

# Historical Resources Technical Report for San Diego International Sports Arena, San Diego, San Diego County, California

## Attachment 3

FINAL

April 2024



### ***Submitted to:***

City of San Diego  
Development Services Department

### ***Prepared for:***

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# Historical Resources Technical Report for San Diego International Sports Arena, 3500 Sports Arena Boulevard, San Diego, San Diego County, California

***Project:***

Midway Rising, PRJ-1106734

***Submitted to:***

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Development Services Department  
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## EXECUTIVE SUMMARY

This Historical Resources Technical Report (HRTR) provides an evaluation of the San Diego International Sports Arena (now known as the Pechanga Arena) located at 3500 Sports Arena Boulevard within the Midway Rising project area in San Diego, San Diego County, California. Midway Rising is a mixed-use redevelopment of the project site for recreation, entertainment, residential, and commercial uses (Project). The Specific Plan prepared for the Project allows for either the retention or demolition of the San Diego International Sports Arena. This HRTR was prepared to meet the requirements set forth in the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 *et seq.*), the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000 *et seq.*) and the San Diego Municipal Code. The City of San Diego (City) is the lead agency for complying with CEQA.

ASM Affiliates (ASM) evaluated the San Diego International Sports Arena (Sports Arena) for eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and San Diego Register of Historic Resources (San Diego Register) and recommends the Sport Arena is eligible for listing in all three registers. The Sports Arena was designed by Victor Meyer and built by the Trepte Construction Company in 1966, in what is now known as San Diego's Midway-Pacific Highway community plan area as an indoor venue for sports and music and entertainment events.

The San Diego International Sports Arena is recommended eligible as an individual resource under NRHP criteria A, B, and C; CRHR criteria 1, 2, and 3, and San Diego Register criteria A, B, and C. The property is a good representative example of the theme of *Post World War II (WWII) Development: Recreation and Entertainment* due to the role it played in the transformation of the Midway District and association with sports and other entertainment events. It is therefore eligible under NRHP/CRHR/San Diego criteria A/1/1. It is eligible under NRHP/CRHR/San Diego criteria B/2/2 because of its association with the culmination of Robert Breitbard's contributions to the field of sports. It is also eligible under NRHP/CRHR/San Diego criteria C/3/C because it embodies the distinctive characteristics of the stadium/sports arena property type and New Formalism sub-style of Modern architecture in the San Diego region. It is not recommended as representative of a period, method of construction or, work of a master, it does not possess high artistic values, and it is not a contributing resource to any proposed or established historic district. The building has not been significantly altered since its original construction and it therefore maintains a high degree of integrity to the end of its period of significance.

As it is eligible for the NRHP, CRHR and San Diego Register, the San Diego International Sports Arena is a historical resource as defined by CEQA and its demolition would result in a substantial adverse change pursuant to CEQA Section 15064.5. If the San Diego International Sports Arena is demolished, the Project would result in the loss of a historical resource and demolition cannot be mitigated to a less-than-significant impact. ASM recommends archival documentation following the Historic American Buildings Survey Level II standard, and installation of an interpretative exhibit in the lobby or concourse area of the new arena as mitigation measures to lessen the impact. However, mitigation can only lessen the impact, it cannot eliminate the impact. If the San Diego International Sports Arena is retained, there would be no impact under CEQA.

The Project area includes six other buildings more than 50 years old in the area of potential impacts (API). Those buildings have been evaluated under separate cover and are not within the scope of this HRTR.



## 1.0 INTRODUCTION

This Historical Resources Technical Report (HRTR) was prepared to meet the requirements set forth in the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 *et seq.*), the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000 *et seq.*) and the San Diego Municipal Code. The City of San Diego (City) is the lead agency for CEQA compliance.

This report provides a historical assessment of the San Diego International Sports Arena (Sports Arena) for eligibility in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and San Diego Register of Historic Resources (San Diego Register). CEQA defines a historical resource as any resource listed in, or eligible for listing in, the CRHR or properties of local significance that have been designated or identified in a local historical resources survey meeting certain criteria. The Sports Arena is not currently listed in the NRHP, CRHR, the San Diego Register, nor is it a California Point of Historical Interest (CPHI) or California State Historical Landmark (CSHL).

