end of the court just below what was then B Street are still present and feature mature tree and bush synchromes buildings are a continuous bundings. Facing the Courtyard and other public elevations, running across all of the Convention of the Convention of the Convention of the Convention of t				· RM
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The San Diego Community Concourse is a four acre complex that serves as the civic center for the city of San Diego, CA. The Concourse consists of four buildings: the Community Concourse Parkaide, the Convention and Performing Arts Center, the multi-story City Administration building which houses City Hall, and the San Diego Civic Theatre. The buildings are arranged on a large property that traverses north-south. The southernmost edge of this property contains the City Administration Building is the long, low-rise Convention and Performing Arts Center. Affixed at north end of it is the multi-story Evan Jones Parkade. A primary part of the Civic Center property is devoted to an open plaza with various landscape features and other artworks that are character defining features of the District. Terrazzo design work is present upon the southern (original) portion of the plaza, and centered within it is a terrazzo map of San Diego in the year 1542. Irregular shaped planters that border what was originally the upper end of the court just below what was then B Street are still present and feature mature tree and bush specimens. Original light fixtures have drop-down white globes suspended beneath circular metal strip casings and are either paired off of metal poles or are affixed to various buildings. Facing the Courtyard and other public elevations, running across all of the Concourse buildings are a continuous band of repeating concrete panels by the artist Malcolm Leland. The panels have an abstract, slightly bimorphic vertical design, and unify the buildings that were completed by various architecture firms. P3B. Resources Present:				. по прр
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* P6. Date Constructed/Age and Sources:		_		
Prehistoric ▼Historic Both 1964-1965			71 C	nd Sources:
1964-1965 P7. Owner and Address: City of San Diego 202 C Street San Diego, CA 92101 MMunicipal P8. Recorded by: (Name, affiliation, address) Daniel Paul / David Greenwood ICF International S11 W 7th ST, Suite 800 Los Angeles, CA 90017 P9. Date Recorded: 3/26/2010 P10. Survey Type: (Describe) Intensive Level Survey Intensive Level Survey P11. Report Citation: (Cite survey report/other sources or "none") Downtown San Diego Community Plan Environmental Imp P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: NONE Location Map Sketch Map Continuation Sheet P Building, Structure, and Object Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Artifact Record Artifact Record Artifact Record Artifact Record Rock Art Record Rock Art Record Artifact Record Rock Art R			•	
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Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record	* Attachments: NONE Location Map Ske	etch Map Continuation She	eet Building, Structure.	and Object Record
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	Photograph Record Other: (List)			

DPR 523A (1/95) * Required Information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
BUILDING, STRUCTURE, AND OBJECT RE	
·	NRHP Status Code 5 S3
* Resource Name or #: San Diego Community Concourse	
B1. Historic Name: San Diego Community Concourse	
a D: a::a: a: a D::1a	ity Concourse
•	Present Use: <u>Institutional</u>
* B5. Architectural Style: various (Modern)	
* B6. Construction History: (Construction date, alterations, and date of alte First models constructed in 1962, project underwent numerous changes befor and 1965.	
* B7. Moved? No Yes Unknown Date Original Property of the Prop	inal Location:
* B10. Significance: Them Community Planning and Development	duilder: Area Downtown San Diego (Centre City)
Period of Significance 1964-1965 (Discuss importance in terms of historical or architectural context as defined by them. The Community Concourse appears to be eligible as a City of San Die reflects special elements of the city's, a community's, or a neighborhood political, aesthetic, engineering, landscaping, or architectural development eligible as a City of San Diego Historical Landmark under Criterion state, or national history." The period of significance for the Communicompletion dates for the various buildings within the complex. Regard special elements of a community's economic development." Largely crevitalization at a time when it was desperately needed, its completion downtown for major construction projects. In anticipation of new conthe 20-story Home Federal building and two other skyscrapers. For cicity revitalization is also an "event" significant in local history, one the Regarding City Criterion C, the Community Concourse as a whole doe period, or method of construction and is not a valuable example of the the Community Concourse Parking Garage and the San Diego Civic T Concourse do not appear to be historically significant examples of arcic.	e, period, and geographic scope. Also address integrity.) rgo Historical Landmark under Criterion A: "Exemplifies or od's historical, archeological, cultural, social, economic, ment." Additionally, the Community Concourse appears to a B: "Is identified with persons or events significant in local, anty Concourse is 1964–1965, which encompasses the ling City Criterion A, the Community Concourse "reflects redited with spearheading downtown (City Centre) in 1965 served as a catalyst that drew millions of dollars to struction, private investment totaling \$38 million financed ty Criterion B, the Concourse's important place in Centre at is associated with the "persons" of San Diegans, Inc. es not embody distinctive characteristics of a style, type, use of indigenous materials or craftsmanship. Except for theatre, other buildings associated with the Community hitectural design. City of San Diego Historical Landmark
B11. Additional Resource Attributes: (List attributes and codes):* * B12. References: Brooks, Joe. "Gala Ceremonies Open Concourse." The San Diego Union 16 Sept. 1964: a1. Print.	Act San (Sketch map with north arrow required) a cz Hill (Sketch map with north arrow required) Act demy (American Elnstitute of Arch Ron Stuart)
Hof, Reiner M. "San Diegans, Inc. []" The Journal of San Diego History V.36, No.1, Winter 1990.	Men's Clothan King Chavez II Parin High School II Panin Dawntown
City of San Diego. "San Diego Modernism: Historic Context Statement" 2007, 91-92.	Sun Diego
B13. Remarks:	San Diego
	3rd Ave
* B14. Evaluator: Daniel Paul	San Diego
Date of Evaluation: $3/26/2010$	San Diego Civic Theatre
(This space reserved for official comments.)	on, run
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	C St →

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #HR #
CONTINUATION SHEET	Trinomial
Page 1 of 5 * Resource Name or #: (Assigned by reco	rder San Diego Community Concourse
* Recorded by: Daniel Paul / David Greenwood	* Date: 3/26/2010
☐ Continuation ☐ Update	

Significance, ctd:

it "is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman." Overseeing the completion of the Community Concourse was Samuel W. Hamill, FAIA. A significant local architect, Hamill had redesigned many of the Balboa Park Exposition buildings for cultural purposes and was the chief designer of the 1938 San Diego Civic Center. For the new Community Concourse, Hamill was not listed as architect on any building permits, though he did mention in an interview that he tried to unify the various architects and follow Modernist ideas, which were popular in Europe. Hamill appears to have had more of a ministerial role, working as a coordinator between the various architects, San Diegans, Inc., and the other stakeholders. Though Hamill is associated with the Community Concourse, the work is not representative of Hamill the way that the pre-existing Civic Center, and his Balboa Park work is; both of which he had a much more hands-on involvement as an architect. The Community Concourse does not appear eligible as a landmark under City Criterion D.

The social significance of the Community Concourse as a whole does not appear to warrant California Register listing under Criterion 1, or National Register Criterion A. The historic importance of the Community Concourse is highly specific to San Diego, if not Centre City itself. The same holds true for San Diegans, Inc. as an entity of persons. The significance of San Diegans, Inc. to the civic center is strictly at the municipal level, and that association does not appear to warrant the listing of the Community Concourse as a historic resource under California Register Criterion 2 or National Register Criterion B. With respect to the design, the Community Concourse as a complex does not appear to have design significance under CRHR Criterion 3, or NRHP Criterion C. Furthermore, the Concourse does not appear to meet NRHP Criterion Consideration G as an exceptional example of a resource under 50 years old.

DPR 523L (1/95) * Required Information

State of California-The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HR#
CONTINUATION SHEET	Trino mial

Page 5_ of _5 Resource Name or #: San Diego Community Concourse

APN: 533-433-28-00

* Recorded by: <u>Daniel Paul / David T. Greenwood</u>

[X] Continuation ∏ Update

P3b. Resource Attributes: HP14. Government building[s]; HP12. Civic Auditorium; HP 10. Theater; HP39. Other.

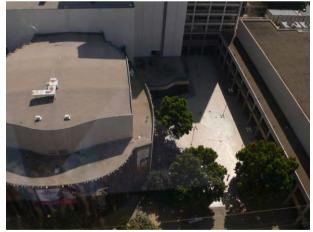
Additional Photographs:



Plaza, Community Concourse. View: North.



Plaza, Community Concourse. View: South.



Overview, Community Concourse. View: South, downward.



Terrazzo detail, Community Concourse Plaza.

State of California The Resources Agenc		Primary #		
DEPARTMENT OF PARKS AND RECREATI	ON	HR #		
PRIMARY RECORD		Trinomial NRHP Statu	s Code 5S3	
	Other Listings			
F	Review Code	_ Reviewer		Date
Page of	ion Building Date and/or linear feature) He #, legal description, 433-28-00. ST CLS It its major elements. In ion Building is a rect facing front elevation, square columns of so evel is a slightly recessouth elevation between sunshades. The win the upper 13 floors' so that he elevation, alternationst level is a blank of 13 upper levels. The met tower. The narrow entirety of their heights and codes) HP14. Getallor in the structure of their heights and codes of the structure of their lines of the structure of the structu	a. County Stee 1996 T ; R City San Zor directions to resource D&BLKS 14 AND 15 story. Between the base electron concrete, similar seed balcony of pink awer two levels, the upen each window bay ndows behind them an outh elevation is enfranting metal fins are fur concrete background ground floor is largely, side elevations of the ht, from just above the overnment Building ct Site District	condition, alterations, size, setting office tower. The building elements are numerous large, go at to the base, are present at the mosaic tile of varying shades oper 13 levels contain large, for the different of the time at the end readily visible and are standard in a continuous, box-shall-height and touch the upper of a light pink color. The two yopen. In middle of it is a building the tower are concrete and are elements are concrete and are elements are concrete and are elements.	right 92101 Fig. 3619921 mN Fig. 3619921 mN Fig. as app Ing, and boundaries.) features a scored glass-enclosed open he lower levels of a control of the spandrel level of ribbon windows aped, concrete the edge of the so lower levels of reezeway that largely blank to the top of the er (Isolates, etc.) Fig. and Sources:
			City of San Diego 202 C Street	
		NATE OF THE PARTY	San Diego, CA 92101 MMunicipal * P8. Recorded by: (Name, Daniel Paul / David Green ICF International 811 W 7th ST, Suite 800 Los Angeles, CA 90017 * P9. Date Recorded: 3/26	/2010
* P11. Report Citation: (Cite survey report/ * Attachments: NONE Locatio	n Map Sketch Ma	p Continuation S	Sheet	nvironmental Imp

DPR 523A (1/95) * Required Information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HR #
BUILDING, STRUCTURE, AND OBJECT RE	
	* NRHP Status Code 5 S3
* Resource Name or #: City Administration Building	
B2. Common NameSan Diego City Hall	C'. A.1 D. '11'
	Present Use: City Administration Building
* B5. Architectural Style: Modern	
* B6. Construction History: (Construction date, alterations, and date of alter On June 13, 1963, San Diego Building permit No. H17398 was issued to City cost of \$3,000,000.	
* B7. Moved? No Yes Unknown Date Orig * B8. Related Features:	ginal Location:
	Builder:
* B10. Significance: Them Community Planning and Development	Area San Diego (City Centre)
Period of Significance 1965 Property Type Building	ngApplicable Criteria City: A, B
(Discuss importance in terms of historical or architectural context as defined by them Similar to the other resources that comprise the Community Concours eligible as a San Diego Historical Landmark under City Criterion A at Community Concourse project, which played a significant role in spea Centre) in the mid-1960s. Like the other buildings of the Community significant achievement of San Diegans, Inc., a locally important groundowntown through the use of city planning and various downtown bus Building does not embody distinctive examples of a design that would The City of San Diego Administration Building is a relatively intact be rectangular box elevation, decorative concrete screen with vertical contact articulated base with mosaic-covered balconies, and open ground floothe mosaic city seal on the path of the breezeway is one of the more dinot elevate the design of the building to a level of historic significance type, a Miesian-inspired postwar tower with some added decorative elevated.	te, the City of San Diego Administration Building appears and B. This is due to the building being an element of the arheading the revitalization of downtown San Diego (City Concourse, the City Administration Building is considered a up of business people who advocated the regeneration of siness and development measures. The City Administration di warrant historic landmark listing under City Criterion C. But common example of a 1960s-era tower, with its increte fins across the front elevation, mosaic accents, or that includes a breezeway to the concourse itself. Though istinguished design elements of the building, this alone does de. Overall, the design reads as a common example of its
B11. Additional Resource Attributes: (List attributes and codes):	
* B12. References:	(Sketch map with north arrow required)
B13. Remarks:	St
* D44 Funtures Daniel Paul	A Samuel Spital 6 Associates
* B14. Evaluator: Daniel Paul	- tá
Date of Evaluation: 3/26/2010	SI CSI
(This space reserved for official comments.)	WC St SAM DISCON 1941 SAM DISCON 1951 BAUL BONDS Grad & Ga Sam Cegs City Council Chy Council Westgate Huter Sam Diago Sam Diago Theorizant Theorizant Sam Diago Theorizant S

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HR#
CONTINUATION SHEET	Trinomial
Page 3 of 3 * Resource Name or #: (Assigne	d by recorder City Administration Building
* Recorded by: Daniel Paul / David Greenwood	* Date: 3/26/2010
☐ Continuation ☐ Update	

P3a. Description:

The rear elevation of the City Administration Building faces north onto the Concourse plaza. The rear elevation is treated differently than the front, with 6 window bays across each floor, each with groupings of four windows. Each bay is slightly recessed behind a large concrete framing system running across the entirety of the elevation. Tope-colored metal spandrel panels are also present at the rear elevation. Affixed at the rear elevation is a large, rectangular plan component, presumably elevator shafts, that is clad entirely in concrete and features the same full-height scoring seen at the side elevations. This component does not touch the ground, but instead ends at the roof of a low-rise component building of the Civic Theatre. Likewise, the southern end of the Convention and Performing Arts Center is also connected to the City Administration Building.

B10. Significance:

The City Admistration Building does not appear eligible as a City of San Diego Historical landmark under City Criterion D. Although George Hatch completed other municipal buildings in the city, including the San Diego Central Library and the City Operations Building (Hatch and Heimerdinger), Hatch, Wulf & Fifield Associates, the architectural firm of record for the building, is not considered a master architectural firm, according to the San Diego Modernism Historic Context Statement.

The level of significance of the resource as an element that spearheaded downtown revitalization, one associated with San Diegans Inc, does not appear to warrant listing of the resource on either the California Register or the National Register under Criteria 1 or 2, or A or B, respectively. The building has served as the center of San Diego Government since 1964 but this alone does not render the building historically significant under California Register Criterion 1 or National Register Criterion A.

Just as its design and architectural significance is insufficient for City listing inder locala Criteria C or D, the building does not appear to have the quality of significance necessary for listing as a significant example of 1960s mid-century modern architectural design under California Register Criterion 3, or National Register Criterion C. The City Administration Building is not National Register eligible under Criterion Consideration G as an exceptionally significant resource that is less than 50 years old.

DPR 523L (1/95) * Required Information

PRIMARY RECORD Trinomial NRHP Status Code 5S3	Other Listings Review Code Reviewer Date NRHP Status Code 5S3	State of California The Resources Ager DEPARTMENT OF PARKS AND RECREA	•	Primary #		
Prage of	Other Listings Review Code Reviewer Date San Diego Convention and Performing Arts Center	DEPARTMENT OF PARKS AND RECKEA	HON	HR #		
Page	Review Code Reviewer Date A	PRIMARY RECORD				
Page of	urce Name or #:San Diego Convention and Performing Arts Center Other Identifier: Location:		Other Listings			
* Resource Name or #: San Diego Convention and Performing Arts Center P1. Other Identifier: * P2. Location:	Content Identifier: Sam Diego Convention and Performing Arts Center		Review Code	Reviewer		Date
* P7. Owner and Address: City of San Diego 202 C Street San Diego, CA 92101 * P8. Recorded by: (Name, affiliation Daniel Paul / David Greenwood ICF International	Los Angeles CA 90017	Page of * Resource Name or #: San Diego Cor_ P1. Other Identifier:* * P2. Location:	revention and Performing and Performing Arts Center, is a seconnected to the City to exposed concrete coe bays features round-ontinuously between the Malcolm Leland. At the east elevation, a satures four ticket wind liding's southwest porter Building features on end of the long covertes and codes) HP12 Column Co	a. County Sate 1996 T ; R City San Zo , directions to resource SD&BLK 14. Include design, materials a large, two-story, flate y Administration Build lumns seamlessly meet cornered headers. Because are repeating contract the east facing elevate upper level loggia has the structural elevation feature paired alurdows at the lower level tion feature fixed glaz riginal backlit signage red concourse glass desirvic auditorium eet Site District	San Diego ; 1/4 of 1/4 of S Diego ne1 , 484686 e, elevation, additional UTM s, condition, alterations, size, s-roofed, rectangular planteding. Its predominant extending a continuous lintel, the tween the first and second crete decorative panels of sion, which faces onto the smetal railing at its outer on itself has bays of exposiminum framed glass doors l, and two additional ticke ing set between thick alume with a 1960s era logo, and poor entries into the City Action of Photo Looking west, 2/11/201 Photo#P1030064.jpg * P6. Date Constructed// Prehistoric Pfender City of San Diego 202 C Street San Diego, CA 92101 * P8. Recorded by: (Na Daniel Paul / David Gra ICF International	Sec;B.M
	chments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record		rt/other sources or "none	") <u>Downtown San</u>	Diego Community Plan	n Environmental Imp

DPR 523A (1/95) * Required Information

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
BUILDING, STRUCTURE, AND OBJECT RE	HR#
	* NRHP Status Code 5 S3
* Resource Name or #: San Diego Convention and Performing Arts Cent	
B1. Historic Name:	
B2. Common NameSan Diego Convention and Performing Arts Center	
	Present Use: Convention and Performing Arts
* B5. Architectural Style: Brutalism and New Formalism	
* B6. Construction History: (Construction date, alterations, and date of alter On April 12, 1965, San Diego Building permit No. A63462 was issued to Cit \$4,131,990.	
* B7. Moved?	ginal Location:
B9a. Architect:b. E	
* B10. Significance: Them	
Completed in 1964 and similar to the other resources that comprise the Arts Center appears eligible as a San Diego Historical Landmark under an element of the Community Concourse project, which played a significant Diego (City Centre) in the mid-1960s., the Convention and Perform Concourse is associated to the significant "persons" of San Diegans, It advocated the regeneration of downtown through the use of city plant measures. By the mid-1970s, the San Diego Convention and Performing such as Pink Floyd, the Rolling Stones, and Bob Dylan, among others performed within the venue does not contribute any more to its significant Performing Arts Center does not embody distinctive examples of a descriterion C. As a mix of Brutalist and New Formalism design systems to other institutional buildings of the 1960s, the building appears to us The materials, which include exposed concrete block and sandblasted building that fails to convey the dynamism of more sculptural examples.	er City Criterion A and B. This is due to the building being difficant role in spearheading the revitalization of downtown rming Arts Center, as a component of the Community func., a locally important group of business people who ming and various downtown business and development fung Arts Center was a locally notable venue for rock acts as. However, the fact that such significant rock bands incance under City Criteria A or B. The Convention and resign that would warrant historic landmark listing under City as, the building is not a successful example of either. Similar is Brutalist design traits as an excuse for cost efficiency.
B11. Additional Resource Attributes: (List attributes and codes):* * B12. References:	(Sketch map with north arrow required) Ast Ast Ast Ast Ast Ast Ast As
B13. Remarks: * B14. Evaluator:	B St 100 St Property get has 300 Dope 1 Sam Dego Octave 300 B St Sam Dego Theatres 300 B St Sam Dego T
Date of Evaluation:	
(This space reserved for official comments.)	C St C St Deposit

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HR#
CONTINUATION SHEET	Trinomial
Page 3 of 3 * Resource Name or #: (Assigned by recorder	San Diego Convention and Performing Arts Center
* Recorded by: Daniel Paul / David Greenwood	* Date: 3/26/2010
✓ Continuation Update	
P3a. Description:	

The northern, rear portion of the building is connected to the Community Concourse Parking Garage by a full-width terrace.

B10. Significance:

Its extended colonnade is a character-defining feature of the building and akin to a loggia or an ancient Greek Stoa: a long, low public building with an extended portico that provided shelter for the public and often faced a marketplace. However, this alone does not appear to make the building a distinctive design.

The Convention and Performing Arts Center does not appear to be eligible as a City Landmark under city Criterion D. Although Frank L. Hope & Associates is a significant postwar San Diego architectural firm, the San Diego Convention and Performing Arts Center does not appear to be "representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman" in a manner that would warrant its listing as a city landmark under city Criterion D. San Diego's Jack Murphy Stadium (Qualcomm Stadium), another Brutalist work by the same firm, possesses shapeliness and sculptural dynamics that render it a better example of the Brutalist design system and a "representative" work by the firm. Furthermore, the decorative concrete panels across the building's spandrel designed by Malcolm Leland, a notable artist, do not lend the building design significance to make it eligible under City Criterion D.

The level of significance of the Convention and Performing Arts Center as a constituent element of the Concourse that spearheaded downtown revitalization, a resource associated with San Diegans Inc, does not appear to warrant listing of the building on either the California Register or the National Register under Criteria 1 or 2, or A or B, respectively. Just as the resource's design significance does not meet City Criteria C, as an unremarkable example of Brutalist and New Formalist design, the resource is ineligible for California Register Criterion 3, or National Register Criterion C. The San Diego Convention and Performing Arts Center is not NRHP eligible under Criterion Consideration G as an exceptionally significant resource that is less than 50 years old.

DPR 523L (1/95) * Required Information

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HR #
DDIMARY DECORD	Trinomial
PRIMARY RECORD	NRHP Status Code <u>5 S3</u>
Other Listings Review Code Rev	viewer Date
	viewerDate
Page $\frac{1}{2}$ of $\frac{2}{2}$	
Resource Name or #: San Diego Civic Theatre	
P1. Other Identifier:	- Can Diago
* P2. Location: Vot for Publication Unrestricted	a. County <u>San Diego</u> 996 T; R; 1/4 of1/4 of Sec; B.M.
b. USGS 7.5' Quad Point Loma, CA Date 1 c. Address 1100 3rd Avenue	996 T ; R ; 1/4 of1/4 of Sec ; B.M. City San Diego zip 92101
d. UTM: (Give more than one for large and/or linear feature)	Zone 11 , 484781 mE/ 361969 mN
e. Other Locational Data: (e.g. parcel #, legal description, direc	
Assessor's Parcel Number: 533-433-28-00. ST CLSD&B	
The San Diego Civic Theatre is an irregular plan, four story performs. Concourse. The exterior of the building has variegated massing a and is made of textured concrete block with irregularly placed full elevations. Between many of these fins, at the semi-circular front outward. These windows are set in bronze mullions. The recesse continuous sets of bronze- framed single leaf glass doors set behing window treatment seen at the front elevation continues across the curve inward and toward the five-story flat roofed flyloft, which is the theatre's flyloft is affixed to the City Administration Building instead meets beneath it a two story flat roofed, covered loading a curves inward or bulges out at various elevations. This loading are echoes the irregular patterning of the fins upon the theater's fronts component is an elliptical shaped decorative fountain and pool with composed but asymmetrical parts, and at the present time it is empty. P3b. Resource Attributes: (List attributes and codes) HP10 Theater	ormance venue located at the southeast portion of the Community and materials. The front elevation is predominately semi-circular l-height vertical concrete fins along the front and side elevation, are narrow, full-height window bays that peak and ground level at the front elevation features multiple, and exposed, sandblasted aggregate concrete posts. The fin and side elevations, albeit with fewer intervals. The side elevations is a tall rectangular component clad in smooth, painted concrete. It is, Much of the flyloft's exterior does not touch the ground, but the area. The loading area is of an irregular plan, with massing that the exterior is of textured concrete with irregular scoring that all elevations. Affixed to the south elevation of the loading with brick trim. This water feature is divided into three separate pty. (please see continuation sheet)
* P4. Resources Present: Building Structure Object	Site District Element of District Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structure)	
	Looking southeast, 2/11/2010,
	Photo#P1030037.jpg * P6. Date Constructed/Age and Sources:
	Pro. Date Constructed/Age and Sources: □ Prehistoric Historic Both
	1965
	* P7. Owner and Address:
	City of San Diego
	202 C Street
	San Diego, CA 92101
	MMunicipal
	* P8. Recorded by: (Name, affiliation, address) Daniel Paul / David Greenwood
	ICF International 811 W 7th ST, Suite 800
	Los Angeles, CA 90017
	* P9. Date Recorded:
The Art of San Principle Top / 10 mm	* P10. Survey Type: (Describe)
	Intensive Level Survey
P11. Report Citation: (Cite survey report/other sources or "none") $\underline{\mathbb{D}}$	Downtown San Diego Community Plan Environmental Imp
* Attachments: NONE Location Map Sketch Map Archaeological Record District Record Linear Feature Record	☐ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
Photograph Record Other: (List)	a

	Primary #HR #	
BUILDING, STRUCTURE, AND OBJECT RECORD		
•	NRHP Status Code 5S3	
* Resource Name or #: San Diego Civic Theatre B1. Historic Name: San Diego Civic Theatre B2. Common Name: San Diego Civic Theatre B3. Original Use: Civic Theater B4. * B5. Architectural Style: Expressionist Modern * B6. Construction History: (Construction date, alterations, and date of alterations)	Present Use: Civic Theater rations.)	
* B7. Moved? ✓ No ☐ Yes ☐ Unknown DateOrigi * B8. Related Features:	nal Location:	
B9a. Architect: Ruocco, Kennedy & Rosser b. B * B10. Significance: Them Community Planning and Development Period of Significance 1965 Property Type Buildin		
(Discuss importance in terms of historical or architectural context as defined by theme The San Diego Civic Theatre was opened in January of 1965 as the lass other resources that comprise the Community Concourse, the San Diego Landmark under City Criterion A and B. This is due to the building be which played a significant role in spearheading the revitalization of do Community Concourse is the crowning achievement of San Diegans, It advocated the regeneration of downtown through the use of city planning measures. Its curvilinear form is relatively unique and hearkens back to world wars and again during the 1960s when the Miesian model of the scrutinized. The 1950s and 1960s saw a trend in concert hall design the include the Berlin Philharmonic (1956–1963), by Hans Scharoun, and Regionally, the Dorothy Chandler Pavilion (1964) in Los Angeles, by instead features convex elevations. The form of the San Diego Civic The Chandler Pavilion. Because the Theatre, for San Diego, embodies the type, the resource appears eligible as a local level resource under City which was also highly distinct among other 1960s era public buildings construction. (See Continuation Sheet)	se, period, and geographic scope. Also address integrity.) set component of the Community Concourse. Similar to the go Civic Theatre appears eligible as a San Diego Historical ing a component of the Community Concourse project, wntown San Diego (City Centre) in the mid-1960s. The nc., a locally important group of business people who ing and various downtown business and development to trends in European expressionist Modernism between supremacy of the box form was beginning to be at featured expressionist forms. The better known of these the Sydney Opera House (1957–1973), by Jorn Utzon. Welton Becket and Associates, is not a typical rectangle but Theatre is arguably more expressionist than the Dorothy distinctive characteristics of the 1960s era theatre building Criterion C. This is due largely to its expressive form,	
B11. Additional Resource Attributes: (List attributes and codes):* * B12. References: Britton III, James. Ruocco Remembered [] San Diego Union Tribune, Jun 21, 1981: F3.	(Sketch map with north arrow required) ASI ASI Corta: Fell Asi Asi Corta: Fell Asi Asi Corta: Fell Asi Asi Corta: Fell Asi Corta: Fe	
B13. Remarks:	B St 100 S A Samuel Span	
* B14. Evaluator: Daniel Paul	A Associates	
Date of Evaluation: $3/26/2010$ (This space reserved for official comments.)	C St WC St C St San Dego Ctty Council C St San Dego Ctty Council C St San Dego Ctty Council State C St San Dego Ctty Council State C St San Dego Ctty Council State C St San Dego State C Stat	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #HR #
CONTINUATION SHEET	Trinomial
Page 3 of 2 * Resource Name or #: (Assigned by recorder	San Diego Civic Theatre
* Recorded by: Daniel Paul / David Greenwood	* Date:
■ Continuation Update	

P3a. Description:

The fountain is trimmed with smaller scale concrete panels by Malcolm Leland, which are seen on other parts of the concourse. However, research indicates that this particular fountain is not by Leland. Surrounding the fountain is a small landscaped are a with palm trees, birds of paradise, and flower specimens. This landscaping appears to be a later addition. At the rear of the building is a single-story, flat-roofed dressing room with a slightly irregular square plan. The dressing room is stucco clad, and the decorative concrete panels seen across other parts of the civic center run the length of the exposed elevations directly beneath the roofline. Affixed to these panels are globe-style light fixtures set within an open canopy framework. A proclamation with metal lettering dating from the 1965 dedication ceremony for the concourse is present on the north elevation of the dressing room component. Just northeast of the theater is a standalone metal sign and marquee. It consists of three concave, backlit faces that are supported by three exposed metal beams.