The Midway Rising project proposes a mixed-use redevelopment of the site for recreation, entertainment, residential and commercial uses (Project). The Specific Plan prepared for the Project allows for either the retention or demolition of the Sports Arena.

### 1.1 REPORT ORGANIZATION

The report is organized according to City of San Diego *Historic Resources Board Historical Resource Technical Report Guidelines and Requirements* (City of San Diego 2009). In this report, the Sports Arena is evaluated for its eligibility as an individual resource in accordance with CEQA, NRHP, CRHR, and San Diego Register guidelines. This section of the report describes the Project. Chapter 2 describes the Project setting and location and the historical overview of the property. Chapter 3 addresses research and field methods and includes the architectural description of the Sports Arena. Chapter 4 contains the applicable regulations and significance criteria, and the results of the site's evaluation. Chapter 5 presents the findings and conclusion, including a discussion of Project impacts. The Appendices include building development documents (Appendix A), ownership and occupant information (Appendix B), maps (Appendix C), Department of Parks and Recreation (DPR) 523 site record forms (Appendix D), and preparers' qualifications (Appendix E).

### 1.2 PROJECT AREA

The Project is located in the Midway-Pacific Highway Community Plan area, along Sports Arena Boulevard, one of the major streets in the community. The Project area is an approximately 52-acre site that includes the central and eastern portions of City-owned Assessor's Parcel Number (APN) 441-590-04 and private parcels to be included in the Specific Plan (APNs 441-330-0100, -1200, and -1100). Street addresses within the Project site include 3500, 3350, 3250, 3240, and 3220 Sports Arena Boulevard (Figure 1). It can be found on the La Jolla USGS 7.5-minute topographic quadrangle in an unsectioned area on the east side of Harbor Island Drive (Figure 2). This report is limited to the Sports Arena. The Project area includes six other buildings more than 50 years old in the API, but those buildings have been evaluated under separate cover and are not within the scope of this HRTR (Figure 3).

### 1.3 PROJECT DESCRIPTION

The Project would include the approval and implementation of the Midway Rising Specific Plan that would facilitate redevelopment of the existing Sports Arena and adjacent areas. The Project site is currently developed with the Sports Arena, asphalt surface parking lots, a gasoline service station, restaurants, Dixieline Lumber, a homeless shelter, a Salvation Army Thrift Store and various commercial/retail

businesses. The Project would redevelop the site with a mix of uses including entertainment, retail, restaurants, residential, recreational, public, and park uses. Flexible zoning allows for construction of a new on-site entertainment center or retention of the existing arena in its current location.

## 1.4 PROJECT PERSONNEL

ASM project personnel include Architectural Historian Emily Steele, M.S.; Senior Architectural Historian Laura Taylor Kung, M.A.; Senior Historian Sarah Stringer-Bowsher, M.A., RPH; and Senior Architectural Historian Shannon Davis, M.A., RPH. Emily Steele has an M.S. in Historic Preservation from the University of Oregon and a B.A. in History from the University of California, San Diego. Ms. Steele conducted survey and research for this project and co-authored the report. Ms. Stringer-Bowsher has more than 15 years of experience as a historian. She earned her M.A. through public history coursework in historic research methods, applied history, museology, and historic preservation. As the Senior Historian for ASM, Ms. Stringer-Bowsher focuses on developing historic contexts based on research as the essential foundation for historic site assessment. She is a California Registered Professional Historian and has evaluated the historical significance of a variety of resources throughout San Diego. Ms. Stringer-Bowsher conducted survey and research and consulted on the evaluation of eligibility. Ms. Kung, who specializes in archival research and Modern architecture, previously conducted a comprehensive survey of all known works of Modern architect Loch Crane in the City of San Diego. Ms. Kung prepared additional historic context for this project and provided peer review. Ms. Davis has more than 25 years of professional experience, 10 years of which were spent with the cultural resources programs of the National Park Service (NPS) as a Historian with the NRHP and Historic Preservation Specialist with the NPS American Battlefield Protection. Ms. Davis specializes in historic preservation, history, and architectural history, and is a California Registered Professional Historian. Ms. Davis led the survey of the Sports Areana, collaborated on the research and evaluation, and co-authored the report.