B10. Significance:

The San Diego Civic Theatre does not appear eligible under City Criterion D. Although the theater is associated with San Diego master architect Lloyd Ruocco, who was one of the city's first architects to embrace Modernism, this specific design was not Ruocco's alone but was done in concert with two other architects (Selden Kennedy and William Rosser) with which Ruocco did not have an architectural practice. Ruocco worked with the two others through an arrangement made by stakeholders at that time, and all design decisions were made between the three architects, with additional input from outside committees and supervising Samuel Hamill. James Britton II, a local architectural critic for the San Diego Union Tribune, referred to the building as "an average house, not the masterpiece that Ruocco dreamed of for San Diego."

The level of significance of the Civic Theatre as a constituent element of the Concourse that spearheaded downtown revitalization, a resource associated with San Diegans Inc, does not appear to warrant listing of the building on either the California Register or the National Register under Criteria 1 or 2, or A or B, respectively. The San Diego Civic Theatre presents no known associations to any other significant individuals or events that would warrant listing of the resource on either the California Register under Criteria 1 or 2, or the National Register under Criteria A or B.

Even though the theatre appears eligible as a City Historical Landmark under Criterion C, the quality of its design appears inadequate to warrant listing on either the California Register under Criterion 3, or the National Register under Criterion C. Despite its novel shape, which is in keeping with other 60s-era expressionist modern theatres, the Civic Theatre theater exudes cost efficiency through its use of exposed, albeit textured, concrete block; exposed concrete fins; sandblasted aggregate posts at the entry; and plain stucco volumes both atop the building at its rear and on its dressing room component—all highly visible from either 3rd Avenue, C, Street, or the Concourse itself. Because the Theatre is not a representative work of Ruocco as a master architect, the resource does not meet California Register or National Register Criteria 3 or C. The San Diego Civic Theatre is not National Register eligible under Criterion Consideration G as an exceptionally significant resource less than 50 years old.

State of California The Resources Agency	Primary #		
DEPARTMENT OF PARKS AND RECREATION	HR #		
	Trinomial		
PRIMARY RECORD	NRHP Statu	us Code <u>3CS</u>	
Other Listing			
•	le Reviewer	Date	
Page1 of5			
* Resource Name or #: <u>Community Concourse Par</u>	rking Garage		
P1. Other Identifier: Evan V. Jones Parkade			
* P2. Location: ✓ Not for Publication ☐ Unre	estricted a. County \underline{S}	an Diego	
b. USGS 7.5' Quad Point Loma, CA			B.M.
c. Address 150 C Street	City <u>San</u>	<u>Diego</u> z	ip <u>92101 </u>
d. UTM: (Give more than one for large and/or line	ear feature) Zo	ne <u>11</u> , <u>484690</u> mE/ <u>362</u>	20077mN
e. Other Locational Data: (e.g. parcel #, legal d		e, elevation, additional UTMs, etc. as ap	р
Assessor's Parcel Number: 533-433-28-00	0. ST CLSD&BLK 13.		
The Community Concourse Parking Garage, today concrete parking garage. Each elevation of the squertical concrete pilasters that have full-height second the structure, the pilasters join a seamless lintel Performing Arts Center. The spandrels, which supappears angled. At the ground level of the structure specimens. Many of these ramps are clad in the p Concourse. These various pedestrian ramps are or ramp off the east elevation was removed when B studies east of the structure. Floating concrete stairs Concourse Parking Garage is a composition of for at their voussoirs, is clad in the previously mention planter with various tree and bush specimens. Larguage water feature adjacent the planter has been removed.	puare is 200 feet and eight bays wering akin to the side elevations and form rounded, open bays sign port various ramps within the street are numerous pedestrian rampureviously mentioned decorative of concrete and are often modeled Street was closed off due to the days are also present adjacent the ur arches corresponding to the formed decorative concrete paneling ge circular stepping stones lead	wide. Each bay is delineated by full-ho of the City Administration building. A imilar to those upon the Convention are structure, are slightly pitched, and their is and small planters with various bush concrete paneling seen throughout the d, with soft, rounded edges. A portion construction of the Security Pacific bases ramps. In the middle of the Commour sides of the structure. Each of these g. Centered within its middle is a circ	eight At the top nd r stack h and tree e n of the ank Tower munity se arches, cular
* P3b. Resource Attributes: (List attributes and codes			
* P4. Resources Present: Building Structur		Element of District Other (Isolate	es etc.)
P5a. Photograph or Drawing (Photograph required		¬	
Paa. Photograph of Drawing (Photograph required	ioi buildings, structures, and objects	Looking southwest, 2/11/2010,	,
		Photo#P1030022.jpg	
		* P6. Date Constructed/Age and Sou	irces:
		_	Both
		1964	
		* P7. Owner and Address:	
		City of San Diego	
		202 C Street	
		San Diego, CA 92101	
		MMunicipal	
		* P8. Recorded by: (Name, affiliation,	address)
		Daniel Paul / David Greenwood	, address)
		ICF International	
		811 W 7th ST, Suite 800	
		Los Angeles, CA 90017	
		* P9. Date Recorded: 3/26/2010	
		* P10. Survey Type: (Describe)	
CIVIC CENTER PLAZA		Intensive Level Survey	
100 Chile Comp. Parks: This Description	M	<u> </u>	
	TON 1	1	
* P11. Report Citation: (Cite survey report/other source	es or "none") Downtown San	Diego Community Plan Environm	ental Imn
Toport officialistic (one survey reportioned source	20 5. 110110 / <u>Dominio mii Suii</u>		
* Attachments: NONE Location Map	Sketch Map Continuation S	Sheet	biect Record
	—		tifact Record
Photograph Record Other: (List)			

State of California - The Resources Agency Primary #	
BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 5 *NRHP Status Code 3CS *Resource Name or #: Community Concourse Parking Garage B1. Historic Name: Community Concourse Parking Garage B2. Common NameEvan V. Jones Parkade B3. Original Use: Parking Garage B4. Present Use: Parking Garage B5. Architectural Style: Moderm *B6. Construction History: (Construction date, alterations, and date of alterations.) *B7. Moved? No Yes Unknown Date Original Location: *B8. Related Features: *B9a. Architect: Tucker, Sadler and Bennett *B10. Significance: Them Architecture Area San Diego (City Centre) Period of Significance 1964 Property Type Structure Area San Diego (City Centre) Period of Significance 1964 Property Type Structure Area San Diego (City Centre) Period of Significance Interes of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Similar to the other resources that comprise the Community Concourse, the Community Concourse Parking Garage appear eligible as a San Diego Historical Landmark under City Criterion A and B. This is due to the building being a component of Community Concourse project, which played a significant role in spearheading the revitalization of downtown San Diego Centre) in the mid-1960s, and because the Concourse appears to be the crowning achievement of San Diegans, Inc., a location in the mid-1960s, and because the Concourse appears to be the crowning achievement of San Diegans, Inc., a location in the mid-1960s and development measures. The Community Concourse Parking Garage appears to be eligible as a San Historic Landmark under City Criterion C. The Garage exhibits a quality of design and features that are extremely uncourage appears in the Concourse Parking garage. In early press, observers described the structure as "one of the most beautifully designing in the [Concourse] complex." In July of 1965, a picture of it by noted architectural photographer Julius Schulma featured on the cover of Arts and Architecture magazine, t	
Resource Name or #: Community Concourse Parking Garage B1. Historic Name: Community Concourse Parking Garage B2. Common NameEvan V. Jones Parkade B3. Original Use: Parking Garage B4. Present Use: Parking Garage B5. Architectural Styte: Modern B6. Construction History: (Construction date, alterations, and date of alterations.) *B7. Moved? ☑No ☐Yes ☐Unknown Date ☐Original Location: ☐Architecture: B10. Significance: Them Architecture Period of Significance: Them Architecture Property Type Structure Area San Diego (City Centre) Similar to the other resources that comprise the Community Concourse, the Community Concourse Parking Garage appeared ligible as a San Diego Historical Landmark under City Criterion A and B. This is due to the building being a component of Community Concourse project, which played a significant role in spearheading the revitalization of downtown San Diego Centre) in the mid-1960s, and because the Concourse appears to be the crowning achievement of San Diegans, Inc., a location of Advanced the tregeneration of downtown through the use of city planning and var downtown business and development measures. The Community Concourse Parking Garage appears to be eligible as a San Historic Landmark under City Criterion C. The Garage exhibits a quality of design and features that are extremely uncoursed and the cover of Arts and Architecture magazine, the preeminent California architectural photographer Julius Schulms featured on the cover of Arts and Architecture magazine, the preeminent California architectural photographer Julius Schulms	
* Resource Name or #: Community Concourse Parking Garage B1. Historic Name: Community Concourse Parking Garage B2. Common NameEvan V. Jones Parkade B3. Original Use: Parking Garage B4. Present Use: Parking Garage B5. Architectural Style: Modern B6. Construction History: (Construction date, alterations, and date of alterations.) * B7. Moved?	
B1. Historic Name: Community Concourse Parking Garage B2. Common NameEvan V. Jones Parkade B3. Original Use: Parking Garage B4. Present Use: Parking Garage B5. Architectural Style: Modern B6. Construction History: (Construction date, alterations, and date of alterations.) *B7. Moved?	
B2. Common NameEvan V. Jones Parkade B3. Original Use: Parking Garage B4. Present Use: Parking Garage B5. Architectural Style: Modern *B6. Construction History: (Construction date, alterations, and date of alterations.) *B7. Moved? No Yes Unknown Date Original Location: *B8. Related Features: B9a. Architect Tucker, Sadler and Bennett	
B3. Original Use: Parking Garage *B5. Architectural Style: Modern *B6. Construction History: (Construction date, alterations, and date of alterations.) *B7. Moved? ✓No □Yes □Unknown Date Original Location: *B8. Related Features: *B9a. Architect: Tucker, Sadler and Bennett b. Builder: *B10. Significance: Them Architecture Applicable Criteria City: A-D CR: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Similar to the other resources that comprise the Community Concourse, the Community Concourse Parking Garage appear eligible as a San Diego Historical Landmark under City Criterion A and B. This is due to the building being a component of Community Concourse project, which played a significant role in speatheading the revialization of downtown San Diego Centre) in the mid-1960s, and because the Concourse appears to be the crowning achievement of San Diegans, Inc., a loca important group of business people who advocated the regeneration of downtown through the use of city planning and var downtown business and development measures. The Community Concourse Parking Garage appears to be eligible as a San Historic Landmark under City Criterion C. The Garage exhibits a quality of design and features that are extremely uncomr a post-World War II parking garage. In early press, observers described the structure as "one of the most beautifully design buildings in the [Concourse] complex." In July of 1965, a picture of it by noted architectural photographer Julius Schulm featured on the cover of Arts and Architecture magazine, the preeminent California architectural journal of the post-World era. As one nears the exterior of the structure, the pedestrian experience at the ground level is highly considered, with float extended beam stairways; criss-crossing pedestrian walkways adorned in decorative concrete paneling; and sculptural entre exit ramps. The center space of the Garage is highly unusual and unexpected. Surroundi	
* B6. Construction History: (Construction date, alterations, and date of alterations.) * B7. Moved? No Yes Unknown Date Original Location: * B8. Related Features: * B10. Significance: Them Architecture	
*B7. Moved? No Yes Unknown Date Original Location: B9a. Architect: Tucker, Sadler and Bennett *B10. Significance: Them Architecture Period of Significance: 1964 Property Type Structure Area San Diego (City Centre) Period of Significance 1964 Property Type Structure Applicable Criteria City: A-D CR: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Similar to the other resources that comprise the Community Concourse, the Community Concourse Parking Garage appear eligible as a San Diego Historical Landmark under City Criterion A and B. This is due to the building being a component of Community Concourse project, which played a significant role in spearheading the revitalization of downtown San Diego Centre) in the mid-1960s, and because the Concourse appears to be the crowning achievement of San Diegans, Inc., a loca important group of business people who advocated the regeneration of downtown through the use of city planning and var downtown business and development measures. The Community Concourse Parking Garage appears to be eligible as a Sa Historic Landmark under City Criterion C. The Garage exhibits a quality of design and features that are extremely uncomr a post-World War II parking garage. In early press, observers described the structure as "one of the most beautifully desig buildings in the [Concourse] complex." In July of 1965, a picture of it by noted architectural photographer Julius Schulma featured on the cover of Arts and Architecture magazine, the preeminent California architectural journal of the post-World era. As one nears the exterior of the structure, the pedestrian experience at the ground level is highly considered, with float extended beam stairways; criss-crossing pedestrian walkways adorned in decorative concrete paneling; and sculptural entre exit ramps. The center space of the Garage is highly unusual and unexpected. Surrounding it at the ground level are four arches with voussoi	
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* B12. References: "Tucker, Sadler and Bennett, Architects." Arts and Architecture. Jul., 1965:	City y ous n Diego on for ned n was War II ng, and pen
"Tucker, Sadler and Bennett, Architects." Arts and Architecture. Jul., 1965:	
cover, 32-33.	- A
"11-story, 1,000-Car Garage []." San Diego Union Tribune. Sep. 14, 1964: C9.	Bank of the We Real Estate
Hal Sadler. Telephone interview with author Daniel Paul. Los Angeles, CA., Feb. 19, 2009.	© OCB
B13. Remarks:	Reprographics
* B14. Evaluator: Daniel Paul	4th and 8
Pote of Fredriction, 3/26/2010	
(This space reserved for official comments.) SAN DECO STANDARD COMPANY CONTROL OF CO	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary #HR #Trinomial
Page 3 of 5 * Resource Name or #: (Assigned by recorder	Community Concourse Parking Garage
* Recorded by: Daniel Paul / David Greenwood	* Date: <u>3/26/2010</u>
Continuation Undate	

P3a. Description:

Above the planter is a circular shaped, dramatically scaled open core atrium that rises eleven stories and opens to the sky. The cylindrical quality of the open space is defined by the spiral of the ramps. Engineering-wise, the structure is essentially two separate garages intertwined, with cars entering from 1st Avenue parking on odd numbered floors, and cars entering from Second Avenue parking on even numbered floors. A portion of the second avenue exit ramp was removed with the construction of the nearby Security Pacific Bank Tower in 1972.

B10. Significance:

11-story elevation of the structure, is an open-core atrium. This full-height space is perfectly circular and opens to a large oculus at the center of the building. The circular shape of the space is defined by a spiraling vehicle circulation element. The Garage appears to take various cues from the work of mid-twentieth century Master architect Eero Saarinen. The sculptural quality of the ramps, of smooth lines rendered in concrete, is akin to Saarinen's TWA Terminal building at New York's JFK Airport of 1962. The interior oculus of the garage, enclosed by arches, is akin to Saarinen's MIT Chapel of 1955. Additionally, the spiraling ramps within the buildings center, if the oculus is to be viewed as a skylight, appears to reference Frank Lloyd Wright's New York Guggenheim Art Museum of 1959, which features the spiraling ramp motif as the prominent interior feature of the building. Engineered by George Devlin of Detroit, the garage was designed to hold 1,000 cars, all of which could exit the structure within 20 minutes. As originally designed, the structure was essentially two garages in one. Cars entering from 1st Avenue followed a spiraling ramp to the first, third, fifth, seventh, and ninth floors. Vehicles entering from 2nd Avenue parked on the second, fourth, sixth, eighth, and tenth floors. The southern portion of the 2nd Avenue ramp was removed in 1972 during construction of the adjacent Security Pacific Bank tower, which was by Tucker, Sadler & Bennett. Two other ramps remain in full. Additionally, a water feature originally located within the center of the building is now gone. However, the garage retains the rest of its original fabric, including a variety of period features with a considered relationship to the ground level pedestrian. These alterations do not compromise the integrity of the resource in such a manner that its significant character defining are no longer conveyed. The Community Concourse Parking Garage appears to be eligible under City Criterion D. The firm of Tucker, Sadler & Bennett operated in San Diego for more than 40 years, producing hundreds of commercial and residential projects. These include various downtown towers; multiple buildings at the University of California, San Diego and San Diego State University; and custom residences, among many others. In 2007, Hal Sadler received the Lifetime Achievement Award from the California Council of the American Institute of Architects. The level of significance of the Community Concourse Parking Garage as a constituent element of the Concourse that spearheaded downtown revitalization, a resource associated with San Diegans Inc, does not appear to warrant listing of the building on either the California Register or the National Register under Criteria 1 or 2, or A or B, respectively. At some point after its period of significance, 1964, the structure was named for Evan V. Jones, the former parking superintendent for the City of San Diego. However, this association alone does not appear to render the resource eligible for California Register listing under Criterion 2 or National Register listing under Criterion B. The Community Concourse Parking Garage appears to be eligible for the California Register of Historical Resources at the local level under Criterion 3 for embodying the distinctive characteristics of a type, for representing the work of a master architectural firm, and for possessing high artistic values. The structure is a considered and distinctive example of what is normally a perfunctory building type: the parking garage. When completed, the structure was recognized as a special example of its type, and was probably one of very few parking garages to be the cover shot of a prominent architectural and design journal. As previously mentioned, the structure features a variety of intact, Post World War II design elements that cater to the pedestrian. The sculptural arrangement of spiraling auto ramps defining a monumental, multi-story interior core with a landscaped planter topped by a skylight is unusually well considered for a parking garage. Even though the Community Concourse Parking Garage appears to be California Register eligible, the structure does not appear National Register eligible under Criterion C. A decorative screen intended for the exterior of the building was never completed, and the previously mentioned losses to the ramp and the water feature comprise the structure's integrity. The structure in general does not possess the quality of significance regarding its design that would warrant listing on the National Register of Historic Places under Criterion C. Additionally, the Garage is not an exceptionally significant resource that would warrant National Register listing under Criterion Consideration G for structures younger than 50 years old.

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION

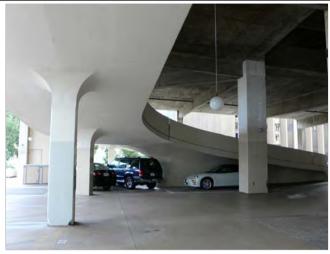
CONTINUATION SHEET

Primary # HR# Trinomial

3 of 4 * Resource Name or #: (Assigned by recorder Evan V. Jones Parkade

* Recorded by: Daniel Paul / David Greenwood * Date: 3/26/2010

✓ Continuation Update



Ramp Detail, Community Concourse Parking Garage, view east.



Interior spiral and oculus, view south.



1st Avenue Ramp detail, view southeast.



Interior spiral and landscape, view south.



Planter detail., view south.



Roof detail, view west.

State of California-The Resources Agency

State of California-The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HR#
CONTINUATION SHEET	Trino mial

Page 5_ of _5 Resource Name or #: San Diego Community Concourse Parking Garage

APN: 533-433-28-00

* Recorded by: <u>Daniel Paul / David T. Greenwood</u>

[X] Continuation [] Update

P3b. Resource Attributes: HP39. Other.

Additional Photographs:



Arts and Architecture magazine Cover. Photo: Julius Schulman. June, 1965.

State of California The Resources Agreement OF PARKS AND RECRE					
			Trinomial		
PRIMARY RECORD		ı	NRHP Status Co	ode 3CS	
	Other Listings				
	Review Code	Reviewer			Date
Page1 of2					
Resource Name or #: Bow Wave					
P1. Other Identifier:			- C T	No	
	tion Unrestricted			Diego	
b. USGS 7.5' Quad Point Loma,					
c. Address 1200 3rd Avenue				go ,ml	
d. UTM: (Give more than one for le e. Other Locational Data: (e.g. pa	-	,		•	
Assessor's Parcel Number: 5 with B Street.					
Bow Wave is a public sculpture and shiplap cladding. The five panels cor outer panels flare outward at their up cutting through water. The simulated much higher that it presently does no sculpture resides is circular, and it is and all portions of the courtyard nort. The stained aggregate of its base materials are stained aggregate of its base materials.	proper in an irregular oper edges, and a fan prow of the the scul ow, and its fanning for above ground in a so th of it were complete	r manner at a p of water shoo lpture is acclin orm echoed the quare shaped be ed in conjunct	point, facing so ts off either sid nated southeast e curved side proase made of st ion with the ne	outheast, that simulates a le of the outer panels to st. Originally, the fan of wanels of the sculpture. The ained aggregate. The Bo	ship's prow. The simulate a ship rater protruded he pool in which the low Wave fountain
* P4. Resources Present: Buildin	utes and codes) HP39 g Structure 0	Object Site	and objects)	Element of District Oth 5b. Description of Photo: (\)ooking northwest, 2/11/2 hoto#P1030044.jpg P6. Date Constructed/Age	View, date, etc.)
			*	Prehistoric History 972, SD Building Permit P7. Owner and Address: owe SD California Prop	#H17398
				200 3rd Avenue	LLC
				an Diego, CA 92101-411	0
13 A3				Private	. •
			*1	P8. Recorded by: (Name, paniel Paul / David Green	
			I	CF International 11 W 7th ST, Suite 800	wood
				os Angeles, CA 90017	
A TOTAL CONTRACTOR OF THE PARTY				P9. Date Recorded:	
	的原始。 在自然的。		*	P10. Survey Type: (Descritensive Level Survey	ribe)
	The state of the s			-	
* P11. Report Citation: (Cite survey rep	ort/other sources or "no	one") <u>Downt</u>	town San Die	go Community Plan E	nvironmental Imp
* Attachments: NONE Loca	ation Map Sketch	ı Map □Co	ontinuation Shee	t ✓ Building Structu	ure, and Object Record
Archaeological Record District R		. —	Milling Station F		
Photograph Record Other: (List)	_		-	_	_

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HR#
BUILDING, STRUCTURE, AND OBJECT	
Page $\underline{2}$ of $\underline{2}$	* NRHP Status Code <u>3CS</u>
B1. Historic Name: Bow Wave	
B2. Common NameBow Wave	
B3. Original Use: other	B4. Present Use: other
* B5. Architectural Style: Modern	
* B6. Construction History: (Construction date, alterations, and date of On September 28, 1971, San Diego Building permit No. H17398 was is:	
* B7. Moved? ✓ No ☐ Yes ☐ Unknown Date * B8. Related Features:	_Original Location:
B9a. Architect:* * B10. Significance: Them Design	b. Builder: Malcolm Leland (artist) Area San Diego (Centre City)
Period of Significance 1972 Property Type Ol	bject Applicable Criteria City: D CR:3
The Bow Wave Fountain, completed by Malcolm Leland in 1972 in conjunction with it. Bow Wave was designed with the Security Although the fountain was created by a master artist, it has lost praesthetic development, and is therefore not eligible for City Criter to be failing. Symmetrical fans of water that originally projected upper edges of the piece itself, at present project about one-third of the Down Wave has no known associations to persons or events significant for City landmark listing under Criterion B. Bow Wave does not due to the above-mentioned alteration. However, the Bow Wave mid-century designer and artist Malcolm Leland, and the object a notable work of a master builder, designer, architect, engineer, land Malcolm Leland's work has been exhibited at the Los Angeles Contemporary Art, the San Francisco Museum of Art, and other gresponsible for the decorative concrete panels present across varie (Please see continuation sheet)	Pacific bank tower located just north of the Civic Theatre. Proper integrity to exemplify special elements of the City's prion A. According to the artist himself, the water pump appears much higher, and therefore were in proper composition with the of their original, intended height. Identify a composition of the interior of the in
B11. Additional Resource Attributes: (List attributes and codes):	
* B12. References: Leland, Malcolm. Telephone Interview with author Daniel Paul. Los Angeles, CA. Feb, 2010.	(Sketch map with north arrow required) St. — A St. Cores Hill — A St. — A Marginta Man of Strip Dega
Leland, Malcolm "Malcolm Leland," information sheet, n.d. courtesy of Malcolm Leland.	Ron Shart Men's Cuttung American Annercan Parasit of the We Paras Cell Downtown T Downtown T
Leland, Malcolm. Resume, c.1992: 1. courtesy of Malcolm Leland.	San Chego Octo
B13. Remarks:	Cycers September Septemb
* B14. Evaluator: Daniel Paul	A Associates
Date of Evaluation: 3/26/2010	\$1 00 C \$1
(This space reserved for official comments.)	WCSt 101 CSS SID Degro BALL BIOLOGY SID Degro Cty Couled CS Side A Grant Coule A Grant

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HR #	
CONTINUATION SHEET		Trinomial	
Page 1 of 2 * Resource Name or #:	(Assigned by recorder	Bow Wave	
* Recorded by: Daniel Paul / David Greenwo	ood		* Date:
■ Continuation			

Significance, Ctd.

Bow Wave is not associated with significant events or persons that would warrant listing on either the California Register under criteria 1 or 2, or the National Register under Criteria A and B. The Bow Wave Fountain does appear to be eligible for the California Register of Historical Resources, significant at the local level under Criterion 3 as the work of a master, the artist Malcolm Leland. However, the level of the object's quality of significance, combined with the diminished affect of its failing water pump, does not render it eligible for National Register listing under Criterion C. Additionally, the resource is not of exceptional significance under National Register Criterion Consideration G that would warrant NRHP listing despite being less than 50 years old.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HR #
	Trinomial
PRIMARY RECORD	NRHP Status Code 6Z
Other Listings	Reviewer Date
Page 1 of 2 * Resource Name or #: City Operations Building	
P1. Other Identifier:	
* P2. Location: V Not for Publication Unrestricted	a. County San Diego
	City San Diego Zip 92101 Zone 11 . 484609 mE/ 3620057 mN
d. UTM: (Give more than one for large and/or linear feature)e. Other Locational Data: (e.g. parcel #, legal description, di	
Assessor's Parcel Number: 533-433-28-00. ST CLSD	
The San Diego City Operations Building is a rectangular plan, building possesses exposed concrete elevations with a base that ground level features wide, arched openings that seem to permit deeply recessed, is present directly above this base. At the built the ground floor from the upper stories. The building's upper to pilasters. Across the middle floors, these windows are topped the windows are topped by hoods of a more pronounced arch stories detailing. The ground floor of the building's south elect the southern elevation. As part of it, three garage bays are presented windows above in the transom. Atop the building is a square protection pattern of thin, vertical vents with arched headers. A concrete concourse Parking Garage due east of it. This bridge is of experience.	it vehicle access. A row of arched, clerestory window openings, Iding's exterior, an extended, wraparound concrete eave separates three levels feature thin bays separated by full-height vertical by small segmental arched hoods of concrete. At the upper level, hape. The spandrel panels above and below windows have raked evation, west side, serves as a fire station. A fire station is built into sent and each has roll-up metal doors, with multi-light glass lan component that appears to house machinery and it features a skybridge connects the City Operations Building to the Community osed concrete with solid concrete railing. The eave directly above a hood over it as the bridge enters the building. Original metal ove the bridge as one enters into the building.
P5a. Photograph or Drawing (Photograph required for buildings, st	Looking northwest, 2/11/2010,
	Photo#P1030081.jpg
	* P6. Date Constructed/Age and Sources:
	☐ Prehistoric ☐ Both
and the state of t	1971
The state of the s	* P7. Owner and Address:
	City of San Diego
	202 C Street San Diego, CA 92101
	MMunicipal
	* P8. Recorded by: (Name, affiliation, address) Daniel Paul / David Greenwood
	ICF International 811 W 7th ST, Suite 800
	Los Angeles, CA 90017
	* P9. Date Recorded: 3/26/2010
	* P10. Survey Type: (Describe)
	Intensive Level Survey
* P11. Report Citation: (Cite survey report/other sources or "none")	Downtown San Diego Community Plan Environmental Imp
* Attachments: NONE Location Map Sketch Map	☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Re ☐ Photograph Record ☐ Other: (List)	cord Milling Station Record Rock Art Record Artifact Record

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #	
BUILDING, STRUCTURE, AND OBJECT RECORD		
•	NRHP Status Code 6Z	
* Resource Name or #: City Operations Building B1. Historic Name: City Operations Building B2. Common NameCity Operations Building (COB) B3. Original Use: Municipal Operations Building B4. * B5. Architectural Style: Brutalism * B6. Construction History: (Construction date, alterations, and date of alterations)	Present Use: Municipal Office Building erations.)	
* B7. Moved? ☐ No ☐ Yes ☑ Unknown DateOrig * B8. Related Features:	ginal Location:	
B9a. Architect: George Hatch b. E	Builder:	
* B10. Significance: Them Architecture		
Period of Significance 1971 Property Type (Discuss importance in terms of historical or architectural context as defined by them Completed by the firm of Hatch and Heimerdinger in 1971, the City C exposed concrete, a tapered base with a textured design pattern, and e concrete skybridge appears to have been completed in conjunction wire essentially a rectangular box, and does not possess either the sculptural more significant examples of Brutalism. An intact but unexceptional appear eligible under City and National Register Criterion C, or Califord Hatch, architect of the San Diego Main Branch library and the City Adarchitect. Neither George Hatch nor the firm of Hatch and Heimerdin warrant listing of the building under City Criterion D. Unlike the other Community Concourse, this resource does not possess municipal level events that would warrant listing under City Criterion B. Additionally the COB that would warrant listing of the building under Criterion A california Register of Historical Resources. Based on the above, the of Historic Places under Special Criterion Consideration G for resources.	Deperations Building (COB) is of the Brutalist style, featuring appear to be in the building. Despite these features, the building is all massing or the dynamic use of solids and voids seen in example of Brutalism, the City Operations Building does not bornia Register Criterion 3 for design significance. George diministration Building, appears to have been the lead ager appear to be "Master Architects," in manner that would be rearry buildings completed six years earlier as part of the language for its association to significant persons or the complete of the National Register, or Criterion 1 or 2 of the resource does not appear eligible for the National Register	
B11. Additional Resource Attributes: (List attributes and codes): * B12. References: B13. Remarks:	(Sketch map with north arrow required) ASI Mary part Man ASI Academy Ac	
	Total San Dego / Cavic Theare	
* B14. Evaluator: Daniel Paul	A Samuel Spital & Associates	
Date of Evaluation: 3/26/2010 (This space reserved for official comments.)	C St	
	Crob A Go Subs C Street P Westgar- held San Dego San Dego	

APPENDIX E

Contemporary and Historic Photographs

Contemporary Photographs

Historic Photographs

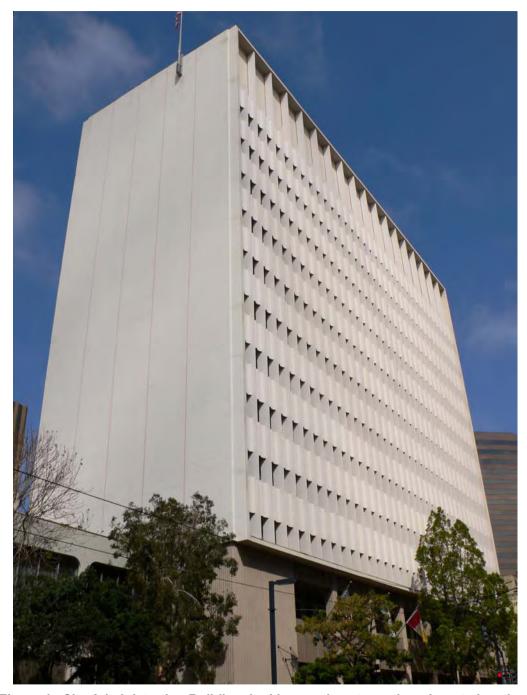


Figure 1. City Administration Building, looking northeast, south and west elevation.



Figure 2. City Administration Building, looking north, lower south elevation.



Figure 3. City Administration Building, looking northwest, south street elevation.



Figure 4. City Administration Building, looking east, lobby west elevation.



Figure 5. City Administration Building, looking west, lobby east elevation.



Figure 6. City Administration Building, looking east at the terrazzo San Diego City seal.

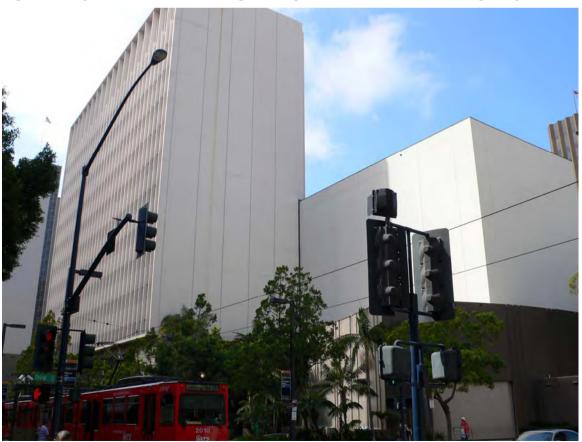


Figure 7. City Administration Building, looking northwest, east and south elevations.



Figure 8. City Administration Building at upper left, looking west, east elevation.



Figure 9. City Administration Building, looking south, north elevation.



Figure 10. Convention/Performing Arts Building, looking northwest, east elevation.



Figure 11. Convention/Performing Arts Building, looking west, east elevation, main entry.



Figure 12. Convention/Performing Arts Building, looking southwest, east elevation.



Figure 13. Convention/Performing Arts Building, looking north, ground floor walkway.



Figure 14. Convention/Performing Arts Building, looking south, 2nd floor walkway.



Figure 15. Civic Theater Building, looking southwest, north elevation, 2nd floor.



Figure 16. Convention/Performing Arts Building, looking northwest, south elevation.



Figure 17. Convention/Performing Arts Building, looking northeast, south elevation.



Figure 18. Convention/Performing Arts Building, looking northeast, west elevation.



Figure 19. Civic Theater Building, looking southeast, north and west elevations.



Figure 20. Civic Theater Building, looking south, north elevation.



Figure 21. Civic Theater Building, looking east, west elevation.



Figure 22. Civic Theater Building, looking southeast, southwest end of lower story.

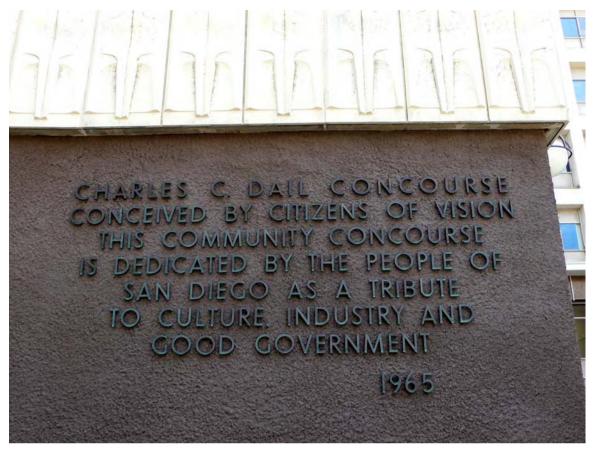


Figure 23. Civic Theater Building, looking south, south elevation of lower story.



Figure 24. Civic Theater Building, looking southwest, north and south elevations.



Figure 25. Civic Theater Building, looking west, east elevation, north end.



Figure 26. Civic Theater Building, looking west, east elevation, south end.

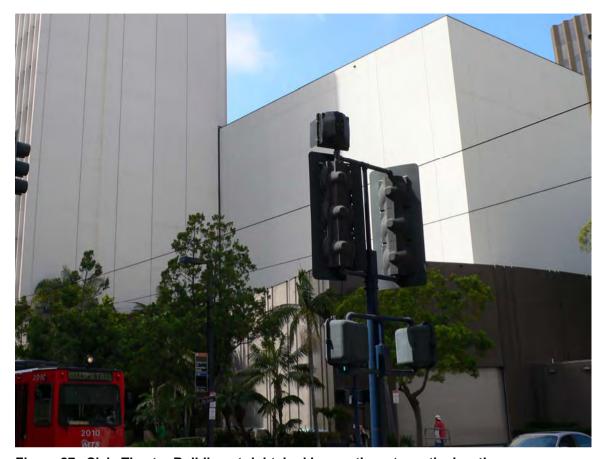


Figure 27. Civic Theater Building at right, looking northwest, south elevation.

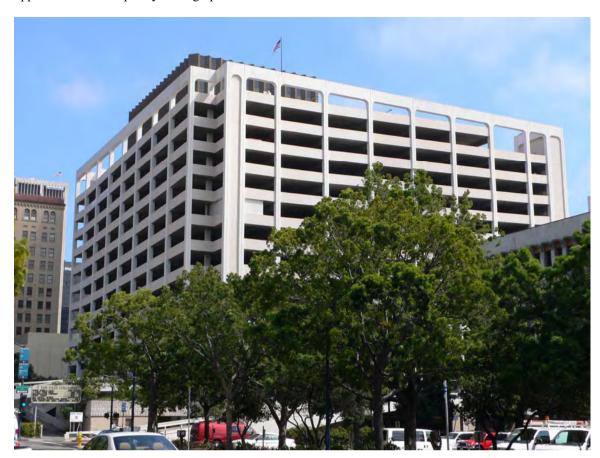


Figure 28. Evan Jones Parkade, looking southeast, west and part of north elevation.



Figure 29. Evan Jones Parkade, looking south, north and part of west elevation.



Figure 30. Evan Jones Parkade, looking northwest, south elevation.

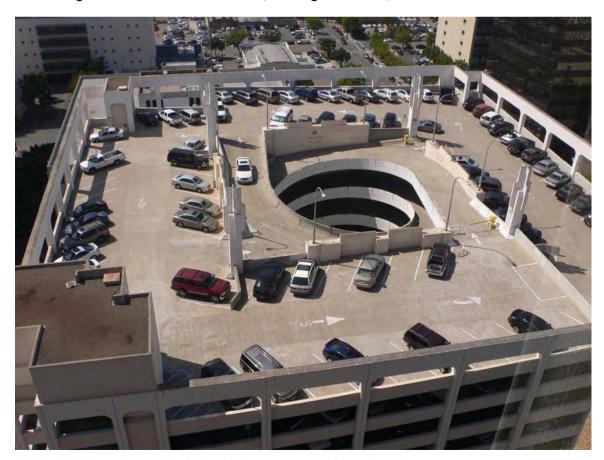


Figure 31. Evan Jones Parkade, looking west, rooftop elevation.

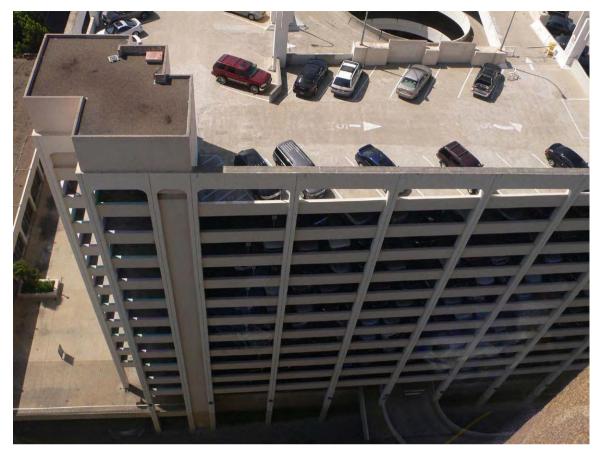


Figure 32. Evan Jones Parkade, looking west, east elevation.



Figure 33. Evan Jones Parkade, looking southwest, north and east elevation.

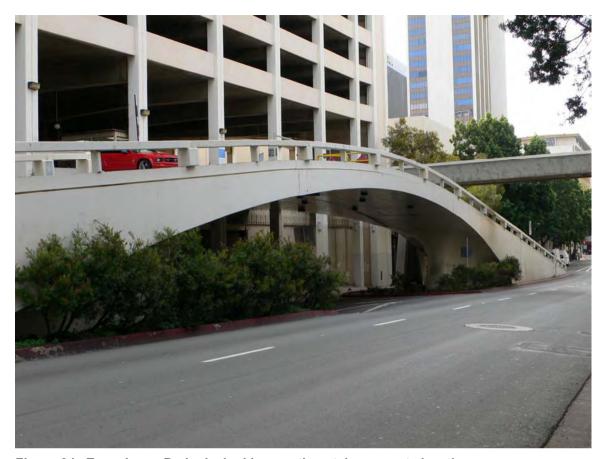


Figure 34. Evan Jones Parkade, looking southeast, lower east elevation.



Figure 35. Evan Jones Parkade, looking southwest, north and east elevation.



Figure 36. Bow Wave sculpture, looking east.



Figure 37. Civic Theater Building, looking northwest.



Figure 38. City Operations Building, looking northeast, west and part of south elevations.



Figure 39. City Operations Building, looking east, west elevation.



Figure 40. City Operations Building at right, looking east, north elevation.



Figure 41. City Operations Building, looking west along walkway, north elevation.



Figure 42. City Operations Building, looking southwest along 1st Avenue, east elevation.



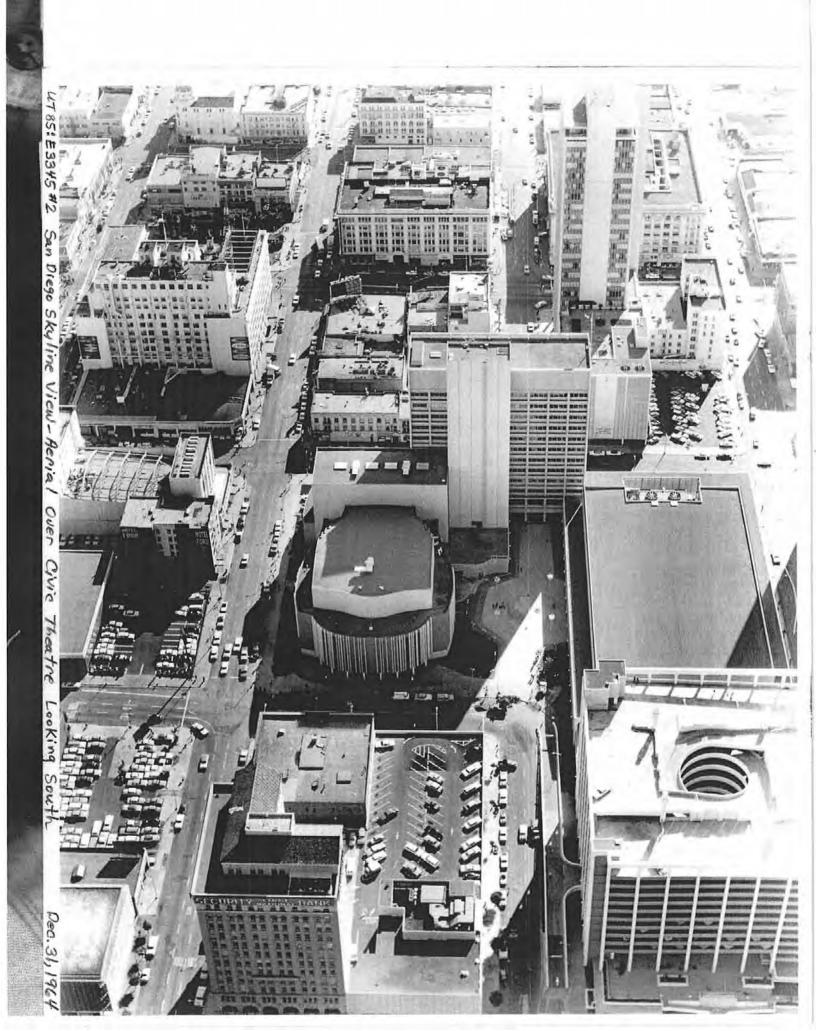
Figure 43. City Operations Building, looking west, upper east elevation.



Figure 44. City Operations Building, looking west along bridge, upper east elevation.



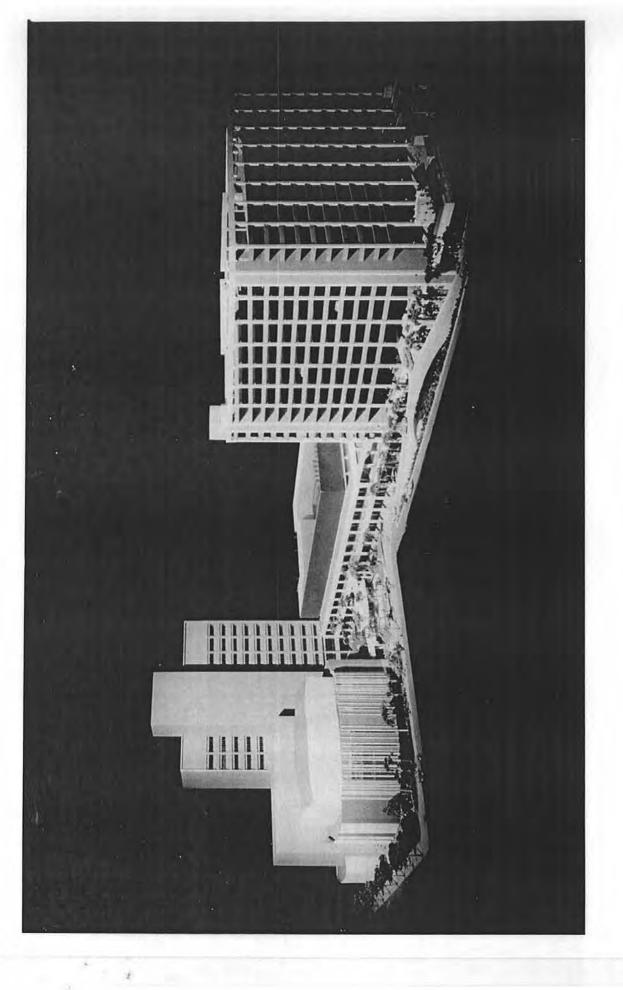
Figure 45. City Operations Building, looking northwest, east and part of south elevation.

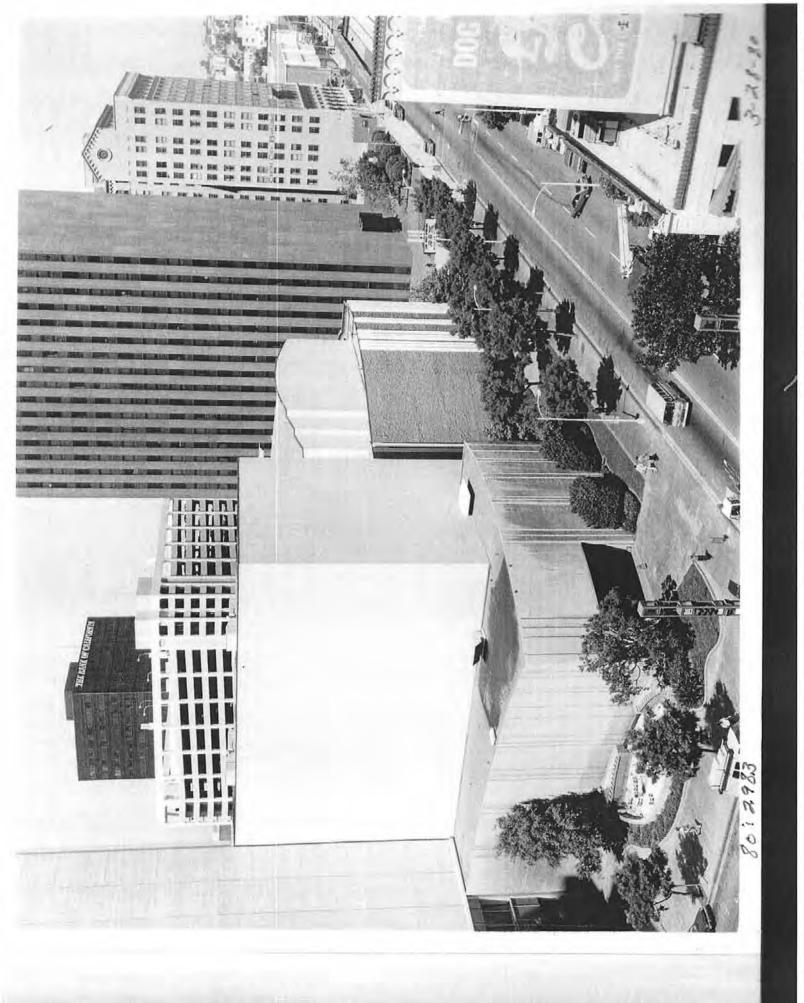


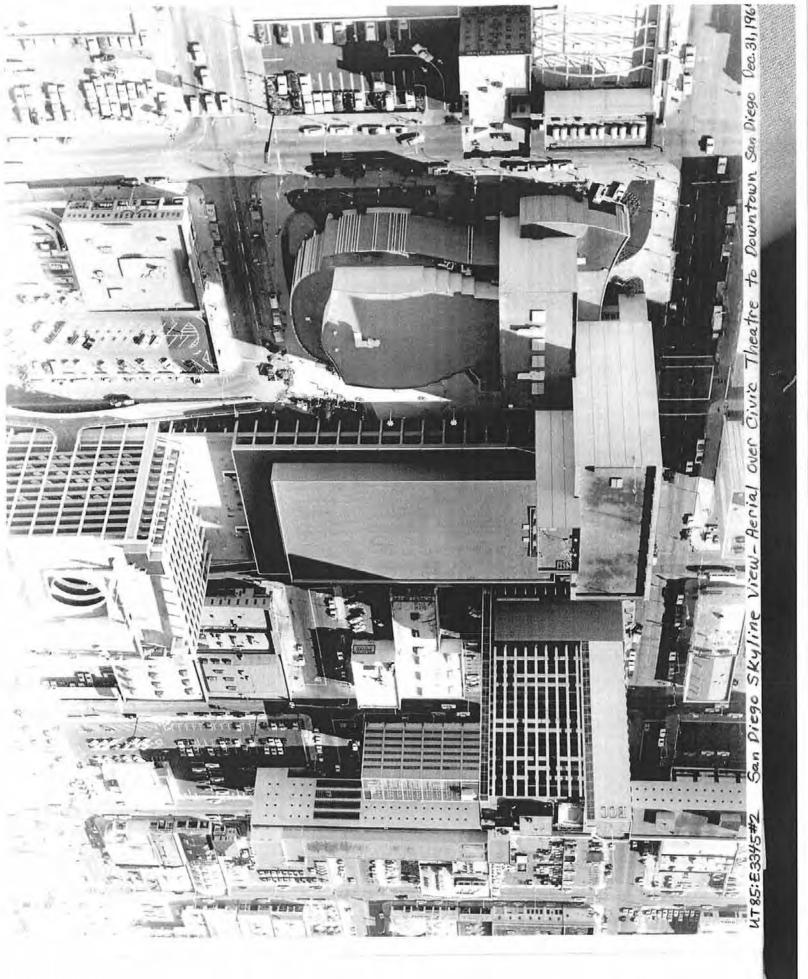
ut85: E2592 #7E Theather-C, Stage and Lower Seating at Civic UT85: E3932

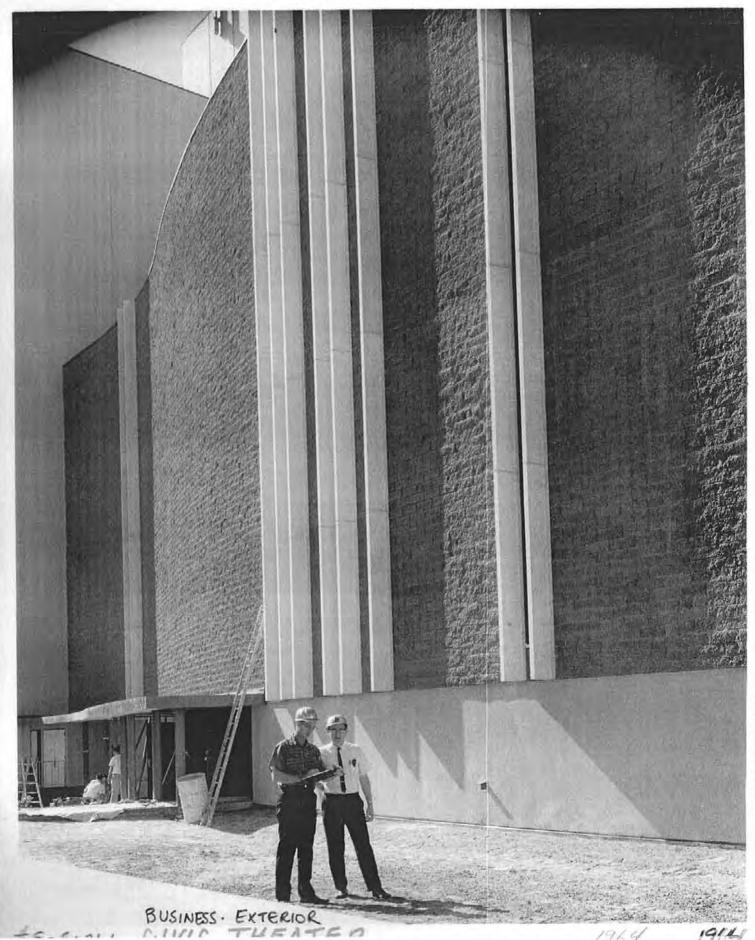


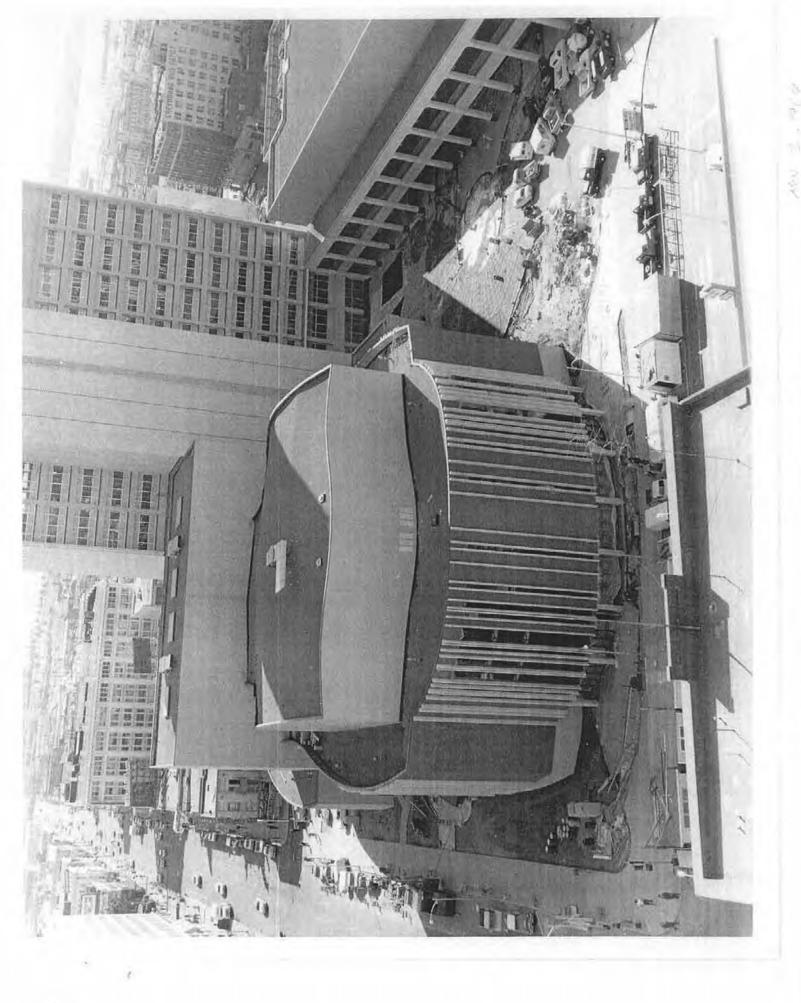
MT 85: E 33 45#2 San Diego Skyline View- Looking Over CEPTICE CEPTIC Civic Theatre to San Diego Harber Dec. 31, 1964











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Any manner without written permission The San Diego Historical Society
P.O. Box 81825
San Diego, CA 92138
(619) 232-6203 x 127

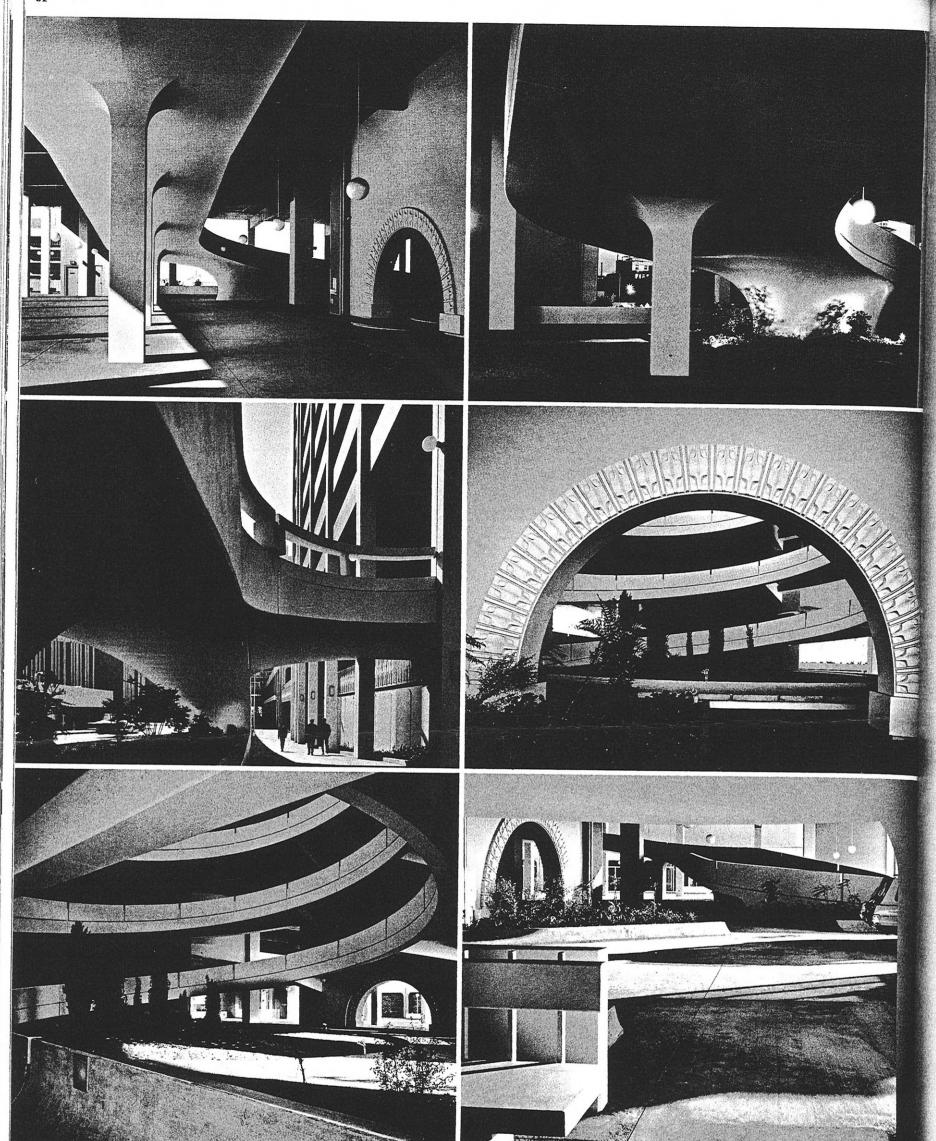
APPENDIX F

Research Articles

Arts and Architecture

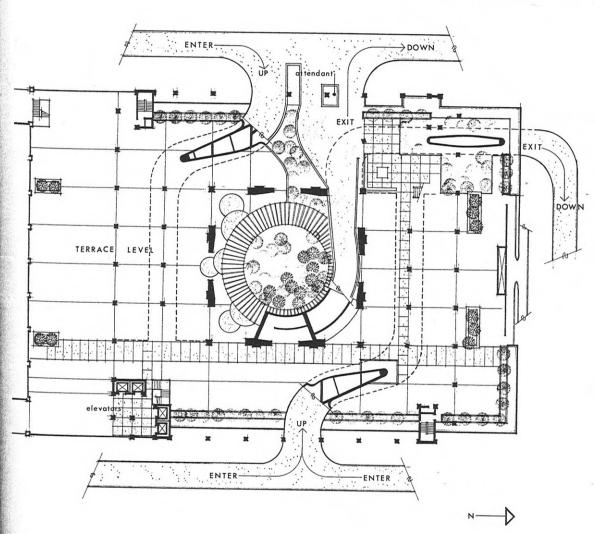
San Diego Union Tribune

Inut ible arts & architecture



ENTER-

TUCKER, SADLER AND BENNETT, ARCHITECTS

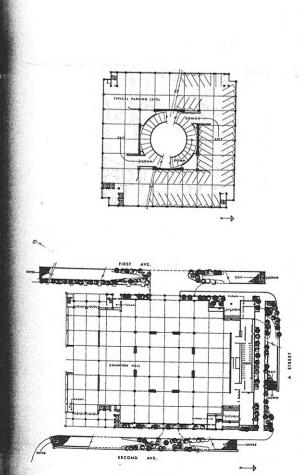


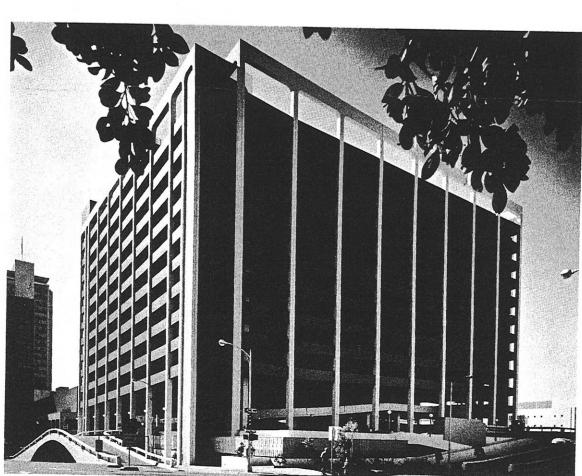
This prestressed concrete building contains a 56,000-square-foot exhibition hall surmounted by a 10-story parking tower and is part of the new San Diego, Calif., Center City Concourse. The one-story exhibition hall, partially below grade, is separated from the tower by a terrace level which is a city block in size.

The parking facility and terrace will serve as the main circulation elements, serving and connecting all buildings in the concourse-convention hall, administration offices and theater. The 200'x 200' tower has a circular core of two separate but intermeshed express exit ramps serving alternate floors, creating two garages with a capacity of 500 cars each. Access from the street to the continuous, sloping parking levels is by sculptured ramps.

The terrace acts as a transition area for cars and for visitors alighting from or waiting for their autos. It is intended as a place where people will gather and is to be used for art exhibitions, garden shows and the like.

Cost of the structure was approximately \$3.5 million. Prestress consultant was James Libby; contractor was F. E. Young Construction Company.





Photos by Julius Shulman

Center City Seen Spurring with Reli 37.8 Million In Building

\$600,000 Tax Gain **Forecast**

By EDWIN G. MARTIN

Private developers propose \$37.88 million of new buildings in San Diego's central area as a result of the Center City project, if was reported yesterday.

The new buildings will be built to replace structures now valued at \$2.58 million for a net gain of \$35.29 million, a c cording to Ewart Goodwin, president of San Diegans, Inc.

Goodwin gave the figures at the annual meeting of the organization, composed of a group of San Diego business. men interested in stengthening the economy of the central

Guests at the meeting, held the 10th Avenue Marine Terminal, were Mayor Dail, members of the City Council, harbor commissioners and city planning commissioners.

8720,913 IN TAXES

Goodwin, who was re-elected president of San Diegans, inc., said the new buildings will bring the city, the county and other taxing agencies a total of \$720.913 a year in taxes, compared with \$49.270 at bresent. at present.

The tax estimates were assessed at 25 per cent of real value on a combined tax rate of \$7.61 for each \$100 of assessed valuation, the cur-rent rate for a San Diego resident.

On the other hand, the seven city projects in the Center City plan will result in the loss of \$69,816 a year in taxes, Goodwin said, When this amount of taxes is do. this amount of taxes is de-ducted from the estimated gain, the net overall tax in-crease will be \$601,827 a year

ADDITIONAL PROJECTS

"There is no question in my mind but that additional promind but that additional projects now on the drawing boards will come into being by 1965, and that the basic net increase in overall tax. revenue from the central ar-will exceed \$1 million year "Goodwin fiecla) ed million as

Included in the \$37.88 and Included in the S5 88 million of new boildings listed by Good With were Living kadn's Prist Avenue and C Street skysolaper, C Aruhoh Smith's Second Avenue and Broadway tower the rewelling to the Convention Half and Broadway tower the rewelling to the Federal Savings & Loan Building, the El Corter Convention Center and a tropy linking to the IT story City Half and a LOG-car park-ing-parage. Convention Center and a pro-tered in the filter addition

Goodwin hard the Center City project when will be the spending of \$46 mil bon by the city over a 46 year period will result up. The must ellipent then for the straight and any cuts be the traped otales containing a popula-tion of Porties of to one peo-ple."

LEVENIENCEE, WALK

I know of no dy with a population of more than the control of the State and lode, it histories is within free improves whose

Continued on a 16, Col. 11



Model of Community Concourse and City Hall is displayed by Henry E. Brink, an architect on project. New Kahn building (A) and Security First National's existing building (B)

shown with proposed City Hall Civic Theater (2), Convention Hall (3) and 1,000-car parking garage (4). City Hall, theater and convention hall will face on C Street.

Council Sees Model Of Center City

A model of San Diego's proposed new \$7.5 millon Community Concourse and \$4.4-million City Hall was

mixeded yesterday.
The City Council was shown the model in the found

FATHER OF 2 room of the Bank of Amer-

It was prepared by Sam It was propored by said W. Hamilt supervising as chifert of San Diego's Cen-ter City protect as a guide to architects who will lie fured this month to design the handon.

COMMON CTILITIES

Hamilt said the four strucbites will have common utilities, and basement and Par Concourse and City Hall a common lobby

City Mgr. Tum Fletcher said the council probably will receive recommendatrees on hiring arcintects for the four structures date 30

The Center City Advisory, said, headed by Guilford Writtee expects to have its terrommendations on architects next week. The board has been interviewing at one is who applied to de-Sign the structures. Hamilia presentation to

Confinned on a 16, Cal. 21

Navy Pilot Tells Of Fatal Collision

A say more who introvive we miss we stod nere, chest, the largest single al. Fink, vice presidents escaped death Sunday when lelaimed the life of Li C R doment. Ing. declared in a stop in a stop of the lall of another. Agec. 25. of 4846 Boise St. The Community Chest. In, Right now we can shared off the lall of another. Agec. 25. of 4846 Boise St. The Community Chest. In, Right now we can plane killing its pilot yester, the father of two. Ens. Rob. the U.S. Grant Hotel, with many qualified enging the declared of the largest single al. Fink, vice presidents. day described the tragic mis. ert E. Mayer, 23, of Los An-

Boost Sought For Building Permit Fees

By CHARLES ROSS

A lo to 25 per cent increase rict, but 1 made a straight in fees for county building approach and landed with no Board of Supervisors yester day by J. S. Waldtep, chief "COPTER SENT" but a supervisor supervisors yester day by J. S. Waldtep, chief "COPTER SENT" but a sourch for Moody of the county Building Inspec. A Navy spokesman said a in J. declared further coin themselves.

By DICK BOWMAN By DICK BOWMAN A Navy pilot who narrowly-400 miles west of here: chest, the largest single at Fink, vice president-eing, declared in a st

geles, pilot of the other plane, told this story

The interview took place on the flight deek of the attack 1.500 and 2.401 frest when 1 fast saw Ages s plane about a mile and a half behind me runs in the Western Pacific.

The crash, which occurred to North Is. The crash, which occurred the spine stid under my wings. My prop bit his about a mile and a half behind me are eight month. In process we have a grain until the cruss in the Western Pacific.

The crash, which occurred to the crash which occurred the plane stid under my wings. My prop bit his about the crash which occurred the property of the chief a multimithous dollar in the crash which occurred the section is many naval. Air Station with the section of the chief a multimithous dollar in the cockpit. I didn't see him is many Naval Air Station. wings. My propositions and the firstly officer's mess at Mira estanding over four ye cockpit. I dish t see him but mar. Naval Air Station yes: Additional long ran the water.

Mayer said he chonded to 500 feet "and another pilot came.agr. 501 feet "and another pilot came.agr. 501 filot for its down are craft. The oil fask on the but tom was smashed. I was streaming oil and law engine was running rough. The propied was been and turn. I was about five miles from the carrier, but I made a straight approach and landed with no propied to the stream of the stream of the feet. The oil fask of the feet approach and landed with no propied to the feet approach and landed with the propied to the feet and the propied to the propied to the feet and the propied to the propied to the propied to the feet and the propied to the propied to the feet and the propied to the propied to the feet and the propied to the propied to the propied to the feet approach and the propied to th

of the county Building Inspect

A Navy spokesman said a triff defined further composition Department

Waldrep said the meriase parched to the seeme and its increasing and to update fees sling. "But the hody slighed as discovered friday during in building and to update fees sling." But the hody slighed as audit following Mendy seeme and its building and to update fees sling. "But the hody slighed as audit following Mendy seeme and its frees for homes in the more. Agree apparently either was offered as the respective category should be dead or dying. We don't know the first considerably more the fell or was provided the solution day loberty.

The special seemed to return to distribute an instance that the following them was one of the first considerably more the fell or was provided the first seem at 7 merch 1.6 keV of the solution of the first seemed to the first seem at 7 merch 1.6 keV of the solution of the first seem at 7 merch 1.6 keV of the solution of the first seem at 7 merch 1.6 keV of the solution of the first seem at 7 merch 1.6 keV of the solution of the first seemed the first seemed to the seemed the first seemed to the seemed the first seemed to the first seemed to the seemed the seed of the solution of the first seemed the seemed to the first seemed to the seemed the seemed to the first seemed to the seemed the seemed to the seemed the seemed to the seemed to the seemed to the seemed the seemed to the seemed to the seemed to the seemed the seemed to the seemed to the seemed to the seemed to the seemed the seemed to th

In 14% Rise Over 1960 Jury **Boney Hails Total** Of \$3,265,000 As 70% Of Goal By NATALIE BEST

the previous year, Henry A. Boney, campaign chairman, told the United Fund of San

Diego executive committee

Boney described San Diego as second to the top in per-centage increase across the:

The national average increase across the country was about 3 per-cent, with Providence, R.I., having the largest percentage increase in a The mational average (in)

Boney lauded the military

as a major reason for the success of the campaign.

"The performance by the military was truly outstanding," Boney said. "They raised \$640,000 as compared

"Josept committees will

meet in the next three weeks to set up the new organiza-

(Continued on a-16, Col. 4)

MERGER PLANNED

major city with 16 per cent.

yesterday.

Boney said.

The 1961 United Team cam-paign raised \$3.265.000, which represented 70.5 per cent of the goal and 14.2 per cent in-crease over the amount raised the previous year. Henry A **REQUEST** FOR 'FIR

Requests began copies of "The Fi articles on readin Sunday in The Sa The series, wri Diego Union's edi

in booklets for a booklets will be I In addition to

Union has receiv

from the city sch Davis' series e: ing, along with so all levels of educ County.

Persons desiring quests to "The 1 Union, 940 Third

to \$471,000 last year. The rest of us had better catch up." In addition to the campaign report, the merger of the San Diego Community Charles In audition, report, the merger of the San Diego Community Chest with the United Fund, on or about 1886 1 was announced by San Was anno

Release Of L Will Spur Bu

which probably will be called United Communi Services," McQuilkén said. Ryan, Aeronautical ; The Community Service some 300 engineers to organized here 41 years ago, but 190 days. It said has been a heneficiary agen-by the release of fee cry of the United Fund since development program the latter's organization in Sever have we be-

Fink said a letter

Center City

Drive Plan

Broadened Wider Participation Invited In Financing Of Concourse Editorial The Opportunity is Unique—Page c-7
By EDWIN G. MARTEN ed public subscription campaign to assist in the financing of San Diego's new Community Concourse was announced yesterday. Guilford H. Whitney, chairman of the Center City Advisory Board, said the campaign hopes to enlist the participation of as many San Diegans as possi-

The reason is simple. Whitney said, "Construc-tion of the Community Concourse, which will-include a magnificent Civic Theater and a large Conven-tion Hall, will be something of which everyone can

tion Itali, will be something of which everyone can be proud. By subscribing to the campaign to finance the construction, San Diegans will be able to have a personal stake in the new facilities."

More than 31 million already has been raised in private gifts, Whitney said, Additional large amounts will be amounted this week or next. A goal of \$1.5 million in private gifts has been set. The total amount raised grivately will be turned over to the city by March 15.

Architects Designing Concourse

The Community Concourse—a name chosen to embrace a new Convention Hall. Civic Theater and parking garage and extended to include a new City Hall—is being designed by architects selected by the City Council.

The \$1.5 million pledged in private gifts is earmarked solely for financing the Convention Hall and Civic Theater portion of the complex.

Linder a financing the proposed by Whitmark

Architects Designing Concourse

This is supervising architect Samuel W. Hamill's etch of the working plan for the Center City Com-unity Concourse. This view tooks south from A

Street toward the lowering Bi-story city hall. The fountain in the center will be in the middle of existing intersection of Second Avenue and B Street.

Ball didn't know this. The chairman, Mrs. Fred Rohr, engineered the preparations from a bed in Scripps Hospital. She was in a wheelchair when she okayed the layout in the ballroom at Hotel del

Scripps Hospital. She was in a wheelchair when she chaped the layout in the ballroom at Hotel delegation of the hospital that the ballroom at Hotel delegation of the hospital that the ballroom at Hotel delegation of the hospital that the ballroom at Hotel delegation of the hospital that the ballroom at Hotel when composed Lawrence Welk's new socker, "Voul're For killer in a feet when composed Lawrence Welk's new socker, "Voul're For killer in a feet of the hospital that he had been a been a been a been a been and the hospital that he had been a hospital secretary.) Been soos smart to have an Oriental secretary.)

El Centro Remembers Mrs. Glenn

El Centro Remembers Mrs. Glenn
When they lived in El Centro in 1943. Mrs. John
Glenn was the star in the family, not her astronautJusband. The Methodist Church there lost its organist
sist before it was to, produce "Tide Messiah" at
Christmas time and she was drafted into service.
She did so well, she was kept on as church organist.
The Glenns were stationed at the El Centro Marine
Base (later the Nayal Air Facility). Their closest
friends were Colon Barretty driver for a bakery, and
lis wile Shirley, who still reside in El Centro.
State Sen. Hugo Fisher was addressing the city
school board the other night. A dog wandered into
the Education Center, bringing, Fisher's speech to a
Jerceeching, stop. Everyone laughed, but the big
whack was enjoyed by Jack Schrado, who seeks to
Pacific Beach bachelor's house, Dr. Jim Grant broke
re glass, out his finger and wrapped it in a towel
because he had no bandages. [He's the first-eld expert.)... Nobody ever heard of the band-leader
buying the night club that employed him. But Rod
Oradis did it; he bought the Hilliceast Hideaway from
Trask Harris. And he Just brought in Gone Roland.
Teams Taranger for Sten Rentou.

Fewer Stag Dinner Speakers (Oh, Joy!)

1995 when small teaching ma-chines replaced teachers, "C om puters had pro-grammed the logical steps in the development of good Eng-lish composition writing," he started out. "Students, were duly re-warded, like animals, for ar-riving at the right answers, J, grade was given automatical-ity and a record kept for as long as desired.

BEVICE OBJECTIVE

IDENTICE OBJECTIVE

"There were no acquiments with parents as to what was the right answer. The machine was not affected by litness, beredom or finances—it was completely objective." It tought two better work and it trought everyone up to a higher level of performance. But one thing, it did nothing for the superior student. It tild not ruge them (Continuou on 200, 5).

Bad Weather Cuts Glider Event Crowd

ed in slice. Ily CHARLES EISC IDA. Ily CHAR

been on the school dis-trict's elementary curricu-

tricts etementary currect-lum planning committee.

Her sawice gots beyond the usual recommendations of educators to parents of nursery, school age young-sters, typically highlighted by only: "Read to them a lot."

Johnny In 2 Rs

Parents not only can, but should, help their pre-school age children along the road to reading and writing.

writing.
They can help by labeling their child's drawing of a duck or a deg, by games with Jetters which lead to learning the alphabot, by taking "dictation" from a youngster, and by a dozen or more other ways.

or more other ways.

It is as logical for parents
of the disper and tricyclo
set to help their children
form a hase for understanding and authoring
words as it is to assist them
in speaking correctly.

in speaking correctly.

All these suc the views of
Mrs. Hans M. Stocker, R
San Diego State supervisor
of student teachers, who
lies drafted a program for
parents to follow in easing
possible difficulties their
children will encounter in
school.

and convention hall.

The city hall will be financed by the Employes Retirement System, which will build the \$4.4 million structure and lease it to the city. The lease-purchase agreement calls for the city to buy back the property on a specified time schedule.

Two methods of receiving private gift shave been established by the Center City Advisory Board in cooperation with the City Council.

City Anglian Flord Leavence has set up a special.

way from the parsing sub-ling.

The mudlerium section of the theater will be about six stories high, the stage-back-stage section about 10.

The convention hall will.

The convention hall will a have a fast floor with a stage descend into the basement. A ballcony will run around three sides.

**Manufacture will be used

the balcony into a maller inceding rooms. This building will be about six stories high. The parking building will have six levels, reached by ramps from First and Second Avenues. The ground-110 or level can be used either for exhibits or for parking.

Bamill said the city hall (Continued on 282 Cell.)

Under a financing plan conceived by Whitney's board--volunteer civic leaders appointed by the city manager—the \$1.5 million in private gifts will be placed with \$2 million in city capital outlay funds and a M million loan from the city Employes Retirement System to finance the \$7.5 million theater and convention hall.

City Auditor Fred Lawrence has set up a special Community Concourse frust fund to receive cash gifts. Donations to this fund are to be made payable to: "City of San Diego, Community Concourse Trust." Cash Gifts Are Being Accepted

Cash Gifts Are Being Accepted

Lawrence said the cash gifts will be accepted for
the "acculative public purpose of construction of a
Convention Hall and Civic Theater, known as the
Community Concourse,"

He stipulated that in the event the city does not
accept the contributions (in case the public lund
drive fails) the donor may get his gift refunded by
submitting a written demand on the city.

More than \$5,000 in donations have been received
by Lawrence and placed in the special trust fund.
Denations may be delivered in person or mailed
to the City Auditor's office in the Civic Center.

The second method of receiving gifts has been the
establishment of a trust fund, through an arrangement with the San Diego Symphony Association.
Pledges to the Community Concourse, some of which
are to be paid out over a period of up to tive years,
are placed in this fund and it, has been the repository
of most of the large gifts pledged so far. The pledges
are in turn delivered to the Union Title Co. for
safekeeping until they are turned over to the city.

Further Improvements Possible

Further Improvements Possible.

Whitney said the general public's response to the broadened subscription campaign will determine in a large measure the refinements to be built into the Civic Theater.

ivic Theater.
"With the gifts and pledges we have received, the
(Continued on a-22, Cot. 4)

Bond Support Is Urged

provide for open concourses. City
administration building would be
built on stills to allow passage between theater and auditorium froning on C Street. Existing Security
First National Bank' Building is in
bleck shown at upper right.

General plan of the Center City complex is shown in this drawing; Parking-exhibit building is in upper left getween A and B streets, Con-vention Hall' is lower left and Civic

Three Assembly Buildings

Fo Supplement City Hall

ever, the more money donated the better they will be built."

As an example , Whitney said it may be possible to install larger or more comfortable sents in the thea-ter. Or more landscaping may be placed.
"The point Is, we here in San Diego should want

these facilities to be the finest possible," Whitney declared, "I believe everyone agrees that we've needed them for years, Now that we're building litem, we should try to make them outstanding in every way."

BLUEJACKET REVIEW TO SALUTE RED CROSS

A bluefacket brigade will salute the American Red Cross for its Services to the arrined forces in a parade Friday at the Naval Trailing Center O. W. Todd Jr., San Diego County. Chapter chairman, agnounced yesset and concrete stills so and such.

The plant envisions a fount is lower levels can contrib. A buge basement will be tain in the circle at Second to the open offset and the built under the theater and Avenue and B Street to recessibility of the rest of the convention half for utilities, hance the appearance, meourse.

Storage and works creas.

Reflecting pools are eat the course and will trie 16. Hamili splan calls for Sec marked for the main course cries above the street without Avenue to be closed he course and autside the reary of the buildings starling leven B and C Streets. It will wall of the theater. Most all about the fourth level. Thebe closed between Pirst and the buildings probably w 111 sece under this will be trediscend, where it will become be of concrete.

San Diego County, Chapter chairman, agnounced pre-terlay.

Todd said the review of 3,000 recruits will open the observance of Red Cross Month in San Diego County.

Capi, Donald J. Thomas, cruter commander has in-vited Red Cross volunteers from throughout the county of attent the 7,300 pm. review where Donald W. Stolin, Red Cross Pacific Area manager, will award the Amer-ican Spirit Honor Media to the outstanding recruit.

Todd characterized the brigade review as a signal chome for Red Cross workers and "an important oc-casion for all of us."

Teaching Machine Limitations Told

522 LAN DIES, CALIFORNIA THE TAN DIESO UNION

acners. "It's up to you to help solve

Kills Inspector

At Test Plant

A mechanical in spector who do not speak, slandard guint by going the property for the property of the propert

A mechanical in spector who do not speak rainader and standard was killed by a Hylig bar yes legislam, saying. "It deem to great the special standard was killed by a Hylig bar yes legislam, saying. "It deem to great the special standard was killed by a Hylig bar yes legislam, saying. "It deem to great the special standard was held to great the special standard was held to great the special standard was held gallowing a matchine in a test at the Archael standard English, however, he dentity William G. Styker, University of a Dennis O. Wills, 46, a qualitation of a Dennis O. Wills, 46, a qualitation of the special standard special special standard special special standard special special standard special special standard special special special standard special special special special standard special spe



- ANOTHER -INSPIRATION from KOVEN'S Jewelers

45-Piece DELUXE Complete Polaroid **Electric Eye Outfit**



If You Can Aim This Camera You've Got It Made!

> No Focusing, Nothing To Set 10 Second Pictures Fully Automatic

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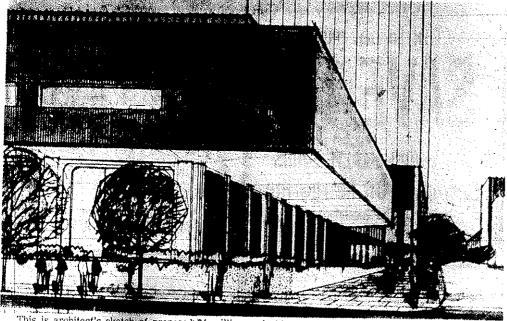
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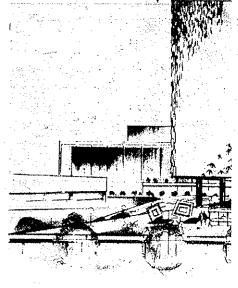
SAN DIEGO, CALIFORNIA, WEDNESDAY MORNING, MARCH 14, 1962.

Concourse Designs



This is architect's sketch of proposed \$4 million dollar convention hall in Center City Concourse,

looking northeast from First Avenue and C. Street. Hall would have arena, grand lobby, assembly hall.



One of main features of garage-exhibit hall she in this architectural drawing would be

Mission Bay

Forty-six names are in-volved. Of these, 13 are the same as existing names, eight are changes, and 25 are new names for places now unnamed.

The changes are "Vacation Isla" for Tierra del Fuego; "Bahia Point" for Gleason Point: "Santa Baribara Cove" for Asher Cove; "Fiesta Island" for Cabrillo Island; "Mariners Basin" for Gebrillo Island; "Mariners Basin" for Glenn Rick Bay: Pacific Cove" for Perez Cove; "Dana Landing" for Dana Basin, and "Sail Bay" for Crescent Bay. Mayor Dail said be thought The changes are "Vaca on Isle" for Tierra del

"Sall Bay" for Crescent Bay, Mayor Dail said be thought a proposal that a plaque or other suitable object be placed in Mission Bay in mein. The court of three male placed in Mission Bay in mein. The court of three male ory of the late Maithew students and two coeds met Gleason was a good idea" in closed session after an

Council OKs Marxist Banned At SDS Talks At Off-Campus Event Stab Killing Of occurred a resolution drawn adopting a list of new names for various places in Mission Bay Park. A controversy over what for various places in Mission Bay Park. The new names were suggested by the Mission Bay Bay Marxist editor, originally first was planned to study. The city Planning Commission after two years of Student Occurrence of the Commission after two years of Student Occurrence of the Commission after two years of Student Student

mony of students, including the three facing disciplinary

action in connection with Rockwell's appearance.

Most guestions directed at Ed Cherry, 22, Warren Von Blum, 18, and Norman Frankland, 18, centered on points the three made at

the trial's opening Monday

Cherry, a physical educa-

tion major, has acknowledged striking the American Nazi leader after being elbowed away from the

elbowed away from the microphone in the college's

open air theater. Von Blum and Frankland, both pre-law majors, admitted throwing eggs at Rockwell

State student court last

night reached confidential

decisions involving three

participants in riotous con-

day.

A meeting between a CSA officer and college authorities of the perioduced an agreement that the Monday decision of the college Lectures and Concerts Board ruled the meeting "open" because of advance publicity give not president, said 'he therefore asked Hansen to speak at a 19 STARS asked Hansen to speak at all STABS

asked Hansen to speak at a 9 STABS lancheon in the restaurant.

MEETING BANNED

Herbert C Peiffer, dean of arm and back, apparently students, said he and Dr. with one of four kitchen knives Standey Pincett, a dean of arm and back, apparently students, said he and Dr. with one of four kitchen knives Standey Pincett, and the CSA faculty adment at 3574 Fourth Averages and the CSA faculty adment at 3574 Fourth Averages and the LAC ruling Schenek, head of the policy campus until the moratorium as lifted.

Lachman said he and other CSA officers agreed to hold the meeting officampus, at the Campus Chuck Wagon, 6205 El Cajon Blyd, until the definition of an open or closed meeting is set by a school head.

The wait lasted only a few ment in the carly morans attered with ment in the carly morans attered meeting the sate of the said relating the apartment carly Sunday and a saider leaving the apartment or demand and the carly morans attered to the said relating to the said relating the apartment carly Sunday and a saider leaving the apartment or demand and the carly morans attered to the said relating the apartment was the said relating to the said relating the apartment carly Sunday and a saider leaving the apartment was the said relating to the said relating

body.

The wait lasted only a few hours. The Campus Activities floard, a joint student-faculty group, adopted the following definition of a closed meeting shortly after flansen's talk.

BLOOD FOUND

Results a stiller leaving the apartment in the early meaning attributes of critical meeting the problem.

BLOOD FOUND

The wait lasted only a few meeting the apartment in the early meaning attributes. The carried meeting the apartment in the early meaning the apartment in the early meaning that the carried meaning the apartment in the early meaning that the early meaning the apartment in the early meaning attributes. The Campus Activities for critical meeting the apartment in the early meaning attributes. The carried meaning the apartment in the early meaning attributes of critical meaning that the early meaning attributes. The carried meaning the early meaning that the early meaning attributes of critical meaning that the early meaning the apartment in the early meaning the

Youth Admits

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ny havo reached St 4 There are several proval of directors of s These should be read day and, together with

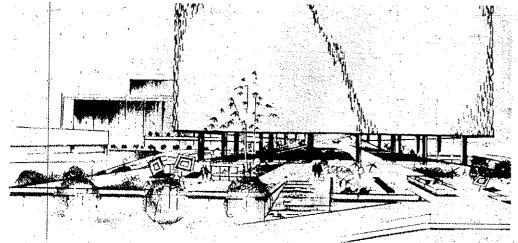
the \$1.5 million." The City Council will private gifts, and giving method, at its meeting a

The council last week the St.5 million from Ma Gildred said the late

San Diego Trust & 5 Heilbron, \$8,000, Ed Si Mrs. Allan Klamber Whest estate, Siteose Com Cola Building Co-\$10,000 Service Auto \$5,000 and Phip I. Gild

Youths **L**

Congress Urged To Correct



One of main features of garage exhibit hall shown architectural drawing would be ferrace

running under building, which would be on stills. Cars will enter by ramp in foreground

Youth Admits Hillcrest Man

An is-year-old sailor was arrested yesterday on a war-

The sadar, Francisco Sinohu: was arrested about A 5.30 p.m. on his ship, the landing ship dock Oak Hill risoon after it docked at a libouy of shelter Island. The had been at sea since Monday.

Police said the sailor adi. Ponce Sain the Sain and Imitted stabbing Neil D. Steeves. 138, when Steeves. made indecent advances.

a:9 STABS

Steeves was stabbed nine times in the chest, appearing addutionals with one of four kitchen knives found in his live-room apartment at 3574 Fourth Ave

Detective Lt. William 3 Schenck, head of the poince homicide detail, said a cig-arette lighter with USS Oak. Hill engraved on it led to the sailor's arrest.

Schenck said evidence showed there had been a drinking party in the vicinm's apartment early Sunday and his detectives theorized that a sailor leaving the apart-ment in the early morning aftjer drinking might have bogn stopped for questioning/by police.

BLOOD FOUND

ore said Shore Patrol head-icharges

quarters was checked and it. They are Ernest R. Barrios, was harried Shohui had been a laborer of 6522 Ghidden St.; Two never seen anything double as dressing rooms, sent to Naval Hospital for Mario M. Gomez, a stock sent to Naval Hospital for Mario M. Gomez, a stock from the clerk of 3400 Ashford St. and little finger of his right hand. Terry W. Masewez, of 3411

and released to his ship. Argyle St. All are 18

Stab Killing Of Council Gets Center Plans

at a ranked price day on a war. Architectural drawings of Shown were sketches of the by the firm of lucker, sadier rank charging him with stab, the first two buildings to be \$4-million convention hall, be & Bennett.

To bing to destin a floral design, built in San Diego's Communing designed by Frank L. The other two building in er whose body was found in hity Concourse complex were flope. Associates, and the the \$15-million complex are a transacted apartment Mon, unveiled yesterday for the \$3.1-million parking garage. \$4.4-million city hall and a sexhibit half being designed \$3.5-million city hall and a struction of these is planned.

struction of these is planned later.

Harold Sadler described the L000 car garage exhibit hall to the council. Hope explained the convention half.

NEARLY FINAL

Each later told a reporter that the sketches could be changed, but represented a nearly final design.

The council was shown the sketches for its information, and took no action on the designs. Mayor Dail said ap proval of the designs will be a matter for council action

Hope said the basic reason for building the convention half is to attract out-of-town conventions which bring new dollars to the city. The building also has to be designed to accommodate local group meetings and conventions. meetings exhibits, pageants, extrava-ganzas and limited sporting events, he said.

FLEXIBILITY STRESSED

"To accomplish this the building must be extremely flexible, functional in operation, attractive and comfortable." Hope said, "It must compete with the ever growing number of convention facilities, in other

GIFTS FOR CONCOURSE SEEN TOPPING GOAL

Private gifts to help finance San Diego's Community Concourse will exceed the \$1.5 million goal, an official of the Center City Advisory Board predicted yesterday.

Philip L. Gildred, vice chairman of the board, made

Philip L. Gildred, vice chairman of the board, made the prediction in announcing that actual gifts or pledges now have reached \$1.509.65.

"There are several substantial pledges pending approval of directors of several companies." Gildred said. "These should be ready to announce possibly by Monday and, together with others, should bring us well over the \$1.5 million."

The City Council will act on a resolution accepting the private gifts, and giving formal approval to the financing method, at its meeting at 10 a.m. tonorrow

The council last week extended the deadline for raising the \$1.5 million from March 15 to March 31.
Gildred said the latest donors to the concourse fund

San Diego Trust & Savings Bank, \$15,000; Fred H San Diego Trust & Savings Bank, \$15,000; Fred H. Heilbron, \$8,000; Ed Stricher & Sons, \$3,000; Mr. and Mrs. Allan Klauther \$1,200; Ryan Foundation, \$1,200; Al Wuest estate, \$10,000; Seven-Up Bottling Co., \$10,000; Coca Cola Bottling Co., \$10,000; Pepts Cola Bottling Cola Bottli \$10,000); Service Auto Parks, \$5,000; Evan V. Jones, \$5,000, and Philip I. Gildred, \$5,000.

Youths Deny Guilt BLOOD FOUND. He said detectives found traces of blood on a bannister on the stairway leading to the victim's second story apartment, indicating the slayer might have been in pleaded import to charges been connected with the Sarpard in a struggle with the pleaded import to charges been connected with the Sarpard in a struggle with the pleaded import to charges been connected with the Sarpard in a struggle with the pleaded import to charges been connected with the Sarpard in the stemming from a Linda Vis. The detective said patrol the driven restaurant riot in was learned that Sinopur had been arrested about 5 and been arrested about 5 for the three youths at their of Fourth Avenue for drunk carraignment before Munich strugglement stored by the VFW post He calls treated, have equipment said Shore Patrol. He said Shore Patrol head chart strugglement before Munich strugglement before special lighting effects, a geral on misdemean or long and attends each Wednesday Projection room and meeting incenting. "I've never seen anything double as diressing rooms.

FREE ON RAIL

Cadets Home; Heroic Masewicz is charged with three counts of battery. Bar-



Cancer Called E

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ciety's California Dr. Russell R geon at the Presby leaf Center in Sai said about half or with valueer of the colon should be though this rate cutly as meyed

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Center Plans

Continued from a.17)

continuous ramp type similar Board Rejects Avenue and C Street but big-

ventilation and interference ficient to meet the county's with the B Street water flume, needs

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assembly hall with adjacent meeting rooms.

The assembly hall will seat 504. Hope said. Seventeen meeting rooms capable of accommodating 50 to 416 persons will be next to it.

Main-entrances to the convention hall will be from First Avenue and B Street. Hope said.

Sadler said studies showed that the best garage for the complex would be a self-past, continuous-ramp type similar to the markeds.

Aged Care Plan

He said his design proposes a large, open terrace of a full 200-by-300-foot block beneath the multistory parking tower. The open terrace will have reflection pools, flower shops and an outdoor eating area. The garage will be designed so that 1,000 cars can leave made by officers of the San a in 20 minutes. He said an Diego Convalescent Hospital, underground garage was con-ja private corporation. The M.

at in 20 minutes, rie said an Diego Convatescent Hospital, upderground garage was con- a private corporation. T. M. templated, but was ruled out Heggland, county administrates too expensive because the tive officer, said the average underground water problem, monthly rate of \$225 is suf-

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and 29 members with 25 Russell S Stowell, 1943. Every tomance covered the entire from the wreekage at years or more membership ma Bonham, 1944; Edward P Vear Teach Inches and and land of years or more membership ma Bonham, 1944; Edward P Vear Teach Inches Inche

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KANSANS JOIN

Identical triplets have arrived at NASANS JOIN

NTC Doing

Double Take

IN UCS Fund Drive

Standard Drive

Arbitics Sciden Renactly said the said and the said an

A company commander at the Naval Training Center is about to inherit three problems that as late as yesterday the powers above him had not told him about.

Included in his command will be identical triplets. Technically they are iden-tical, but one weighs 20 pounds more than his 143-pound brothers.

A Navy chief peny offi-cer said. By the time we're through with them here they'll all weigh the

PROMIKANSAS

FROM KANSAS
"The titles newskivp..recraits are Larry, Gary and
Harry Winter, 18, of Peabedy, Kan.
Larry made a comment
to a reporter yesterday that
may give a hint of things
to come.

to come.

"Our commander looked at one of us yesterday, then he saw another one of us, and said: "That man sure gets around."

In the three time type.

Not-only, are the three youngsters in tores to do making the Navy a career but they are championship baseball players.

ship baseball players.

FIRATES TRYOUT

Larry, Gary and Harry
play baseball se well find
the Pittsburgh Pirates gave
them a tryout in June.
Harry catches, Gary pitches
and Larry plays second
base.

They said they intend to

They said they intend to play basebail in the Navy. Why did the triplets join the Navy? In the word of Gary: "We couldn't afford to go to col-lege, so where else could we get a better education than in the Navy?"

Accident Bill

Army Engineers Map Concourse Plaza Plans Are Oullined Old Map, Image

Of Cabrillo Ship Feature Design

ourse to be designed

When the Conceurse is com-leted early in 1965, the pla a will serve as an interior ourt for the four major build

S4 Million Sought Over County;

Chairman Urges 'Higher Level Of Giving'

Today Is kickeff day in the McCum, camputing chairman, old for the phaza to plea in the million 'Belly' own Diego has considered community' Services. 'If's a giant effort, but Sandin in 1st r at 1 on building the million 'Belly' own Diego has recarded the stage-instrument. It would extend the million 'Belly' own Diego has recarded the stage-instrument. It would extend the million 'Belly' own Diego has recarded the stage-instrument. It would extend the million 'Belly' own Diego has been also a community,' considered workers will can. 'Heading divisions which he was san Diego County from the areawide solicitus, including the stage in the sta

Cliff Erosion Curb

See Directions Stell Prote

A stack of textbooks and guides get a going over by Mrs. Jacky Lyn Gauthier and Irvin L. McClure, Perry Elementary School principal. Mrs. Gauthier will teach a combined fifth-sixth grade.

NOW IS A BUSY TIME

New Teacher Realizes Dream

BUSY TIME

BUSY TIME

Plenty, most of thom will, reply, and Mrs. Gauthler is a case in point.

Last Thrordey showed up to begin assignments in the city's schools. Mrs. Gauthler is one of six assigned to represent the city's schools. Mrs. Gauthler is one of six assigned to Perry Elementary School. 6198 Ranger Road.

In two fast days Thursday and Friday Mrs. Gauthler met everyone at Perry Irom enstodians and secretaries to Irvin L. McChure, starting his second year and began what will be a long acquinitanceship with he r classroom. She was intro-

divintions solutes teachess, page n-20, ecitoriel, nege b-2.

Alirs, Jacky Lyn Gauthler

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to their classiforms.

REPORT_AWAITED

After a round of introductions, announcements an a passing out of materials, Perty's staff will tell down at 10 a.m. to watch the televised annual report of Dr. Ralph C. Dallard, superintendent.

City To Consider \$1.8 Million Plan

By MICHAEL O'CONNOR

By MICHAEL O'CONNOR

The Army Corps of F-gineers has made a cenative recommendation for a \$1.8 million federal, state and city project to control beach crosson at Sunget Cliffs and Bird Brotz William Bieron, chief of the Rivers and Harbers Planning Section, said the recommendation has been forwarded to district offices in San Francisco for review.

The a telephone interview from his Los Angeles office, Hern gaid the corps recommended three basic ways to control the crossion.

One phase calls for shoring up creded Bird Rock stopes

Another Hot, with the ray with the ray in the second phase, rock rubble would be installed at the second phase, rock rubble would be installed at the second phase constructed in the occan line crossions of \$2.00 to \$1.00 t

inthese comstructed in the occan in the comment of the San Discovery e road of control comments. The third phase calls for a feeding of material from the mouth of the San Discovery e road of deciding of material from the feeding of the San Discovery of the san Discovery of Santa Cruz Avenur.

Herron said the fedral third of the light of the light of the fedral flowers of the light of the ligh

some street and homes jeopspecial and homes jeopless how the wind, street
draining and pedestrian vial,
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factors.

3-YI-AR STUDY

Corps technicians have been
studying the Sunset Cliffs area
Sunset Cliffs, the dikes would
be required to reduce would
be required to reduce

Holdup? No. Confusion: Ends In Birth

Picture, page a-3

A high flying thief felt for an anchovy trap yesterday and was captured near the Coronado Islands.

Coronado Islands.
The thief is a frigute—or mano-o-war — a bird that does its islating in that in according to, Etnie Wag, gomer, head keeper of birds at the San Diego 760.
Peiteans dive for isls, but must throw their patch into the air. Defeor, guiding is own, Yaggoner end, Frigues of the air. Defeor, guiding willow, Yaggoner end, Frigues of the peiteans and the air. Defeor, peiteans will be air. Defeor in mid-air, he added.

The birth of little Angelo
Hoberts yesterday atternoon
twas a signal event.
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The Nay, however, may Memorial To Phil Swing In the three then it yet res! Planned At Centre City

Accident Bill
Hits \$22 Million
It cost San Diegam \$22 million Concourse.

It cost San Diegam \$22 million
It cost San Diegam
It cost S

Pians are under way tolver Dam and All-American wall. It would be designed construct a foundain as a me-(Canol projects, imorisal to the late Phil Swing. The designs will be reviewed in the late Phil Swing. The designs will be reviewed in the late Phil Swing. The designs will be reviewed in the late Phil Swing. The design will be reviewed in the late Phil Swing. The design will be placed on a nearby plaque. A Concourse memorial hon imorela but did agree in the congressmen active in Sanic Street administration build, and the congressmen active in Sanic Street administration build, but the congressmen active in Sanic Street administration build, but the congressmen active in Sanic Street administration build. NAME PLAQUE
S. Copley, chairman of the congressmen build but the congressmen but the congressmen build but the congressmen build but the congressmen but the congressme

JOB ISSUE BIGGEST 6 Battle For 5th District Council Seat

This is the third in a series of articles analysing the Chy Council and Board of Education comparism in nost Tuesday's Municipal primary elegibian. Related states on a 14, a -16 and on editorial on b.2.

By PETER, KAYE

The San Diego Union's Politics. Writer
Six candidates are waging an intensive and unusual canaign in San Diego's neiting out—the Fifth City Council

Six candidates are vegetal policy of the print of paign in San Diego's melling pet—the print of paign in San Diego Bay links the two widely divergent portions of the PRI.

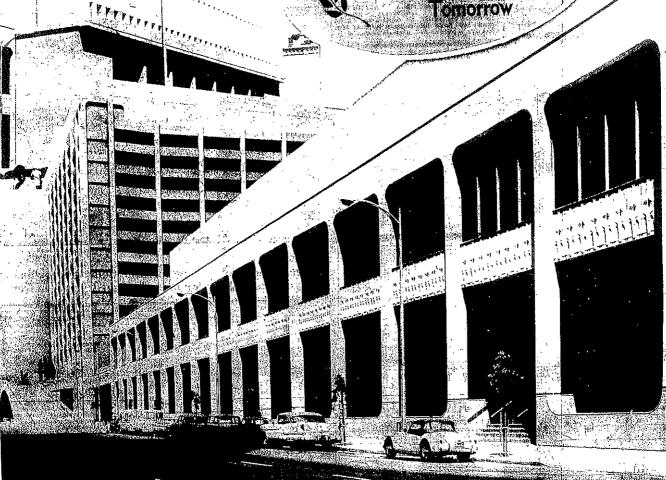
This is one of the newest, largest and least populous breas of the city.

Its divergence personable home for new industry, performed the property of the property This is one of the newest, largest and least populous areas of the elly.

Its future role was a possible home for new industry, port developing, lignes, unsinesses and even a radio aliport has been an important part of campaign speeches both in large that the distribution of the other parts of the country of the city. This traditional battlepround contains

The San Diego Union
Addar, 5697. 14, 1964 Section C







John Webb, experienced operator of convention halls, is manager of the

LATH & PLASTER DRYWALL AND STRUCTURAL STEEL STUDS BY ...

SHIRE PLASTERING CO

7096 Broadway

EXPERIENCED HAND

John Webb Takes **Concourse Reins**

San Diego's big show for 1984—the \$21.5 million Com-munity Concourse—is ready to roll and the city has Jurned over its reins to an experi-enced hand in the center ting.

Running the concourse and its multiplicity of activities requires the touch of both a showman and a discerning business executive.

basiness executive.
These qualities are part of
the mold of John Webb, the
concourse manager.
Webb, an experienced operaction of movention-halls, and
the groundwork, part
shows, exhibits and concourse
activates which will spring in
the reality in the next few
weeks.

All bookings and arrange-ments for activities will be made through Webb's office in Convention Hall, From the initial booking down to the

this secretary. Maryon Poster, joined Webb soon after his arrival here when he worked in conjunction with the Convention, and Tourist Bureau. She assists in booking (Continued on c.S. Col. 2)

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A 5,000 SEAT CONVENTION HAIL INCORPORATING MEETING ROOMS AND ALL RELATED SERVICE AND TECHNICAL FACULISES FOR COMPLETE CONVENTION COVERÂGE—FRANK I. HOPE BLASSOCIATES, ARCHITECTS ... AN 11-LEVEL 1,000 SPACE EXHIBITION AND PARKING FACILITY -TUCKER, SADLER & BENNETT, ARCHITECTS ;

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An Important Unit in San Diego's Progress...

F. E. YOUNG CONSTRUCTION CO., with a long and successful background of industrial, commercial and governmental construction is proud to have had a part in building San Diego's Centre City Community Concourse, as well as many other major government and commercial construction, projects throughout the nation . . . we are confident that the Centre City Concourse will provide the spark to make San Diego one of the outstanding convention and cultural oreas of the nation.



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Telephone 234-1841

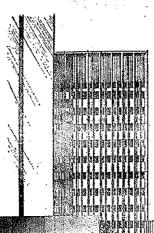
SAN DIEGO'S PROUDEST MOMENT ...

"Things Are Looking Up Downtown"

DOWNTOWN SAN DIEGO'S HORIZONS ARE CHANGING...
DRAMATICALLY CHANGING...

In our new Community Concourse we see, in graphic and moving reality, a convincing and compolling picture of present-day San Diego in terms of new-built greatness.

The 392 members of this Association here pay tribute those individuals and institutions which have helped build those stalwart and beautiful buildings in the heart of Downtown. Their example of faith is indeed inspiring and presuges new horizons which will continue to widen with quickened tempo.





The Exhibit Hall shown here, he phys 25 square is the first story

The other 10 levels constitute the parking garage which will account date 1,000 autos. The Exhibit II of thes San Diego a place in the ma-The Exhibit II c.

ps, contrany beyond
The Long Bench Sports
Arena has 71400 sparte for
The most afferred in Deaver is
25,000 in Dallas 48,000 and a
Bouston Grobb g o

PARKING FOR 1,000 CARS

Exhibit Hall Gives City Status As Display Center

square feet on the ferrore executions of the terrore was detected. This is from a first time time is much spike as has been used force prestocots for prior order exhibits, and oreven has been execution much usation account of the Examble Hadi's time first story of an Horver, structure bould at a cost of \$3.5 million. The owner, 10 access continue the Concourse partiting garages, and will accommodate 100 auto-

DATES F CARROL

The garage actually is two interlaped 500 car agarages Webb said

when saying a First Arenae will follow a pracefully
spirabing ramp reading to
the first, thred fifth seventh and
north parking leves
Auton sump the Second Arenae entrance wit nove a
choice of spines on the senod, fourth sorth leves
and fourth sorth registration
This double spiran arrangement permus a smoother
traffic flow The current corace
could be compiled in 20 matures under, optimum conditions, engineers howy soul

Ry GEORGE STORY

The Exhibit Hall in the close a many concerns pairs San Die a mouth rate during daytime and the many content hair which had contract maint about the spaces all a special SE manufacture pairs being a content subset of the spaces will be appropriate to a first trace and space feet of a first trace and space feet of a first trace with expert feet of the tortic space will be appropriate and space feet of the tortic space will be a first trace and space with the space will be appropriate and systems. This is freat a first trace and support feet of the spaces and a section of the spaces and a spacent SE and the spaces and a section of the spaces and a secti

ater and eigivention facility, a part of the \$215 million

at a cort of the SU's inflient Cathorius.

The potential government of the potential government of the corticology management of the corticology and potential control of the field indoor half for enhalts. The view skyward from the planting area gives a financial effect to the circular garage ranns.

FAVORABLE COMPARISON

Webb said the amount of space available for displays is spare available for displays in favorable in comparison with sequent bodge in Lot August San Francisco. Long Breach Denver Dallas and Boaston considered competens with San Dilip for national exhibitors' shows. Los August beet available in its max Ngarts Arens There are 20,000 square feet available in the processing of the San Francisco Cow Patares and 40,000 in that city's Creat Auditorium with

Air Conditioning Is Top Attraction

The new 5.000 seat conven-on facility in the Community oncourse will enable the Con-ention and Tourist Bureau to bring "the big ones" to San Duren the bureau said

Diego, the bureau said.

Bureau officials is a id. Son.

The hall is one of four major buildings in the \$215 million.

Concourses Cost. of construction of the hall is \$35 million.

million.

The convention facility with 22,500 square feet of floor space has several special features.

Attoog them is a combination stage-elevator. The stage rises from the floor about four feet for conventions and shows:

feet for conventions and shows: Linderpeal its an elevation with a capacity of 25 mas whiled, will lift eithers and other objects from the basement in the level of the theorem in the stall. Automobile dealers plan to use this feature is display new model.

The \$400 seats include 1.200 in the fastion, where there ble, will, about 35 of the 50.

ble with about 35 of the 59 rows to be on rivers to un-

roces to be on twers to an jiewe, split times. "In siddlifted to the main floor the half has 22 meeting rooms. The entire half is arconditioned including the, smaller comes. Banquer tables will be available in the half and inclusion of the tables will have g seating capacity of 250 to 3,000. The stage does not have been also been also

Capacity of the rooms, which can be grouped for larger meetings, varies from 25 to 600.

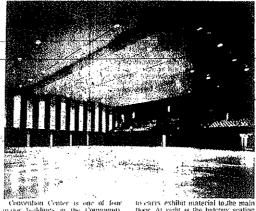
Food for banquets will be catered and held in fedding kitchens in the building

CONSTRUCTION SPECIALTIES
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-We'te delighted to be port of the opening of

HAUSER IRON WORKS

WROUGHT IRON FURNITURE



Convention Center is one of four major baddings in the Community Convoise The stage at left ten be cassed table above floor level or low-

to carry exhibit material to the main theor. At right is the balcony scaling 1.301, with the press box above. Portable seats will increase scaling capacity to 5.000

LANDSCAPING

The one spot of legicla-tion sailed by the Con-tionals Companies companies will be an the anterior court

IS MOBILE

and waze " \" Landscaping plans are for the interior sides of the four major buildings with trees in movable tubs to outset floor designs of the

Community'

Concourse Goes

~Baldwin

Borgens'

Baldwin

STANDARD OF PIANO EXCELLENCE

Our beautiful new Community Concourse ha

chasen the excellent Ruldian, as the first purpo of this great new concention and social

Buldnin is First Chaire overicheliftingly throughout the notion for Symphomes, Crisc Mindagrams, School Boards, and Arists, First because of Buldwin's excellence of dorkman ship, cubinetis, touch, drilliam taile and over 100 yours of experience in producing the finest

Attend this given opening colobration and jain in the great pride we'at Burgens feel for this murrelons ewir undertaking.

Yuu, too, can enjoy the excellence of Baldwin Pianus and Organs from Horgens in some own home. Call us today and see how east son can make works a "Haldirin from Bargens".

. 233-7396

DOWNTOWN...SEVENTH & BROADWAY

Dancers From 36 Clubs Due Sept. 19

Dancers from 36 closes was acquiripase in a square dance wholeron between 8 and 11 an Sept. 18 during genring week events of the Communi-ty Concourse. частыпрале ехіздеге іл

> est wisbes ... to the Community Concourse

Pleatenal Water in the Americano Bastos LING-OLIVER ELECTRIC
STREAMORES SIR Disc. (3 LING-OLIVER ELECTRIC IN

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to Visit Their Display
at the GRAND OPENING of
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COMMUNITY CONCOURSE
SEPT. 15th-20th

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S gnoite You Visit Son Diego & New Shafer Dalton Homes

The opening of Centre City Marks a Allestene and folfills meed in San Diggs. ... on schrowens Inschible we can all take pride...
We of SMATE DATOM sine take pride in having fulfilled a need and resolving a "NIV" let be follow.
A timen Diggsted for the principle of the second price of t

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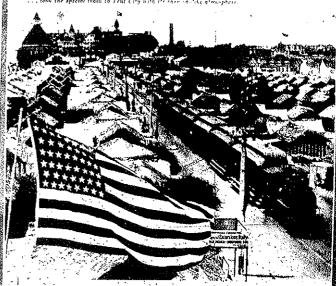
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Manyim transfer and the second

KELWOOD NOVELTIES

The 750-room Hotel del Coronado was completed in 1888, thing years after the founding of Son took the special train to Tent City with its easy to like atmosphere.



Some things have changed since 1885

Buildings are demolished entire blocks leveled for the orderly growth of a vigorous city. The thange brought about by the opening of the spectacular community concourse will be good for everyone, Happily, some things never change, Jakoba baicopurposes of San Diego Federal. to encutrage thrift and home ownership. Stendigst San Diego Federal Saving and hom Association has never missed a dividend non-cheed its shorts on a business day;

Novi Water-Proof "VISI-LUBE"®HUB



Morley Golden, chairman of the Community Concourse opening events committee, and William Blackstone, right, discuss construction progress

on \$4 million theater shown in back-ground. Blackstone is M. H. Golden Construction Company's field office manager for the Civic Theater.

3,000-Seat Civic Theater Will Be Area Showpiece

The city is pointing with pridicite the \$21.5 million Com-

profects the \$21 S'miltion Community Concourse and holding a reserve of extra proise for the 2 000-seat. Civic Theoder. Located at the corner of C Street and Thirth Avenue, the linear is looked upon as the new cultural heart of San It-line operation early west year. Designed to meet a long standing need in San Diego, the control of any magnitude.

DOUBLE PURPOSE

It was designed not only to provide a theater for opera, concerts—and—drama—but—to supply an auxiliary assembly area for the 5,000-scat con-vention half

vention hall. Buseco, Kennedy and Rosser, the architects, and the M. H. Golden Construction. On builders nave checked all details to insure the eigenhann a list-rate theater it is a structure designed both for the audience and the performer and is one of the mosts functional buildings in the concourse, even though it occupies only a 150 by 250 foot site.

[CLOUDS TOR STREETS.

CLOUDS FOR SOUND

CLOUDS FOR SOUND
Acoustical features easily noticeable are steel "clouds" which hang by cables from the ceiling to bounce sound from the stage, to all areas of the theater

of the theater.

To preserve the theater intimacy for productions requiring fewer scale, a screen of visually-opaque-but-acoustically transparent drapery will be lowered to separate the audience from areas not in use.

in use.

An addition on the terrace level is the grand saion, a splendidly decorated room which will serve as a gathering place for patrons before or between acts of production.

Performers will find a 19 by 59 foot orchestra pit with

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ALWAYS ADVISE THE BEST
TO GO... REGARDING COST

SAN DIEGO OFFSET PRINTING/ CO. 343 WEST "C" STREET SAN DIEGO 232-2126

are quarters for stage hands storage rooms, lockers and a rehearsal hall. Ample dress-structed as a tacket office

EXPERIENCED HAND

John Webb Takes Concourse Reins

tContinued from Page 18-31 arrangements and handles other office duties.

Building superincendent for all structures is Claims in S. Morrison A staff of seven insunctiones men will be seven insunctiones men will be seven insunctiones men will be seven insunctione men will be upday them. Robert F. Kerrigan, well known to head sports fans as a furniter San Diago. Pales and the staff of seven insunctions will be concession manager in the root cossion smanager. But seven insulations of seven insulations. The seven insulation is seven insulations of seven insulations of seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations of seven insulations of seven insulations. The seven insulations in the seven insulations of seven insulations of seven insulations of seven insulations of seven insulations. The seven insulations of seven insulations

BEST WISHES TO SAN DIEGO'S CENTRE CITY COMMUNITY CONCOURSE!

We installed the Automatic Fire Sprinkler Systems in the Administration Building and Civic Theatre...

KENNTH FRASER COMPANY, INC.

Manufacturers of Protective Coaring Systems For Industrial And Marine Application.

POLY FORM COATINGS & CHEMICAL CORP.
SAN DIEGO, CALIFORNIA 9215:

1167 Morena Blvd. anufacturers and installers Windowall and Sunscreen on .

Swing Memorial Planned

A proposed \$77,000 memorial founcials is but a drop in the occur to which one non-interest of the proposed and the occur of the occur oc

FLORENTINE COMPANY

Ocean Fishing Visit us at our booth at the aw Contro City Sept. 15-20th MISSION BAY

SPORTFISHING

'ACE-BILT" TRAILERS

Eliminates Biggest Headache of small albun.

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SEE OUR EXHIBIT...BOOTHS #87 and 88 at the GRAND OPENING OF S.D.'s
CENTRE CITY COMMUNITY CONCOURSE

For the Administration Budding by COTTRELL-LEIST GLASS CO.



Community Concourse To Be Hub Of San Diego Activity Co. MORTH THE FARK DIEGO UNION

Continued from Page e-21 cses, particularly in, new office buildings

Sepentually, after city of continued from Page and page set of the high, the starting point for a wast spectrum of imprevenients leaves to be the high, the starting point for a wast spectrum of imprevenients large and small it acts was to fill the subth the city was critically an acrol PARRING GARAGE

The parking problem was cover across and the subth for interesting the opening week and the subth for interesting the opining week and the subth sum and of in investment and the subth for made in revamping a cover acros across acro

since it will be a natural ad-iunct to the county courthous-and jall, a proposed federal landing, the state office-puldings, and as reconscreas-ing allimber of financies and basiness offices familia out in all directions from the 1-shaped Concourse site. 3,000 SEAT THEATER The last unit, also consid-ered a langiume San Diogo-need, is the \$4 million circle theater due for completion soon after the administration building is opened it with have 3 000 seats on six levels. levels

\$1.4 million in engineering and architectural fees on make the complete Concourse a resility.

Not all of the buildings could have been fruished it and not been for the type of citizen interest and teoperstified, that has been notified in the stipe stages that the theat of the resilitation of the free filters would be landequate under early cost estimates, a massive private foundariansing campaign was undertaken.

Whith four months, the basty

Within four months, the leny obtained \$1.5 million in neces-sary additional lands from

private contributors. The 150 donors contributed in amount of the standard from 13 to \$200,000 San. Diego's Concourse is unique in the respect that the respect to the third from the respect to the third from the respect to t

City expital improvement funds, the loan arrangement

with referement montes, and the private subscriptions made the project possible. And this is only the stort. The city has a long range program of capital improve-ments which will be added in the perimeter around the con-mours, Other, office, buildings are being considered, interest has been expressed in a new



in the new Son Diego CONVENTION FACILITIES **ADMINISTRATION** BUILDING AND PARKING GARAGE

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Downtown San Diego

All San Diego Can Be Justly Proud of the Magnificent Centre City Community Concourse

Hod Carriers Building & Common Laborers' Local Union No. 89

CONGRATULATIONS SAN DIEGO ON ONE MORE STEP FORWARD

SEE OUR COMPLETE LINE OF FLEXALUM ALUMINUM PRODUCTS ON DISPLAY IN THE CONCOURSE

200 Firms, Groups To Show Products

Products Go

On Display

Sometimen of Commerce of Comme

from Feb 25 through March March 5 through 8, and the US Chamber of Commerce

Patrick J O'Toole, president of National Shows, Inc., said the first shows will be the first major ones in San Burgo of their kind. The can be the first major ones to San Burgo of their kind. The can be the first major of the first show that Lange commendate many more displays that former exhibit areas, most ownch are in Balbon Park.

Special Landscaping Planned For Garage

Motorsis parking the irears in the Helevel Community Concourse garage will have a unique florial treat. The central garage area is to be landscaped with potted plants which can be replaced in season by blooms in full culor.

BO CFICK'S fine shoes

Look ... for the lustre of Vitality PATENTS renched in a downpour of dazzle colors. And Vitality patents come in elleking o high, mid or lowered high, mid or lowered away heels. Silhouettes are simple or sparked with detail. Here, two patents ready to glow through Fall. VITALITY!

also available at BURRISTON'S loms square, point loma & la jolla also available at

KIPPY'S SHOE SALON in Coronado Boldrick's fine shoes

You meet the nicest people...







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These are some of your friends and neighbors

Concourse Shows Best Talents Of **Many Designers**

No architect in San Diego has had more first-hand ex-perience in civic building con-struction than Sam W. Hamili,

perience in civic outining countries with the same W. Hamili, supervising architect for the Community Concourse.

Hamili worked on plans for the present Civiq Contex was completed in 1837. He also took a meltonwide tour to gather ideas for the downstown Concourse administration building which will be open in December.

Ramili's direct ties with the concourse date back to early Centre City discussions of San Diegans. Inc., It was a San Diegans, Inc., It was a San Diegans, Inc., It moned study which broke the tee on a new interest in downtown and eventually the Concourse toncept

COOPERATIVE WORK

*10 Value

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THEATER AIDES
Parking garage-cathbit hall
Parking garage-cathbit hall
Parking sadde & Bonnett,
architects, Gongte & Devila
of Detroit, technical designconsultant, Ed Bennett and
James Liebby of San Diego,
mechanical engineer. Withs
L. Lipscomb of San Diego,
mechanical engineer. Withs
L. Lipscomb of San Deep,
electrical engineer. With
Vallun of San Deep,
electrical engineer. Benefit of the design
manner of New York,
technical design re-neutlant,
Hilliman & Nowell of Los Angeles, structural engineer. Hilhalliman & Nowell of Los Angeles, structural engineer. Bolt,
mechanical engineer. Bolt, THEATER AIDES

Baranck & Newman of Los Angeles and New York, acous-licht consultant: Hilburg & Turpla, illumination consult-ant, and Vallin, cost estima-tor

and, and Vallin, coxt estima-lor distinction building. Administration building. Administration building. Administration building architects: John Ruskin of San Diego, structural engineers: On the control of the second building and benefits of San Diego and benefits of San Diego and London and Carlon and Vallin, cost estimates and the second and the coordinate the work of its to coordinate the work of its one coordinate that the work of the coordinate that the carlon and the coordinate that the carlon and the coordinate that the carlon and t

S.D. FIRST REMINDER

REMINUER
Among the many booths at the San Diego Economy and Products Exhibit is one reminding all courses to "Try San Diego first". The booth is that of the Try The booth is that of the Try The Diego First Committee of San Diego Chamber at Commerce and represents a Commerce and represents a Commerce of the San Diego Chamber at Committee of these in circumstage local been of the San Diego Chamber and the committee of these in circumstage local been good to the san circumstage local beginning.

buying. Hugh Had, chairman al the formulate estimates that in the past year \$18,250,000 has been channeled into San Disco economy as a result of the Try San Diego Flest program.



Young Builds 2 Structures

Two bighly different period to the new Community concourse have been built by the
F E Young Construction Co.,
a firm that has been growing with San Diego stree 1925.

The Convention Hall and
Parking Garage take their
place in San Diego scheme with
which San Diego scheme with
which san Diego scheme with
which san Diego scheme
which with the san Diego scheme
from
the County
Continues and the Public Library to the Atlas missile
brain to the Maria missile
test stand in Sycamore Conyou, from the new Mercy
Thoughtal under construction
and
the Madison and Morso
high schools to the Mitramer
high schools the
high sch

and the Madison and Morse high schools to the Miramor Filtration Plant and the Navy Electronics Laboratory. The firm, located at 244 Main St. was founded 40 years ago by the late P. S. Young Sr.

Vast Facilities Ready

The three-level Convention that in the Community Con-course covers more than a full city block and contains arough floor space to attract the largest of conventions

Public Will Help Build Fountain

(Canthured from Page c.5) ture of the intersection of tited in the northwest corner California, Arteona and Ne-M Third Avenue and t vada statelines for which he Talifornia, Arizona and Ne-rada atalelines for which he

Goorge W Sears, a committee member is accepting
monetary gifts of any
a m of ut 3 which may be
mailed to Post Office Post 10fice vor
1311, San Diego 52112
The committee is working
to complete the memorial in
Janitary, when the nearly
Civic Theater is scheduled to
open
The fountain will and be the
first memorial by which
Swing will be remembered
Three is a concrete struc-

HAVE A POOL? USE A BLEACH?

Tops CHEMICAL CO.

Insulan Baing Tapa 27015an Dictarte Dr. Dit Mas Cafet PO Sec 261 Physic 155 (51)



GOODYEAR SERVICE STORE

dicted a significant increase in downtown business intest-

-- Curron-oald new spending on restaurants and other com-mercial facilities is expected to accommodate visitors using the Convention Hall and other concentry attractions.

Spending Mark Set

An all-time record of \$23,
million was spent here in 195
by out-of-county visitors.

SAN DIEGO'S WORLD CHAMPION CHARGERS SALUTE THE NATION'S ALL AMERICAN CITY



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Special Server
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221 440 Sec. 101 inconstanta Grafiación del Ph. 180 Sa anticons Indiffusion (1. Knot to a In Exp. (p) 15 27 (III (p) (p)

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Smiffengering Siden forteg Siden forteg Siden forteg

innilising Determini frantific Offices

YOU'D HARDLY **NEIGHBORHOOD**

When United States National Bank opened its doors at Second and Broadway more than 50 years ago, the intersection resounded to the clatter of electric trolleys and horse-drawn carriages. Today you'd hardly know the old neighborhood. • Now it's Centre City, the bright new heart of a bold new town. Here business, municipal government and the arts meet in an environment of unprecedented excitement. Our 27-level U.S. National Bank Building-now just one year old-is one of the shifting cornerstones of this progress To all who are part of the new San Diego Community Concourse, we say: "Welcome to the neighborhood!"

Serving the five major counties of Southern California STATES

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UNITED NATIONAL

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MARINE AUTOMATIC DIRECTION FINDERS
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... for Sports and Commercial Boots OCEANOGRAPHIC INSTRUMENTS Participating in the "SURVEYOR" MOON LANDING PROJECT VISIT OUR EXHIBIT -- BOOTH 13 Aeromarine ELECTRONICS, INC ALL OUTSIDE PRECAST FOR THE CONVENTION FACILITY, PARKING AND ADMINISTRATION BUILDINGS PLUS DECORATIVE BEAD MOLDING FOR THE CIVIC THEATRE BY McGRATH STONE CASTING CO., Inc.

Gity Centre Community Concourse

WELCOME **NEIGHBOR** 1. The Spreckels Building Home of the

S.D. Convention and Tourist Bureau

is proud and pleased to be keeping company with such a magnificent edifice — a living monument to the group, of forwardshinking, civic minded men who created this marvelous project and brought it in

Our Best Wishes To The



20C AN HOUR, \$1 A DAY

11-Story, 1,000-Car Garage Has Built-In, 2 In 1 Feature

han Community Concerns
will only be an easy stroll
away for San Diegans
thanks to the Hillevel parking

garage. Located between First and Second avenues off a Second towns off a Second the Looscar garage was bust by the F. E. Young Construction Co. under a \$1.1 million contract which included the djacont 40 (00-square-feet exhibit hall.)

hbut hall
Pre-opening visitors to the
Concourse frequently have-observed that the garage is one
of the most beautifully designed buildings in the conplex. It has been engineered
primarily to insure a smooth
floor of traffic in and out of the
Concourse area.

Concourse area.

James Casey concourse project engineer, describes the facility as "two parking garages in one."

Cars entering on First Asynew ill follow a spirating ramp leading to the first thirld, fifth, seventh and mildievels. Cars using the Second

The exhibit half is the first The extitute hall is the first for y die structure and is served by four passenger ele-vators from all parking levels. Visitors using the grazage acon-will be able to be usulin easily will be able to be usulin easily will be able to be usulin easily door-terrace and plaza an area which gives the Con-culture. In 2000-square-foot levius in display space.

San Diego Center City Park-ing Corp., headed by Evan Jones, will operate the gar-age. There is a scale of fees,

Suproved by the City Conned, designed to make the serve-time a syd-damporing operation. There will be no free parking.

Inder terms of a city contract, the minimum bours of operation will be 7 a.m. to 6 nm with parking available any time exhibit, e-avocution or theater facilities are in operation.

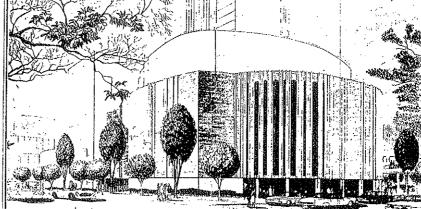
Rates are 20 cents hour of fractions of an hour with a 31 daily maximum. The \$1 parking from 7 am, to 6 nm, when an automobile is





YOUR CIVIC THEATRE

... Is Progressing Ahead Of Schedule. ... It Will Be Polished And Well Prepared For Its Presentation To The People Of San Diego On January 12, 1965



M. H. GOLDEN CONSTRUCTION COMPANY



- 2. Bar-B-Que Set-Back . . , with Breeze-Way Protection, Ideal plac
- 3. Free-Form Patio Cover for Cool Open Air Comfort in the Shade.
- ☐ 100% FINANCING ☐ NO MONEY DOWN
- ☐ NO PAYMENT "TILL MARCH 1965 -
- ☐ FREE WRITTEN ESTIMATES . . .
- at No Obligation ☐ ALSO AVAILABLE---
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- Window Awalings
- DON'T WASTE TIME! THIS OFFER LIMITED AND MAY END ANY TIME.



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MANY GROUPS SIGN

Facilities To Add 100,000 Visitors

By ED NICIEJEWSKI Also to meet at the new auditorium from May 28-31, will be 3,000 members of the Folk Dance Federgram of California and Califor

CONTRACTS SIGNED

Other groups that have signed contracts for conven-tions in the Concourse in-

July 29-22, Order of the Eastern Star, 1,000 members, July 30-31, Improved Order of the Red Men and Degree of Pocahon-tas, 2,000 delegates, Aug. 9-12.

Kiwanis International mem-bers from California, Nevada and Hawaii, 5,000 delegates, Sept. 19-22.

San Diego County FARM BUREAU

POULTRY, DEPT.

tre you so not her displayed Failtree hu Lieus Produces a tirrane traba, Septem-ber 15:20, The

Community Concourse Exhibit Hall

"EAT more EGGS"

L. & L. PRINTERS

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better chéck brand new locally

owned Republic National.

beautiful new centre city.

Just around the corner from

there's nothing new in banking ...

By ED Mit The new convention facilities in the Continuing Concerner will bring 190,000 merconvention delegates to San Diego in the third Continuing Concerner will be considered to the Continuing Concerner, will be completed fings in the new \$21 million Concerner, will be completed town convention will use in May. "Before the convention will use in in May." "Before the convention will use in in May. "Before the convention will use in in May." "Before the convention will use in in May. "Before the convention will use in in May." "Before the conventions we had only the faculties at Bai-back Parks and more recently."

had only the tactities at amount box Park and more recently those at El Corter Hotel.

James B. Simmons, convention, manager, of the bureau,

said.

As a point of reference.
Simmons said the 100,000
more delegates expected here
next year compares with a
total of 174,000 in San Diego in
1963—a record year. chude:
The California Department of the American Legion, 19.00 delegates, June 23-27.
The National Association of Counties (supervisors), 3.000 delegates, July 10-14.
Lutheran Women's Missionary League, 2.000 members, July 20-22.
Luther of the Existen Supervisors Superv

IMPRESSIVE LIST

IMPRESSIVE LIST
Next year's impressive list
of conventions at the new faconventions at the new fadility. Stomeon the design is
a hint of things to come.
"Most of the large conventions." Simmons said, "book
several years in advance. As
the years go by, we will be
able to increase the bookings
quite a bit. A lot of the convention officials also like to
see the finished facility before
they coinguil themselves."

see the finished facility before they compile themselves."
First use of the convention auditorium will be by the Convention and Tourist Bureau isself homorrow when thouse a membership session. Local groups also plan (a use in next month. The first large convention, however, will be May 5-7 within 5,000 members of the Congress of Parent-Teacher Associations convene at the Concourse.

OVERFLOW CROWD

OVERFLOW CROWD
That capacity convention
will be followed by a targer
one—8.000 members of the
California_Elk Association on
May 19-22. Simmons said this
new, convention center will be
able to accommodate the
meeting because delegates
will be scattered most of the
time.

If you think

SAN DIEGO

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SEPTEMBER 15 to 20th

IT'S MAGIC . . . the things we con de mirrors! We make our own, know . . . in the West's most orn plant! See our special booth that factures miracles in-mirrors! You'll be delighted!

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C10 TAN DIEGO, EACHTONN BIG ELEVATOR

THE SAN DIEGO DAIO

DUE AT HALL

Convêntion Hall will have the largest elevator in Cali-

forms

A confination stagelife
and elevator, it will have
we platforms with a commed floor area as large as
in average three-hedroon

evitor Co reported, has ough room for pine exes, 480 persons of a lifting pacity of 50000 pound-



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A Sparkletone technician mambains precise conting over the orncessing of your color films, This Eastman Rodak Herrisa proces-ser - the only one in San, Drego County -- atlows a tolerance of only 12 to 1% in developer temperature. At Sparkletone . . . your films get the white glove treatment.

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- FOURTH& A - DOWNTOWN Salk Institute FREE PARKING University of Calif.



14-STORY CITY HALL

City Government Gets More Space

City examelinen, and handred of from each empeace, who carry and more direct twee, both to that a control of the control of th

mars in Individual offices as in need acases, the largest elty decreases of the largest elly dec

offices in and we in Balbas Park, has dig a be moved dominione. There are 200 seals in the 12th floor City Council champ. Deca. The city clerk's office will be located on the same floor of the

next fall.

Another feature will be individual telephane numbers for each office instead of the standard city number. This climinates the nergestry for a switchboard.

Dr. Urey To Discuss Ranger 7 Sunday ...

Nuclear chemist Dr. Haz-dd C. Lrey, a University of California, San Diego profes-sort will speak on space ex-ploration at an 8 jrm, lev-ture Sunday, Sept. 20 in the new Convention Hall. Urey, who was awarded the Nobel Prize in 1931 for his discovery of Heavy bydrogen, and speak on, "Some Inter-esting Features of the Space Program."

ogram."

A recognized authority on the construction will lecture the Ranger 7 moonshot lich reached the moon oatly 31. He will also show



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Five Organizations Join Pop Pourri

THE SAN DIEGO UNION Mon. Sept. 14, 1964 C 14

Continued from
you, when representatives you
from 38 super dame groups
give a three-least countage exinfinition in the new half
A three-least foundage exinfinition in the new half
A three-least following the performers
in the costumes of 22 different
actions will be preferred in
1 p.m. Sunday Hosts for the
program will be the Chritillo
Folk Doneres, thuis vitate
Folkinderes, the San Diese
Folkinderes, the San Diese
Folkinderes, the San Diese
Folk dances the San Diese
Folkinderes, the San Diese
Folkinderes, the San Diese
Folkinderes, the San Diese
Folkinderes will be feutured.
Concluding the musical
control of the san of the sa rem Page v.81

pol at 5-30 p.m. Sunday They
band will perform undge the
direction of Chief Warrant
Office A. M. Olesak

HYSICIANS SUPPLY CO. INC. UNIFORMS Flastic Stockings
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CONGRATULATIONS To The Centre City
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September 14, 1964

To All Residents of San Diego County:

B.1.6. (Build Industrial Growth) is proud of San Diego Counts's burgoning economy, its products and services. We intend to continue progration of business and industry in both notional and area wide programs. Included in our local offorts during 1961-55 will be (1) assistance to all existing industries conversely considerations and 1970-55 will be (1) assistance to all existing industries conversely appearance of 1970-55 will be (1) assistance to all existing industries conversely support of the B.I.G. Committee with each of improvimently 800 industrial firms of San Diego County.

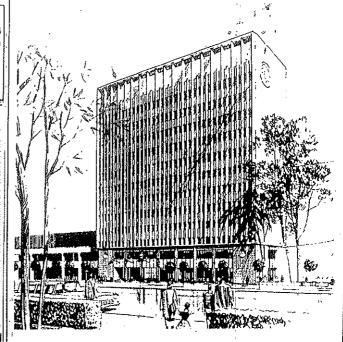
Un notional advertising program will be stepped up during the coming year. We will continue our close contacts with the unaugment of nuncrous small and large plants throughout the intion.

We nigo you to visit the Try San Diego First booth at the San Diego Products and Keonomy Ethibit, September 15-20, Learn what has been done through this program to balsses Sya Diego Gwanty Seconomy.

Trying San Diego first develops lustiness and dear industry. The try San Diego first Committee conservatively estimates that in the past I mounts the program has regularly in 16 some regular establishments, 9.075 more workers employed, 5.275 more suggestions, 5.975 more workers employed, 5.275 more suggestions, 5.985 more workers employed, 5.275 more suggestions, 5.985 more workers, and the control guidistant households and 19,740 more residence in the County,

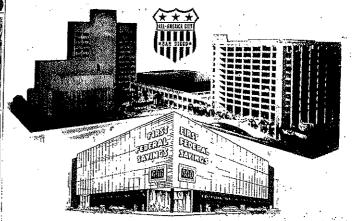
These programs are working for you. Continue with your support

N.E. Gurk William E. Quick, President



SAN DIEGO'S CENTRE CITY ADMINISTRATION BUILDING 3127 JEFFERSON ST . SAN DIEGO . 295-2165

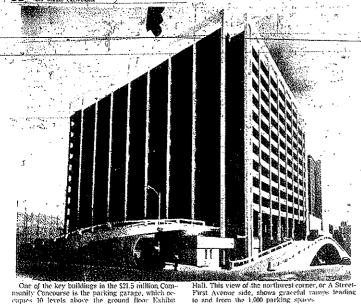
FIRST FEDERAL SALUTES THE **NEW CENTRE CITY CONCOURSE**



PIONEER FINANCIAL INSTITUTION IN SAN DIEGO'S CENTRE CITY AREA

same Northwest corner of Fourth Avenue and "B" Streets since organiza-tion in 1934. "First Eqderatiust a hop and a skip from the Concoursa, can cortainly claim to be the pioneer financial Intilution, and a cornerstans, of the new Financial Centre adjacent to the Centro City area ... First Fedor, ol, long an important factor in Son Diego's growth and prosperity program considers the Centre City Development the most autotonding "go ahead"

A Quality Financial Institution with Assets over 100 Million Dollars



Community Concourse To Be Hub Of San Diego

By MIGHAEL O'CONNON.
The \$21.5 million Community Concourse could be described as a gand doce of defendant for downtown San Diego.

When fully opened early next year it will be the center of government, trade and entertainment activities for the greater San Diego area.

It also will provide the spark for an expensive, long range program for full development of the 24-block Centre City area extending in a broad is an downtown from the Interstate 5 crossions

freeway Early ideas on the Con-course, plans for its construc-tion, and preparation for the future projects it will stimu-late bave all "come about through a parinciship of the city and citizens."

through the private leadership provided by San Diegans, S loc. n downtown business-men's group, earned San Dieg dans. G loc. n downtown business-men's group, earned San Dieg du the honor of "All-America of hy" in 1983.

San Diego citizen's de veloped the entire Centre City

BANNISTER STEEL

INCORPORATED

FESTIVAL HIGHLIGHTS

Here is a time table of events for the grand opening festival:

TOMORROW

5 p.m.—Grand opening ceremony at Convention Hall's Second Avenue and B Street entrance.
5 p.m.—Free guided tours of Community Concourse begin.—6.39 p.m.—San Diego Convention and Tourist Bureau din1. Convention Hall. Admission by ticket.
WEDNESDAY

2 to 10 p.m.—San Diego Products and Economy Exhibit, at Exhibit Hall, Admission free. 6:30 p.m." "Pop Pourri" of entertainment Convention Hall, Admission by ticket.

THURSDAY

10 to 2 p.m.—San Diego Products and Economy Exhibit
8:30 p.m.—San Diego Civic Arts for Youth program Convention Hall. Admission free.

FRIDAY

2 to:10 p.m.—San Diego Products and Economy Exhibit.
2 p.m.—Armed Forces Dance for service personnel in uniform. Convention Halll. Admission free.

SATURDAY

SATURDAY

2 to 10 p.m.—San Diego Products and Economy Exhibit.

8 p.m.—Square dance roundup by San Diego County Square
Dancers. Convention Hall. Prec Useks; available at door.

1 to 4 p.m.—Folk dances

1 to 4 p.m.—Folk dances

2 to 10 p.m.—San Diego
Products and Economy Exhibit.

BUILT TO LAST

Diego, spenks on space re-search. Convention Hall. Admission free.

San Diego manufacturer serving 230 Southern California retailatores. retain tores

specializing in
bedroom furniture
and occurrent
tables

concept out of concern for the future of the downfown area. The concern was not unique to San Diego.

Large cities throughout the funded States have at some time or another state. World War II discovered that the exidus to the suburbs creates a series of serious problems, in the important downtown business agents. Predominant among the problems are irraffic congestion, depreciation of property velates, and a hap-

CONCERN FOR FUTURE

ne congestion, depreciation of property values, and a hap-hazard pattern of land de-velopment. \$35,000 DONATED

\$35,000 DONATED

\$an Diegans, Inc., a group
of \$6 business leaders, sensed
hils problem when it was organized in 1859. At that time,
downtown problems were becoming apparent but liner
was no catalyst to correct
them.
The critizens' group retained
Western Real Estate Research Corp. to produce a de-

Tailed and comprehensive study to determine the logical function of the central area in a modern and growing city.

function of the central area in a modern and growing city.

A total of \$35,000 was subscribed by San Dirgans. Inc., to pay for the study.

If the spring of 1960, the report was presented with the vonctusion that downtown was the bast location for administrative. Innateiol, cultural, povernmental and general and specialized retailing activities.

The study was presented to the City Council and preliminary work began on the city's role in the facelifting plan. A program of land requisition was started for major numerical buildings using money borrowed from the city's interest plus a general surge of new feeling for the downtown area spacked investment by private inter-Continued on Cs. Col. 1 investment by private inter (Continued on C-6, Col. 1)

KETTNER STAFFORD CO. 'ependable Vnsurance SALUTES ... SAN DIEGO'S CENTRE CITY **COMMUNITY CONCOURSE!** Since 1897

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The Only Macaroni Products Made in San Diego **Available at** Your Favorite Store



County's Products Go On Parade

From condy and flowers to missiles and airplanes, San Diego products, will be dis-played during defication week the Community Concourse

algoed during destination weekthe Community Concernise
exhibit hall
John Webb, colocurise manager said the San Diego Countyp products exhibit scheduled
annorrow titrough; Sept. 20
was a versubssysted several
weeks allead of time.
More than 225 exhibitors
using nearly 300 booths indoors' and on the terrace will
display a myriad of products
grown, majundactured, harvested or assembled" in the
emunty.

and the Community Casecouse of the Community of the Community products earlibit scheduled somerow through Sept. 20 from across the fination will work should be first and products grown, minimizationed, harvested or assembled in the county.

Webb said he expects 19,000 harvested or assembled in the county. Webb said he expects 19,000 harvested or assembled in the county of the first of namy booked in the Sa. million exhibit half, one of fiver raper structures in the sale county in the Cartinumity Checourse between First and Third avenues and A sand C streets.

we are proud to have been selected to do all of the

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CUSTOM MASONRY CO.

we are proud to have supplied the

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for the Administration Building

CALIFORNIA SHEET METAL WORKS

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Among the products they will see will be surfboards, dairy and poultry, newspapers, wood novelties; art. larm equipment, electric mothrs, sausage, jeacity and honey.

quiries about the exhibits.

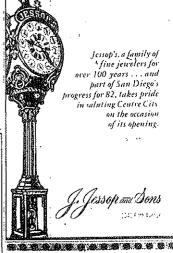
Local automobile dealers

Local automobile dealers

In addition, a dog show is

Automobile period the exhibit half

Alex Box 12 for a late of or next Peb, 29 and 2, 10 for a late of or next Peb, 29 and 2, 10 for a late of or next Peb, 29 and 2, 10 for a late of or next Peb, 29 and 2, 10 for a late of or next Peb, 29 and 2, 10 for a late of or next Peb, 29 and 20 for a late of or next Peb, 29 and 20 for a late of or next Peb, 20 for a late of or next Peb



WE'RE PLEASED TO HAVE PLAYED A PART IN BUILDING THIS MAGNIFICENT COMMUNITY CONCOURSE

ASTRA FLOORING CO.





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Solar's standard 1100 hp gas turbine



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Solar gas turbines provide the kind of rugged, reliable power that you can use in your application. They are mading gas turbines power the clock, proving their built-in ability to get the job done white making significant aswings in installation and maintannee costs. Solar gas turbines are designed specifically of industrial and maintan, service.

Their inherent advantages include the province of the cost of th n high power-to-weight ratio—a Solgr gas turbine typically weighs 1 '10th as much as a comparable re-

Gas Turbine Energy Systems produce elactricity, heat — Two Soldr 300 hp T-350 Gas Turbine Energy, System packages are used to supply electricity and heat at Standayd Piperotection's Hobbian base cost-

Soler 1100 hp ges turbline com-pressor set—Solar gas turbline composessor sets, are serving ges gathering, transmission and distri-bution applications throughout U.S. The compet, heavy duty unit, includes a Salaira gas turbline and matching contribugal gas schipres-sor, A typical gas compressor instal-lation in this act has delictions. Pipeline Co. at Bethune, S. C.

Yurbino powered liquid petroleum pump — Mid-America Pineline Co. uses 11 Spiar Saturn gas turbine-

Watching balloons rise at dedication of Community Concourse are, from left, former Mayor and

Mrs. Charles C. Dail and Mayor Frank Curran, At right is Morley H. Golden, master of ceremonies.

Health Plan In House Move

and only four are avowed sup-porters. Their final recommendations must be acted on by both the Senate and the

King said in an interview that he shelved his motion because many House members favoring medicare were reluctant to vote for a motion that would tie the hands of their conferees.

TELLS HOPES

Gala Ceremonies Suffers Setback Open Concourse

Dedication Rites, Dinner Inaugurate

S. Viet Nam's Chief Starts To Purge Plotters

The San Diego Union's Washington Bureau Color News training a sparkling new muturation's program of health care for the aged suffered a severe to prove one of its brightest setback yesterday when House test vote on the controversial issue.

With pomp and pageantry with speeches and sough, who the will serve as a center of the city dedicated its Community of the medicare plan let the Senate-House conference.

Without a fight, supporters of Senate-House conference.

Rep. Cecil King, D-Calif., key Rep. Cecil King, D-Calif.,

Russians (**Monster V**

Snags Aid Bill, Adjournment

Senators Reject Tough, Moderate Stands On Issue

WASHINGTON -- (AP) -- The Senate headed into a deepening stalemate over reapportionment of state legislatures yesterday, rejecting both a tough and a moderate stand on the issue and leaving the fate of the \$3.3billion foreign aid bill in doubt.

Even more obscure were the prospects for final adjournment of Congress, which hinges on clearing massive program

COMPROMISE REJECTED

A compromise "sense of Congress' substitute for a rider on the foreign aid bill proposed; chiefly by Sen. Everett M. Dirk-sen of Illinois, the Republicani

the medicare plan let the Sen-winder and ate-approved legislation go to a sconventions, cultural events and ate-approved legislation go to a conventions, cultural events and ste-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a conventions, cultural events and ate-approved legislation go to a provide at the city government.

An estimated 3,000 San Dieplegas surged into the gleam gouldings.

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An estimated 3,000 San Dieplegas surged into the gle

Reapportioning CALIFORNIAN, PEDAL TO N.Y.

NEW YORK (UPI)-A 45-y and his three young sons arriv Fair yesterday ending a 57-day

cycle trip.

Adrian W. Cannon, a booksto three sons, Joseph, 14; Chris, : each on his own bike, had left Valley July 20.

Cannon said he and his sons a day on the trip which took them He said they had 21 flat tires, 1

But he said the trip "did us a w "I lost 11 pounds, all of the t and we found that this country hospitable heart from coast to c

'We wanted to see the fair, b to show the world in some sma Americans aren't so soft," he : They carried only a change able mattresses and blankets.

Thurmond S In two quick votes the sena- To Goldwate tors turned down:

Former States Rights Car Schedules Talk To State

leader. The vote was 42 to 40.

A much toughter substitute by Strom Thurmond of South Caro, were to

Dohnson Stresses Medicare Support By EDWIN MARTIN Coster News Service MIAMI BEACH, Fla.—Pres-Igates to a convention of the imprepared speech to a labor chinists here: union yesterday to seek support In the proper of the port of the proper of the prop

runty or supplies from Torkey "through normal channels."

2 Removing all Greek Cypriot armed posts, if the Turkish Cypriots do the same

3 Providing financial aid for resettlement and protection of Turkish Cypriots who have been forced to abandon their homes.

4 Granting a general annues "so that any Turkish rebel who may be under criminal charges for offenses committed during the rebellion may be relieved of any fear of arrest and punishment.

5. Accepting U.N. suggestions for peace" provided such measures do not affect a political solution of the problem."

A Turkish Cypriot spokesman aid there would be no comment the opening, set the keynote fort. Before the speeches, the flags peets when he returned to Lon-

the announcement is a mere from the terrac maneuver on the eve of the Se-Convention Hall Council meeting whether it will be observed and carried. - 004 in practice,"

SUPPLIES LEFT

Finnish U.N. troops convoyed displays and cultural events. food donated by Makarios to the surrounded Turkish Cypriot viflage of Kokkina, but villagers shouted, "Take it away. We

Although the villagers tried immity Concourse because they from and the leadership in workto stop the convoy from unloading the troops left the supplies at the village and returned to Whitney said the money was the stop of the supplies at the village and returned to Whitney said the money was the stop of the supplies at the village and returned to the supplies are the village and returned to the village and village

Turkey, meanwhile cannounced that emerging y rations sible."

Lor Kokkina will arrive at the The speakers addressed the



In a direct reference to Mao Bank." tanning hostility against other nations; and the man who is faming such hostility is the one who met with the Japanese Socialists.

"What he said about terri-Communist discipline and is in-imical not only to the Soviet Union but is against Communist principles. That man did not speak like a Communist."

Khrushchev was quoted as saying that Russia would rethe islands of Habomai and Shikotan captured from Japan in World War II if the United States gave up control of the island of Okinawa.

checking accounts

ONE OF 50 SERVICES



WOULD-BE COED

Sandra Louise Sanborn, 12, of Boulder, passed entrance examinations at University of Colorado with strong grades. Her father, an electronics engineer, and mother, who holds a master's degree in education, instead have enrolled her at Mt. St. Gertrude's Academy to be nearer girls her age.

Gala Ceremonies pen Concourse

on the proposals, but earlier he the occasion when he told the of all 50 states were marched don from Balmoral Douglasthe first direct accord signed to ports that the blockade would audience "today the sky is the onto the terrace level of the Home replied with a grin limit." This legend was re-Convention Hall by Navy blue "Time alone will tell whether peated in a large sign hanging jackets. mere from the terrace level of the On the reviewing stand were

residents for meetings, shows, project.

Jor Kokkina will arrive at the The speakers addressed the The San Diego Products and eastern Cyprus port of Fama addence from a bunting draped Economy Exhibit will remain eastern Cyprus port of Fama audience from a bunting-draped Economy Exhibit will remaining gusta tomorrow. Deputy Presistand which faced the now open from 2 to 10 p.m. all week public taken by truck from paiding 14-story city adminish More than 300 San Diego products are now it was a constant of the content of the conten the center

Pârt of The crowd looked down on the chestistics from the ferrace level of the Convention Hall and Parking Garage. There also was a cluster of watch. ers across the street at the ST. LOUIS (UPI)—Erall Security National Bank. The Arvey has been given a sus-

Milton R. Cheverton, pres Illinois, was in court but had dent of the Convention and no comment. ident \$50 million by 1966.

city officials, county officials, Golden said the occasion representatives from Baja Caliopened a new era for San Bie fornia, state officials and varigo, adding stature to its metro-ous persons who have been aspolitan center and serving its sociated with the Concourse

PRAISE FOR DAIL

gers Both Golden and Whitney licular praise should go to ble peo We noted that San Diegans can be former mayor Dail, "the indi-

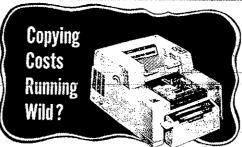
Whitney said the money was raised "in six weeks by citizens will be open in December and who did what seemed impose the 3.000-seat Civic Theater in January.

dedication

Security National Bank. The Arrey has occur given a sub-bank bore a large sign which said. Congratulations City of fraud on condition that he con-Sain Diego from Security time intensive psychiatric care. Arrey's father, Jacob, former

Democratic -political leader in

Tourist Bureau, explained what Arvey, pleaded guilty to in-the convention buildings will terstate transportation of forged mean to San Diego. He said General Motors Acceptance within three years convention Corporation securities and to spending here will almost dou-interstate transportation of part inical not only to the Soviet Corporation in 1963 to of the funds received from a St. Louis bank for the forgeries



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Conservative and Labor candidates, Liberals. Communists, Independents and seeking office.

the Conservatives wm. it will be their fourth consecutive doms for Catholics in Hungary. In carry on as prime minister. A priests. At present they need the carry will carry Wilson win would carry Wilson. to the premiership.

British parliaments are elect-ed for five-year terms but a government can be brought. The government can be brought they understood the church in the language was granted liberty a Commons vote.

PROSPECTS DISCUSSED

Wilson, who had been consulted in advance about election arrangements, predicted-victory in a television inter-

House of Commons and will regotiations, the vatican com-too face an electorate of approxi-munique said the two parties comalely 36 million people. Bedeeded themselves willing to see the control of the have further exchanges views.

The communique gave no de-Scottish Nationalists will be tails of the accord, but Vatican cil sources said it:

1. Guaranteed further free-Labor win would carry Wilson Hungarian government permission before they can preach in

The Vatican on an important policy issue in Hungary was granted liberty m can, to train priests and re-MOSPECTS DISCUSSED. ligious order members and to SI Asked about his party's pros-provide religious instruction.

between the Holy See and a gi They have never been bet Communist government. It rep-sp ter. I am confident we will be resented a major development in relations between the Catho-te: lie Church and the Communist ur the world.

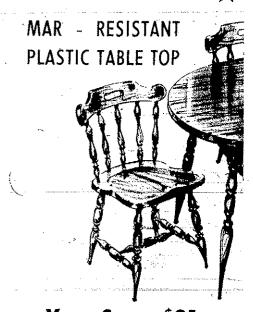
Reds Invite Pakistani

Liberal party leader Jo Gril KARACHI. Pakistan (Reul op mond expressed delight that the ters) — President Mohammed 7tl election date now had been fi-layub Khan has accepted an in the PRIVATE FUNDS

In his talk, Curran said parBoth Golden and Whitneylticular praise should go to
noted that San Diegans can be former mayor Dail, "the indiparticularly proud of the Comvidual who gave us the direcin the opinion polls." the visit would be given later. wi

AT ALL STORES: SAN DIEGO . SOLA





You Save \$31 5-Pc. Early Americ

Early American, the furniture that me better as the years go by. Furniture th so inviting. Large 36" round table ext leaf. Made of select, solid hardwoods, hand-rubbed Salem maple. The tabl resistant, high pressure plastic in mate graceful mate's chairs are solidly buill turned rungs. Chairs have comfortable



James S. Copley, left, greets former President Dwight D. Eisenhower, Dr. Kenneth D. Wells and

Col. John H. Glenn Jr. to board of directors meeting of Freedoms Foundation at Borrego Springs.

STATE OF CITY

Curran Due To Report On Progress

Mayor Curran will report to citizens of San Diego Tuesday on affairs of the city during his first year as chief execu-

His second State of the City Message also will outline goals for 1965.

The message will be delivered at 10:30 a.m. during a regular City Council meeting on the 12th floor of the Administration Building.

It will be carried live on television and radio by stations KFMB and KOGO.

Curran is expected to spend 40 minutes in analyzing 1964 and presenting his views for

Eisenhower Joins Borrego Meeting

Presides At Freedoms Foundation Board Session, Praises Group's Aims

By KEN ZUMWALT

San Diego Union Staff Writer

"In my opinion," he said, anyone supporting Freedoms

Foundation just makes it more

Foundation, were at the meet-

Also Richard H. Foltz, senior

BORREGO SPRINGS-Gen all-day meeting of the national BURKEGO SPRINGS—Gen. all-day meeting of the national Dwight D. Eisenhower yester-day flew here from his winter vacation home at Palm Desert to preside at the semi-annual meeting of the board of trustees session. Gen. Eisenhower meeting of the board of trustees spoke to newspapermen prior to for Freedoms Foundation at Value of Freedoms Foundation of Intitle Management of Today's event will be a cull-Ray Swindle, 20, ever did was:

Today's event will be a cull-Ray Swindle, 20, ever did was:

Today's event will be a cull-Ray Swindle, 20, ever did was:

Today's event will be a cull-Ray Swindle, 20, ever did was:

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Today's event will be a cull-Ray Swindle, 20, ever did was:

Today's event will be a cull-R

Making the flight with the former president was Herbert Hoover Jr., another trustee. The

Service Friday

Paul B. Fay Jr., will make He has indicated that his talk ing. Glenn took time out before

whose resignation is effective will be at noon in the Palm Others at the meeting were Friday, will speak at a lunch-Room of the U. S. Grant Hotel. council of the Navy League. The parade at NTC, schedler to the Navy League when to begin at 2:45 p.m. will be will be honored at a parade be open to the public and will tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. parade at Training Center.

The parade at NTC, schedler president Den Belding, character will be open to the public and will tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the committee of the public and will be the first review in several tee; Gen. Bruce C. Jones, A. C. Rubel. The parade at NTC, schedler the president Den Belding, character will be the committee of the public and will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the committee of the public and will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several tee; Gen. Bruce C. Clarke. Frank Gard Jameson, Dr. president Den Belding, character will be the first review in several t

The review will bring together 1,300 recruits from the Marine Corps Recruit Depot and 1.800 Navy recruits from NTC, making it one of the largest

his last appearance as under to the Navy League here will the session for a two-mile jog secretary of the Navy in San deal with serious personnel up and down Yaqui Pass Road Diego Friday.

The 46-year-old Californian, Marine Corps. The luncheon Zorro.

Frank Gari Jameson, Dr. Laurence C. Jones, A. C. Rubel, George D. Bailey, William Her-bert Carr, Walker L. Cisler, Patrick J. Frawley Jr. and Waliace D. Hall, all trustees.



Navy Marks 10 Years Of 'Atomic Age'

By ROBERT ZIMMERMAN The San Diego Union's Military Writer

atomic seapower to San Diego's vember. doorstep-with four nuclear This week's events, the first swindle was shot four times submarines making this their chapter in a new era in culture and his wife was shot in the left. home port.

Eisenhower, the former pres-lident's son who is also execu-tive vice president of Freedoms Sculpin (SSN590),

The message was directed Inc.

(C. dinued on a-29, Col. 5)

Concourse **Dedication** Rite Today

\$21.5 Million Edifice Complete: Public To View Theater 1st Time

Theater story told-Page 6-1

The city's completed \$21.5 million Community Concourse will be dedicated at 2 p.m. today. Following the ceremony, visitors will get their first public preview of the Civic Theater, last of the five major components to be completed.

Mayor Curran will preside at the dedication. The festivities will be in the central plaza area, facing B Street at Second Avenue. 6
Veils will be removed from plaques and inscriptions, and ribbons will be cut, opening the way for public tours.

The first and twelfth floors

of the 14-level city administration building, the exhibit hall, the 5-000-seat convention hall, and the new theater will be

CONCERT TUESDAY

The first performance in the 3,000-seat theater, built at a cost of \$4 million, will be Tuesday. It will be a concert by the San Diego Symphony, with two opera singers. Dorothy Kirsten and Brian Sullivan. Other events will follow through the week.

Among participants at the dedication will be George Bean, former city manager who was involved in much of the plan-involved in much ning for the concourse. Bean, who left San Diego in September, 1961, now is city manager Ocean Beach, where the swirlof Grand Rapids, Mich. He was ing surf laps at the base of the,
invited here by San Diegans,

The officers and trustees were Valley Forge is a great non publishing the Corporation publishing the Copley Newspapers. He is also a trustee of Freedoms Foundation.

The officers and trustees were Valley Forge is a great non publishing the Copley Newspapers. He is also a trustee of and what it means to them.

The officers and trustees were Valley Forge is a great non publishing the Copley Newspapers. He is also a trustee of and what it means to them.

The message came from the the opening of the first three upon the ocean.

SHOT FIVE TIMES about 11-level parking garage, with these four words, the U.S. the exhibit hall, and the consultance of freedom Foundation.

The message came from the the opening of the first three upon the ocean.

SHOT FIVE TIMES Atop an ice-plant-couple was standing the concurred. With these four words, the U.S. the exhibit hall, and the concurred power.

The message came from the the opening of the first three upon the ocean.

SHOT FIVE TIMES Atop an ice-plant-couple was standing the opening of the first three upon the ocean.

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SHOT FIVE TIMES Atop an ice-plant-couple was standing the opening of the first three upon the ocean.

SHOT FIVE TIMES Atop and the concurred the crao of nuclear vention hall.

The versage came from the opening of the first three upon the ocean.

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SHOT FIVE TIMES Atop and the opening of the first three upon the ocean.

The message came from the opening of the first t

power.

Ten years later the Navy has nearly 50 nuclear-powered submarines in the fleet, and a task force of three surface vessels also propelled by the energy of atomic fission.

The decade also has brought atomic from the decade also has brought atomic seanower to San Diego's vember.

Still A Mystery

By JERRY MARCUS

The week before Valentine's Day last year a 20-year-old; sailor bought a \$1.75 box of candy and walked two blockso

They walked to the end of a patio at 5116 Narragansett Ave.

Atop an ice-plant-covered hill about 50 feet away from Johnny: and his 19 year-old wife of two

more at close range.

ome port.

The four Scamp (SSNS88), Theater, also is the final chapt. The couple was found at 8:35 Snook er in a two-year building pro-p.m., 40 minutes after Swindle.

AEROSPACE WORKER'S PROBLEM

Need For Job In New Skill Filled By Employment Unit

John Doe was a technical writer at a big aerospace plant here. He made \$12,000 a

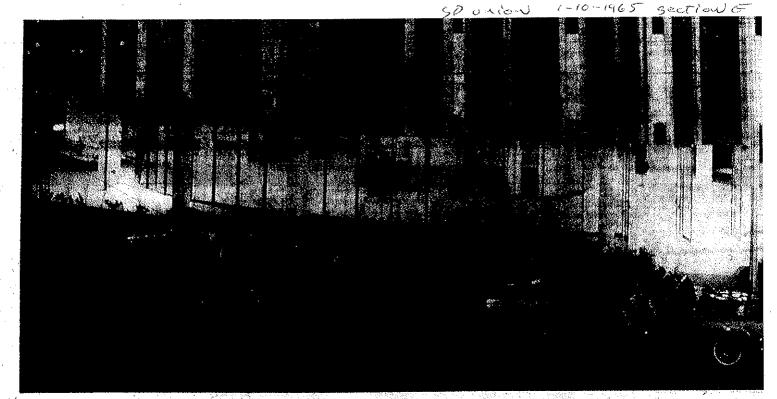
vice president, Lt. Cmdr. W. Th Jerome Hagerty, regional vice until Things were rosy for John

have turned to private employment agencies.

This is the biggest challenge presently facing the 25 to 30 employment agencies in the San Diego area, according to Ken Barnes logislative chair-

Diego, he must reconcile himself to starting his career all over again. In a new field. At the bottom.

Barnes said the employ-



CULTURE'S NEW HOME: Bright lights and formally dressed theatergoers are symbolic of the air of anticipation surrounding San Diego's Civic Theater opening Tuesday. At the theater's entrance are representatives of the many local cultural organizations expected to utilize the theater. Included are, from left, Lowell Davies, Mrs. Thomas Hamilton, Philip Klauber, Mrs. Jack Galen Whitney, Mrs. Michael Ibs Gonzales, Morley Golden, Mrs. John Chambers and David Thompson. At the door are Mrs.

Norman Lawson new theater is co chuk, assisted t photographers.

The Civic Theater: On A Note O

BY ALAN M. KRIEGSMAN

Architecture, the poet tells us, is frozen music. And in the spirit of this resonant metaphor the citizens of San Diego may well look upon their new Civic Theater, on the threshold of its opening Tuesday eve-ning, as a grand, graceful symphony of fulfilled aspirations.

Or they may view it rather as a noble

cantata, proclaiming once and for all time to the world at large our city's determina-tion to seek a high place in the cultural firmament.

To the many who dreamt, fought and worked toward this moment over the years, the reality of the theater will be the final, triumphant note in a sweeping crescendo of hope vision, planning and effort. To the Community Concourse, which the theater itself now makes a completed en-tity, it will become a living symbol and instrument of the downtown renaissance. And to all of the city and its inhabitants, present and future, it will stand henceforth as an artistic capital, the seat and dwelling place of the very finest San Diego has to offer in the realm of performance.

No one knows now, of course, what per-formances will sound or look like in the hall, and no one will know until Tuesday's inaugural concert by the San Diego Symphony. Experts have been consulted, and every effort has been made to insure optimum visual and acoustical effect, and to avoid mistakes encountered elsewhere. Experience, however, has taught us not to look for certainties in these matters. Part of the excitement of the opening, in fact, is the anticipation of discovering for the first time the theater's natural sound, sight and "at-

The tremendous benefits of the particularly in relation to what 4 egans have been previously accusto will be apparent from the moment th The orchestra, for example, v

It's Everyone's Business

By MORLEY GOLDEN

There is a body of thought. in our country, made popular in many novels, which holds that the businessman is the enemy of culture.

The major argument for such thought is that the two are naturally inimical—that business deals in tangible returns and that the returns of art must almost always be intangible by their nature.

Like many generalities, this one is absurd. Within our own

city, we have hundreds of examples of businessmen who have been among the most active in the preservation and promotion of our cultural life.

Among them I count my associates in San Diegans, Inc., who have made the ma-ior contributions in money and time to the completion of our new theater, a project that represents a shot of adrenalin in our increasingly

healthy cultural yeins.

At the moment our attention is focused on our Centre City. But we need not look very far into the neighborhoods and communities of our area to find additional business support for theaters, music, art, literature, etc.

I have often wondered why. (Continued on E-7, Col. 5)

Morley Golden



Crash

na-Bound Overturns Escondido

ma man was killed her persons hart yesn their small foreign urned on U.S. 395 scondido and left the the California Highreported.

Coroner W. T. Souza 3 G. Neal, 23, a cafe m Pomona, was dead at Palomar Memoriin Escondido at 5:18 uffered internal injusaid

said the driver. Daipsey, 24, of Pomona, er passenger, Robert of Upland, escaped injuries.

LOUT

n R. B. Sipes said old him he fell asleep ng south on the high-four miles north of The car hit the he west side of the

overturned at least came to rest in an Sipes said. iid both Neal and

were thrown out of as the car skidded mg the berm, went

i men were en route at the time of the ouza said.

D FRIENDS

survived by his par-nd Mrs. Harold Neal were childhood came to California adelphia last June,

h increased the 1965 Racing Crash fice fatality tell to 15, Racing Crash even in rural areas le last year the toll Escondido family was fatally

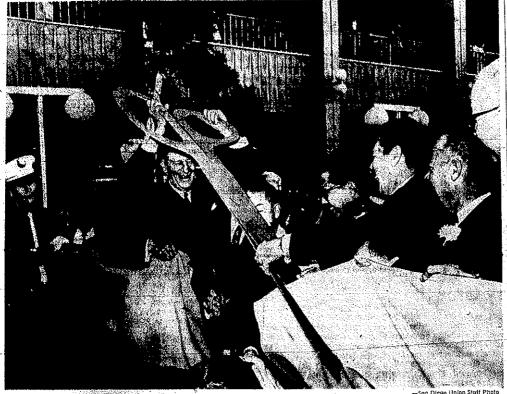
fter discussing the for his father's firm.
the officials of the The California High ty Council.

Sun Today

flow is bringing dry went into a slide and the motor-e area, keeping day cycles collided. eratures comfortable. s high was 65, and thest reading should pital for cuts.

hts are expected to not be listed as a traffic fatality.
The mercury dipped because the crash occurred on private property.

Dedicated At Brief Rit



Guilford Whitney, holding giant scissors, helps mayor and city councilmen cut ribbon dedicating

Scion Killed

A member of a prominent

track about two miles east of

The CHP said the death would

Valley Center Road.

mayor, actually did the job.

DRAMA SET

FOR THEATER

Theatergoers who attend

Wednesday's performance of

"Who's Afraid of Virginia
Woolf" will be among the

first to see San Diego's new

Civic Theater.

The high-powered drama by Edward Albee begins

at 8 p.m.

An announcement in the
"Leisure and Arts" section.

"The San Diego Union yes.

terday listed curtain time as 8:30 p.m. A spokesman for the theater said the earlier

time is correct.

Community Concourse. Smaller shears, held by

Symphony Event To Fill New Hall

Sellout Crowd Due For Program In Civic Theater Tomorrow Night By BILL PARRY

Escondido family was fatally Tickets were sold out two Woolf?" The one night produc-injured yesterday in a motorcy-weeks ago for tomorrow night's tion will open under auspices of rickets were soin two two words. Tacking weeks ago for tomorrow night's tion will open under auspices of the Brondway Theater League Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego Symphony Orchestra, And respectively performance by the San Diego

said the accident occurred at foot long canopy to the steel 12:10 p.m. while Einer was

racing on the privately owned 1,025 FOR DINNER

Long said 1,025 persons have reservations for the dinner and Valley Center Road.

Patrolman A. T. Scott said curtain rises at 8:45 p.m. on the ve at her prevailed Einer was racing with Darell first music ever to be heard in

Diego County again R. Ames, 29, of 903 Goldenrod the theater.

and more of the sected today.
The sected today of a curve. He said Elner the arrangements for the diner and Mrs. Fred Boss is flow is bringing dry went into a slide and the motor-chairman of decorations for the curve. week, according to William L. Ames was treated at the hos-penton, symphony manager. Strolling violinists

Strolling violinists will provide background music at

Philip M. Klauber is symphony association president and Mrs. Lionel U. Ridout is president of the opera gilld.

E CLAMPUS VITUS

Historical **Unit Honors** S.D. Editor

A historical group with singular name and a noble-purpose honored San Diego news media in general and one editor in particular at its annual installation banquet Saturday night.

The Squibob chapter of E Clampus Vitus paid tribute to the press and initiated Richard F. Pourade, editor emeri-tus of The San Diego Union, to honorary membership dur-

ing ceremonies in the Bronze Room, La Mesa.

The 'organization, which dates back to '49er days in California, researches and documents historical incidents and sponsors installation of markers all over the state.

Its new president or "noble grand humbug" is Ben F. Dixon. He replaces J. Francis Mergen, who becomes an exnoble grand humbug.

Joe E. Mensor, another ex-noble grand humbug, read the list of new officers, explaining that they were "undemocrati-cally selected by the board of Clampelders.

As he called off the list of officers "in order of least importance," he asked them questions such as "Will you feed the hungry?" "Will you feed the hungry?" "Will you protect the widows and or-phans, especially the wid-ows?" and "Will-you clothe the naked?"

It was explained that when (Continued on a-21, Col. 2)

Theater Opening Is Next

Picture-Page a-3 By JIM McVICAR

The \$21.5 million Community Concourse was dedicated as a tribute to culture, industry and good government yesterday in ceremonies attended by city ofand ficials hundreds citizens.

People crowded the central plaza area south of B Street and many lined the second level balcony of Convention Hall. Others, who sought a better view, watched the ceremony from the upper levels of the parking gar-

"Conceived by citizens of vision, this Community Concourse is dedicated by the people of San Diego as a tribute to culture, industry and good gov-ernment," reads the inscription in raised gold letters on the south side of the plaza.

MAYOR OFFICIATES

The inscription was concealed by curtains which were officially opened at a signal from Mayor Curran.

The Concourse consists of a convention hall, exhibit hall, 1,000 car parking garage, city administration building and civic theater. The bulk of the financing was provided by an investment loan from the City Employes Retirement System.

The weather was delightful for a dedication, and the mayor promised he would please the crowd even more by keeping the ceremony short. He kept his word. The introductions and remarks, followed by the tradi-tional ribbon cutting, took slightly over 20 minutes.

'RED TAPE' CUT

The mammoth satin ribbon which stretched across the plaza, was bright red. Someone made a comment about cutting red tape as the mayor, council-men and others, symbolically and officially opened the com-pleted complex of community buildings.

Most of the city council, City Mgr. Tom Fletcher and former City Mgr. George Bean, Guil-ford Whitney and Morley Gold-en joined the mayor at the ros-trum for the dedication.

Mayor Curran said San Diego has been waiting a long time for completion of all the concourse facilities.

"We were almost finished about a month ago when we moved into our new city administration building," he said. "Now we have completed the Civic Theater."

THEATER BEAUTIFUL

The mayor described the theater, which will have its open-ing tomorrow, as "not only beautiful, but functional." He stressed that San Diego can now accommodate any theatrical event produced.

The stage is the (Continued on a-18, Col. 1)

Orange Pickers 4 SHOWS BOOKED The symphony is the first of Early Leader In Concourse





City Buildings Take Shape



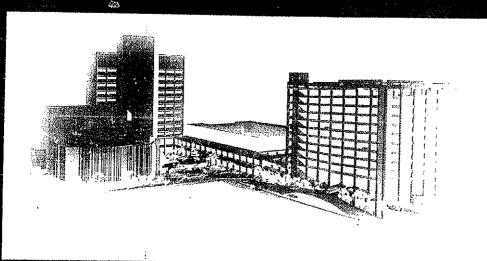
View northwest from corner of C Street and Third Avenue shows Community Concourse beginning to take shape on threeblock site. Convention Hall is rising at left

across First Avenue from Electronics Capital Building. Girders next to it facing C Street, are lower framework of City Hal building. At right, excavation has starter for 3,000-seat theater. Rear, 11-level parking garage is beginning to rise. Community Concourse project will cost \$16 million, with completion due by December, 1964.



Beauties

Miss America of 1962, Jacque Mayer, right, is appleuded by conto ants at registration for Atlantic C pageant. Hats were prominent amo



Here is how Community Concourse complex will look when completed. At left, theater faces B Street at Third Avenue.

with new city hall behind it. Low structur at center is convention hall, with parkin garage extending to A Street at right

Parking garage will hold 1,000 cars, and two-level convention hall will have scating capacity of 5,000 when needed.



Sweets Fo

Julienne Essen, 3, shares her candy with Hereford yearling from he father's ranch at Charter Oaks as the

Mood onight

buses, laxis, even a

creacroup, or mittom, very will relief, his vir 11 tonight, when pages of nopulater relief what she relief what had been to the page to th

REVOLT

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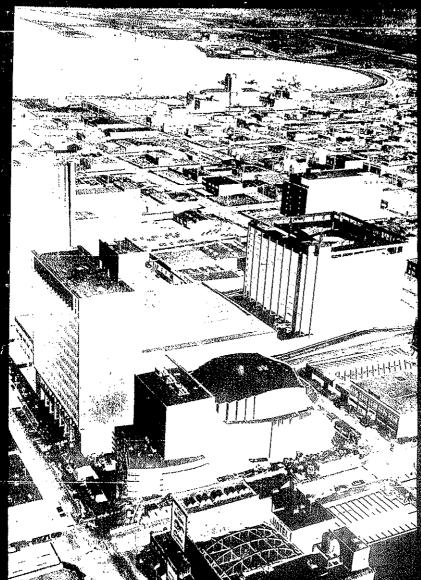
and Queen Elizabet
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at l'ariament will'be by royal proclamation 25 and that the eleccheid Oct. 25 mal three-week etc. saign gets under way dissolution. In fact, augn has been going at Alec became prime

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Pays Off In San Diego

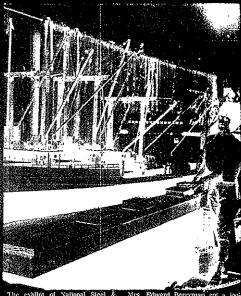


Now cive content in foregoingly contents with old at top cente. Three parts of the new Contentity Conceases will be opened to particle after despertion coremany today.

Visitors was see Convention Hall and extabit space directly behind infinished 14-stay sits hall and oval thenter in force ground as wed as 12-level parking garage. at right conter. Beyond garage is now state Building. Beyond Concourse of 24-story Electronics Capital Building on



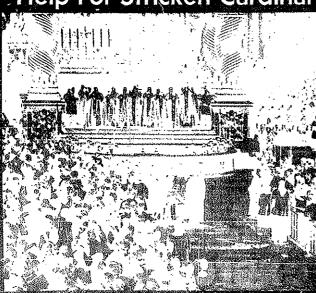
Chizen Harry Poster is booking at material in the dispart of the Citizens Committee (c. Part Development of the Extract Haft in the new day. The girls, worth looking at, at Geri Kreie, left, and Pat Paime American Airlines stewartesses.



The exhibit of National Steel & Simple diding Co. In new Exhibit Hall in Community Concourse is — a ship.

Mrs. Edward Berryman got a loo last night at what everyone will so tenght when the Exhibit Bail orens

Help For Stricken Cardinal



Cenna Fr. ad C. ramati Markey of Los Augoles (http://doi.org/10.1001/1



Lynda Bird In Athens

Carrying a houquet of roses, Lynda Bird Abifison daughter of the President, walks across alrebrt in Athens, Greece, of arrivation attend wedding of King Considering and Princess Anne Marie of Donmark, At left is U.S. ambassador to Greece, Hanny Laborities, who accompanied Mee. Tourist.

CONTROUND NOON

Help City lew Idea W

Street. anonymous, faceless 13-story building on C you a story about searching Diego's City Hall for the first time can tell Almost anyone who has tried to find San for the

stately quarters it shared with the county ers' paradise of poorly lit spaces from the Center on Pacific Highway. in what is now the County Administration In 1964, the city moved to this undertak-

SAN DIEGO COUNTY There is no cause for civic pride in the civic center by 1995 on four alizing this, the city has ambitious plans to open a signature present city headquarters. Re-

nue and Broadway downtown. city blocks east of 12th Ave-

Ore., architect Donald Stastny. first-class, world-class project is Portland, The man charged with delivering a

competition process called "design/develop," thought by many to be the ultimate competitions and because he wants to use a struction, and quality and cost controls. marriage of good design, feasible conbecause of his experience with design Stastny was chosen by city officials

tects first, then asking developers to team up with them, design is given the priority it leserves. By selecting a group of potential archi-

in the past, the San Diego civic center will design/develop approach have been used be an extremely refined version. Although various incarnations of the



DAVID McNEW

Architect Donald Stastny's unusual "design/develop" concept will be used to build a signature civic center on four city blocks in downtown San Diego.

competition could well become a model for competitions for years to come, according to Stastny. major public building competitions

Beverly Hills Civic Center, designed by Urban Innovations Group with Charles from competitions run by Stastny are the Moore; the Domaine Clos Pegase winery in and planned a number of large projects. Frank Gehry. (Stastny has also designed Graves; and a planned Walt Disney Concert Hall in Los Angeles, designed by architect Northern California designed by Michael Among the building designs resulting

> ing middle-of-the-road architecture. He cutting-edge Southern California architecals have inspired a whole generation of Gehry, the architect and artist whose Graves, the leading postmodernist, and juries to sort through proposals from ture. bizarre combinations of forms and materiinternationally known architects such as likes innovation, and hires world-class Clearly, Stastny isn't known for produc-

Unlike other consultants who place de-Please see CITY HALL, Page 8

15 Angeles Times

e valuable tools. is before final set least one public naires and phone

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ITYHALL: Architects, Builders to Team on Design

Continued from Page 1

sign decisions in the hands of juries composed of city officials and assorted civic leaders, Stastny believes that only those trained in design should judge the merits of architecture.

A jury including a prominent architect, landscape architect, urban planner, developer and outside city official who has been through a competition will ensure that good architecture doesn't take a back seat to economics, as it can in projects of this magnitude.

Instead of merely selecting a design based on a ballpark construction cost, then hiring a contractor to build it, Stastny's design/develop approach combines top architects with developers who will commit, in writing, to bringing the 1-million-square-foot project in on budget, in this case \$242.3 million.

Materials and construction guidelines will be prepared so that finalists meet quality standards. That, it is hoped, will minimize developer bidding wars and encourage design competition.

Because of high construction costs and tight budgets, many cities are trying to "privatize" the development of public buildings, according to Stastny, and the design/develop method is one way to do this. Teams including experts in design, budgeting and project management should minimize city staff costs.

Stastny outlined the process.
It's month or two, the city will issue a "request for qualifications"

'There's a feeling among citizens of every city that city officials and employees should not work in luxurious surroundings. The reality is that what we need in city government is efficiency. A workplace that is equal in quality to the private sector will give us better service.'

Donald Stastny Architect

through word of mouth, direct mailings and architectural publications, inviting architects to apply for the job.

Applicants will have to supply not just resumes, but one art board (30-by-40 inches), giving some idea of their intended designs. Younger, less-known firms may want to catch the jury's attention with actual preliminary design proposals, Stastny said, whereas older firms might submit only a site plan or art work from earlier projects.

The jury will narrow the field to 20 or 30 architects.

Next, a second request for qualifications will go out to developers, asking them to approach the architects and form "design/develop" teams including contractors and other professional consultants.

Several teams will be interviewed by the jury, and three to five candidates will be chosen to compete for the job.

Finalists will each receive \$100,000 to develop their proposals.

The city should choose a winning proposal by next fall.

The design/develop process has drawbacks. Developers may be reluctant to team up with less-known architects. The odds against a small firm winning are probably substantial.

So there's a chance San Diego will miss out on some great designs. For example, the excellent new Escondido City Hall was designed by Pacific Associates Planners Architects from San Diego; in 1985, when they were selected from an international field of more than 100, they had no experience doing large public buildings. Yet, probably because their thinking was unjaded by years of experience, they produced the freshest design.

According to Stastny, young architects won't necessarily be out of the picture. They can team up with architects who specialize in project management and the production of construction drawings.

Public opinion will be important, Stastny said. Public meetings,

mailed questionnaires and phone polls can all be valuable tools. There will be at least one public display of designs before final selection

Stastny realizes that the civic center could be the key to a successful urban center in San Diego.

With the civic center at the east edge of downtown, and the Navy's planned complex on the waterfront, Broadway will assume its natural role as the primary downtown street. This will be a shift, since most key streets—5th Avenue, 1st Avenue and others—run north and south, not east and west.

A well-designed civic center will help people adjust to the change.

Skeptics have grumbled that the significant project cost is unjustified, that existing city buildings on C Street and nearby could be altered or expanded to do the job. Stastny doesn't agree, for several reasons.

"There's a feeling among citizens of every city that city officials and employees should not work in luxurious surroundings," he said. "The reality is that what we need in city government is efficiency. A workplace that is equal in quality to the private sector will give us better service.

"A city hall also needs to be accessible. Anyone held up on the elevator trying to get to the council chamber on the 12th floor of the existing City Hall knows that the current configuration doesn't lead to accessible government."

APPENDIX G Preparers' Qualifications

Preparers' Qualifications

David Greenwood is a U.S. Secretary of the Interior Qualified Architectural Historian with 11 years of professional experience in conducting architectural/historic surveys, including Section 106 and CEQA compliance surveys. Mr. Greenwood holds a bachelor of arts degree in architecture from the University of Southern California.

Elizabeth Hilton is a U.S. Secretary of the Interior Qualified Architectural Historian with more than 8 years of experience in conducting architectural/historic surveys, including Section 106 and CEQA compliance surveys. Ms. Hilton holds a bachelor's degree in historic preservation and community planning from the College of Charleston in South Carolina and a master's degree in historic preservation from the Art Institute of Chicago.

Daniel Paul is a U.S. Secretary of the Interior Qualified Architectural Historian with more than 6 years of professional experience in the field of architectural history and 15 years of experience in the field of historic preservation. Mr. Paul holds a bachelor of arts degree, with honors, in art history from California State University, Fullerton and a master of arts degree, with high honors, in art history from California State University, Northridge.

WATER DEMAND STUDY FOR THE PROPOSED CIVIC CENTER COMPLEX PROJECT

April 2010

Prepared for: Centre City Development Corporation

401 B Street, Suite 400 San Diego, CA 92101

Prepared by: ICF International

9775 Businesspark Avenue, Suite 200

San Diego, CA 92131

Introduction

The following Water Demand Study provides an evaluation of water supply available to the proposed Civic Center Complex Project (proposed project) in support of California Environmental Quality Act (CEQA) compliance and the project's Addendum to the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (PDO), and Redevelopment Plan for the Centre City Project (SCH 2003041001, revised March 2006). Water use for the proposed project has been calculated on a per employee basis for existing demand, proposed demand, and proposed demand less the existing demand with Leadership in Energy and Environmental Design (LEED) demand reductions included. The intent of this analysis is to describe existing water demand and compare the proposed project water demand to existing demand and then determine potential reduction benefit from implantation of LEED certifiable strategies.

Project Description

Project Location

The proposed Civic Centre Complex Project is a redevelopment project located on a block west of the San Diego Civic Theatre, bounded by First and Third avenues, and A and C streets in the Civic/Core neighborhood of the Centre City Redevelopment Project, downtown San Diego. Centre City includes approximately 1,500 acres of the metropolitan core of San Diego, bounded by Interstate 5 on the north and east and San Diego Bay on the south and southwest. The Civic/Core neighborhood is located in the north-central portion of the downtown planning area. Figure 1 provides a map of the project vicinity.

Existing Conditions

The project site is currently classified a Central Business District per the San Diego Community Plan and several structures occupy the area. The northwest portion of the block includes an above-grade parking structure known as the Evans Jones Parkade. This structure is planned to remain in place to provide parking for the proposed project. The Civic Center Plaza and a restaurant are located on the northeast portion of the block, and the southeast portion of the block includes the Civic Theatre. These buildings would also remain in place after development of the proposed project. The southwest portion of the block is currently occupied by a two-level 158,000 square-foot meeting and conference venue, known as the San Diego Concourse, and a 189,000 square-foot, 13-level office building, known as the City Administrative Building. The San Diego Concourse and City Administrative Building are both proposed by the project for demolition.

Sources of WaterSupply

The City of San Diego Water Department provides water service to downtown and delivers more than 200,000 million acre-feet of water annually. The water department delivers potable water throughout an area of approximately 330 square miles. During an average year the City's water supply is made up of 10 to 20 percent of local rainfall, with the remaining amount imported from regional water suppliers including the Metropolitan Water District (MWD) and the San Diego County Water Authority (SDCWA). Potable water pipelines are located underneath the majority of downtown's streets mimicking the above-ground street grid pattern. The existing facilities that service the existing site would continue to serve the project. Table 1 below describes the comparison of current water use to proposed water use.

Table 1: Current and Project Water Usage

	Existing Daily Use Million Gallons per Day	Project Daily Use Million Gallons per Day	Net Increase in Water Demand Gallons per Day
Project Site	0.015	0.019	0.004

WaterDemandper Employee

The water demand per employee is calculated in Table 2. This calculation assumes each employee would utilize restroom facilities 3 times per day, operating both toilets and sinks. The calculation also includes an approximate use of drinking water. The total water demand is determined to be 6.9 gallons per employee per day.

Table 2: Water Demand per Employee

Land Use	Restroom Use	Toilet flush	Lavatory	Drinking	Water Demand
	(# trips/day)	(gal)	(gal)	(gal)	(gal/employee)
Commercial/Retail	3	1.5	0.6	0.2	6.9

Existing WaterUse

The existing water use for the San Diego Concourse and City Administrative Building is included in Table 3 below. The total demand in gallons per day (gpd) is calculated to be 15,456 or 0.015 million gallons per day (mgd). This total equates to the annual average demand calculated on a daily basis. In order to predict greater potential demands that occur during periods of increased system use, the maximum day and peak hour rates are calculated. Maximum day and peak hour factors were determined by applying the total average annual demand to the City's demand curves for the Coastal/Downtown region (CSDWD, 1999). The existing facilities water demand is 0.039 mgd for a maximum day rate and 0.093 mgd for a peak hour rate.

Table 3: Existing Land Use, Employees, and Water Demand

Land Use	Total No. Employees	Water Demand (gal/ employee	Water Demand (gal/day)	Water Demand (MGD)	Max Day Factor (coastal/ downtown)	Peak Hour Factor (coastal/ downtown)	Max Day Demand (MGD)	Peak Hour Demand (MGD)
Centre City Building (N of Civic Center plaza)	339	6.9	2,339.1	0.0023	2.5	6	0.006	0.014
Civic Center Associates Building (N of Civic Center plaza)	118	6.9	814.2	0.0008	2.5	6	0.002	0.005
Civic Center Plaza (NE Block)	885	6.9	6,106.5	0.0061	2.5	6	0.015	0.037
Restaurant (NE Block)	28	6.9	193.2	0.0002	2.5	6	0.000	0.001
Parkade (NW Block)	10	6.9	69	0.0001	2.5	6	0.000	0.000
Civic Theatre (SE Block)	200	6.9	1,380	0.0014	2.5	6	0.003	0.008

Community Concourse (SW Block)	60	6.9	414	0.0004	2.5	6	0.001	0.002
City								
Administrative Building (SW and								
SE Block)	600	6.9	4,140	0.0041	2.5	6	0.010	0.025
Totals	2,240		15,456	0.0155			0.039	0.093

Proposed Project

The Civic Center Complex Project proposes to provide a new City Hall facility for the City of San Diego. Figure 2 illustrates the proposed project's site plan. The new City Hall building is proposed to consolidate nearly all current downtown City employees into one new facility. The 19-story (approximately 300 feet tall) building would consist of an office tower and ground floor retail space. Adjacent to the tower is an approximate one-acre public plaza comprised of hardscape and landscape elements.

A maximum capacity of 2,420 City employees and elected officials and 400 members of the public are estimated to occupy the space. The project is consistent with the San Diego Community Plan and a discretionary approval is required for a Centre City Planned Development Permit. Figure 3 shows the SANDAG 2030 forecast for the project area. Based upon SANDAG's most recent population estimates, 4,147 city employees are forecasted for the project area.

For the purposes of employee estimation for all facilities existing or proposed, the number of employees assigned to each building is based on actual reported employee numbers or the total square footage of the building divided by 300 square feet per employee. This accounts for all of the employees within the project area. All non-employees that may be present intermittently in the project area are not included, but expected to fall within the maximum daily and peak hour estimates based on the City's peaking factors (CSDWD, 1999).

The proposed land use, employees and water use is included in Table 4 and calculates the average annual demand of the proposed project. It is important to note that these totals include reductions for the demolition of the existing facilities as the new facilities come on line. Water demand less existing demand for 4,050 employees will be 0.0279 mgd. Table 5 calculates the water demand for the proposed landscaping. This calculation relies on land use type and square footage of area to be landscaped. Table 4 and 5 are combined to determine total water demand for the 4,050 employees of the proposed project. This total is greater than the water demand of the existing facilities by approximately 12,500 gallons per day. This increase is expected given the overall increase of employees for the proposed project. Peaking factors are also calculated by the same methods used in Table 3.

Table 4: Proposed Land Use, Employees, and Water Demand

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Land Use	Total No. Employees	Water Demand (gal/ employee	Water Demand (gal/day)	Water Demand (MGD)	Max Day Factor (coastal/ downtown)	Peak Hour Factor (coastal/ downtown)	Max Day Demand (MGD)	Peak Hour Demand (MGD)
Centre City Building (N of Civic Center plaza)	339	6.9	2,339.1	0.0023	2.5	6	0.006	0.014
Civic Center Associates Building (N of Civic Center plaza)	118	6.9	814.2	0.0008	2.5	6	0.002	0.005
Civic Center Plaza (NE Block)	885	6.9	6,106.5	0.0061	2.5	6	0.015	0.037
Restaurant (NE Block)	28	6.9	193.2	0.0002	2.5	6	0.000	0.001
Parkade (NW Block)	10	6.9	69	0.0001	2.5	6	0.000	0.000
Civic Theatre (SE Block)	200	6.9	1,380	0.0014	2.5	6	0.003	0.008
New City Hall Office Tower	2,420	6.9	16,698	0.0167	2.5	6	0.042	0.100
New City Hall Office Tower - RETAILSPACE	50	6.9	345	0.0003	2.5	6	0.001	0.002
Totals	4,050		27,945.0	0.0279			0.070	0.168

Table 5: Proposed Landscaping

Land Use	Total No. Employees	Water Demand (gal/ employee	Water Demand (gal/day)	Water Demand (MGD)	Max Day Factor (coastal/ downtown)	Peak Hour Factor (coastal/ downtown)	Max Day Demand (MGD)	Peak Hour Demand (MGD)
Landscaped								
Park	4,000	0.09	4,000	0.004	2.5	6	0.01	0.024
Totals			4,000	0.004			0.01	0.024

To understand the additional savings in water demand, Table 6 calculates water demand using LEED reductions. LEED for New Construction addresses new construction and major renovation of commercial and institutional projects. Performance is evaluated in five environmental categories, one of which is Water Efficiency. LEED is a point-based system administered by the U.S. Green Building Council, with points awarded for meeting the specific requirements of credits in each of the categories.

Of the 69 possible points in LEED, only five are directly associated with water efficiency. These five points are apportioned among three LEED Water Efficiency credits:

- Credit 1 Water-efficient Landscaping, two points
- Credit 2 Innovative Wastewater Technologies, one point
- Credit 3 Water Use Reduction, two points

Some water efficiency technologies and strategies can easily be incorporated at any point in the design process, or even late in the construction process, while others require early planning and integration of multiple disciplines. Understanding the requirements for each Water Efficiency Credit, as well as the design strategies for meeting those requirements and the planning process necessary to successfully develop and incorporate those strategies, is critical to optimizing water efficiency on LEED projects.

The LEED Reduction Factors applied to Table 6 included 50% for landscaping such as drip irrigation, 40% for waterless urinals, dual flush toilets and low flow facets, and 25% for gray water use on landscaping (Starr, 2007). However, feasibility of the project implementing the use of gray water is unknown at this time.

Table 6 illustrates that the proposed project water demand would be reduced after implementation of LEED conservation measures. The proposed project including LEED water saving measures would have a net water demand of 0.019 mgd, a reduction of 0.013 mgd from the proposed project without LEED considerations. There may also be opportunity for additional savings through the use of cooling tower water and agreements with NRG who provide cooling tower water services. If cooling water can be provided in a more efficient manner than is currently in use at the existing facilities, greater water demand savings can occur with the proposed project. There may also be opportunity to find efficiencies in the treatment and discharge of wastewater effluent from the project.

Table 6: Proposed Facilities w/LEED Reductions Applied

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	LEED		Max Day					
Land Use	Reduction	Water Demand	Demand	Peak Hour Demand				
		(MGD)	(MGD)	(MGD)				
Proposed Office/Retail Space	0.600	0.017	0.042	0.101				
Proposed Landscaping	0.500	0.002	0.005	0.012				
Totals		0.019	0.047	0.113				

Table 7 makes a direct comparison to the existing facility water demand to the proposed project water demand. Table 8 includes this comparison with LEED reductions applied to both the structures and landscaping.

Table 7: Comparison of Existing and Proposed Project Features

	_	Max Day	Peak Hour
Land Use	Water Demand	Demand	Demand
	(MGD)	(MGD)	(MGD)
Existing Facilities - Totals	0.015	0.039	0.093
Proposed Facilities - Totals	0.032	0.080	0.192
Increase in Proposed Water Demand	0.016	0.041	0.099

Table 8: Comparison of Existing and Proposed Project Features w/LEED reductions

i			
		Max Day	Peak Hour
Land Use	Water Demand	Demand	Demand
	(MGD)	(MGD)	(MGD)
Existing Facilities - Totals	0.015	0.039	0.093
Proposed Facilities - Totals	0.019	0.047	0.113
Increase in Proposed Water Demand	0.004	0.008	0.020

The proposed project will increase the water demand at the site over the existing demand. This is due to the fact that the proposed project is expected to increase the total number of employees by approximately 1,921. This would bring the total to 4,050 employees, which is accommodated by the SANDAG's Regional Growth Forecast of 4,147 (see Figure 3).

References

(CSDWD, 1999). City of San Diego Water Department, Capital Improvements Program Guidelines and Standards, Book 2, Figure 2.1 – Peak Hour Demand Factor, Figure 2.2 – Max Day Demand Factor. July 1999.

(Starr, 2007). J. Starr and J. Nicolow. How Water Works for LEED. http://www.facilitiesnet.com/green/article/How-Water-Works-for-LEED--7545, Accessed: April 3, 2010





Figure 1 Location Map



 $\stackrel{N}{\bigoplus} \ \ \text{no scale}$

Figure 2 Site Plan

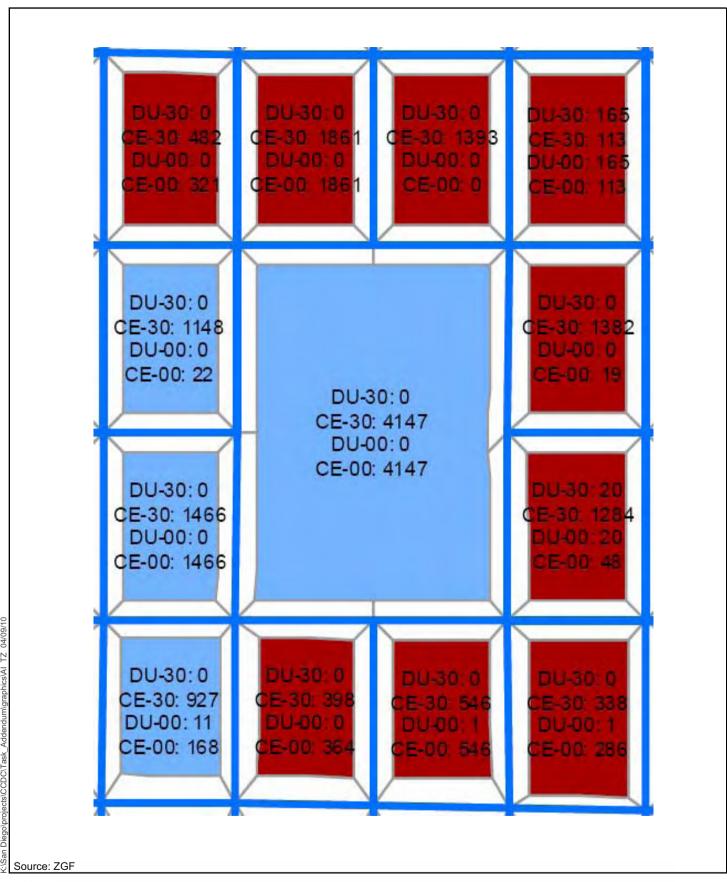




Figure 3 SANDAG 2030 Forecast



MEMORANDUM

Date: April 23, 2010

To: Brad Richter, CCDC

Bob Starks, ICF

From: Mark Peterson, Fehr & Peers

Subject: Civic Center Traffic Assessment

SD10-0007

The purpose of this memo is twofold:

- 1. Document the net increase in daily traffic (ADT) associated with the proposed Civic Center project; and
- 2. Review traffic operations at the proposed project driveway to be located on First Avenue, just north of C Street.

Net Project Trip Generation

The table below provides a summary comparison of land use types and the resulting daily trip generation (ADT) for both the existing and proposed civic center complexes.

Existing and Proposed Civic Center Trip Generation

Land Use	Quantity	Trip Generation Rate	Daily Trips
Existing			
Governmental Office	347,000 SF	10 / 1,000 SF	3,470
		Subtotal	3,470
Proposed		·	
Governmental Office	551,794 SF	10 / 1,000 SF	5,518
Retail	16,087 SF	18 / 1,000 SF	290
		Subtotal	5,808
		Net Increase	2,338

Source: Centre City Cumulative Trip Generation Rates, May 2003

Brad Richter and Bob Starks

Date: 4/23/2010 Page 2 of 2



As shown in the table, the existing Civic Center complex generates a total of 3,470 daily trips (ADT). The proposed project, including additional governmental office and retail square footage, will generate a total of 5,808 daily trips (ADT), representing a net increase of 2,338 daily trips (ADT) over existing conditions.

The net increase in trips associated with the proposed project is less than the CCDC trip generation threshold of 2,400 daily trips, and therefore the proposed Civic Center project does not trigger the need for conduct of a more detailed traffic impact study.

Project Driveway Operations

The proposed Civic Center project includes a new driveway along First Avenue, just north of C Street, providing access to a two-level 461 space subterranean parking facility. Separate loading dock access is also provided along First Avenue approximately mid-block between C Street and B Street.

Our review of the proposed site plan and the driveway/loading dock configurations noted the following:

- 1. Effectively, access to the proposed driveway will be right-turn in and right-turn out due to First Avenue being a one-way northbound roadway. As such this will simplify the movements to and from the driveway and minimize conflicts.
- 2. The signalized intersection of First Avenue/C Street located just south of the driveway location should provide adequate gap opportunities for the exiting volumes, minimizing the on-site queuing of vehicles. While the same signal will also meter the flow of inbound traffic from the south, maintaining adequate driveway throat distance prior to any ticketing dispensing machine or gate will be important to minimize the potential for queuing and spillback onto First Avenue.
- 3. The provision of separate access points eliminates the potential for conflicts between truck movements accessing the loading docks and traffic movements entering and exiting the parking structure.
- Access to the loading dock will require back-in truck maneuvers, creating the
 potential for blockage of traffic on First Avenue. Use of the loading docks should
 be minimized or restricted during peak traffic periods.

In summary, we do not see any significant issues associated with the parking driveway and loading dock operations. Please contact us with any questions or need for clarification on the above.