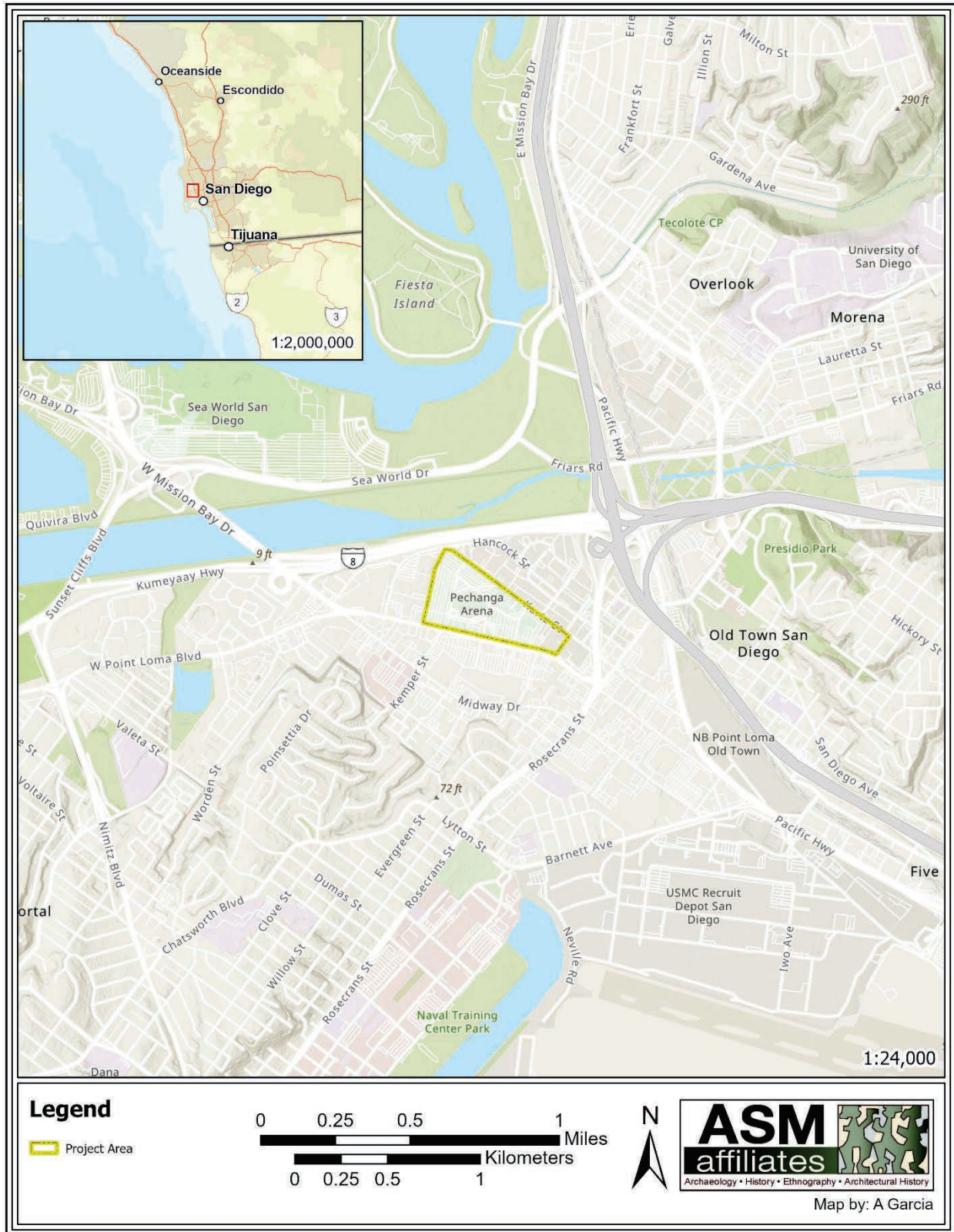


Figure 1. Project vicinity map.



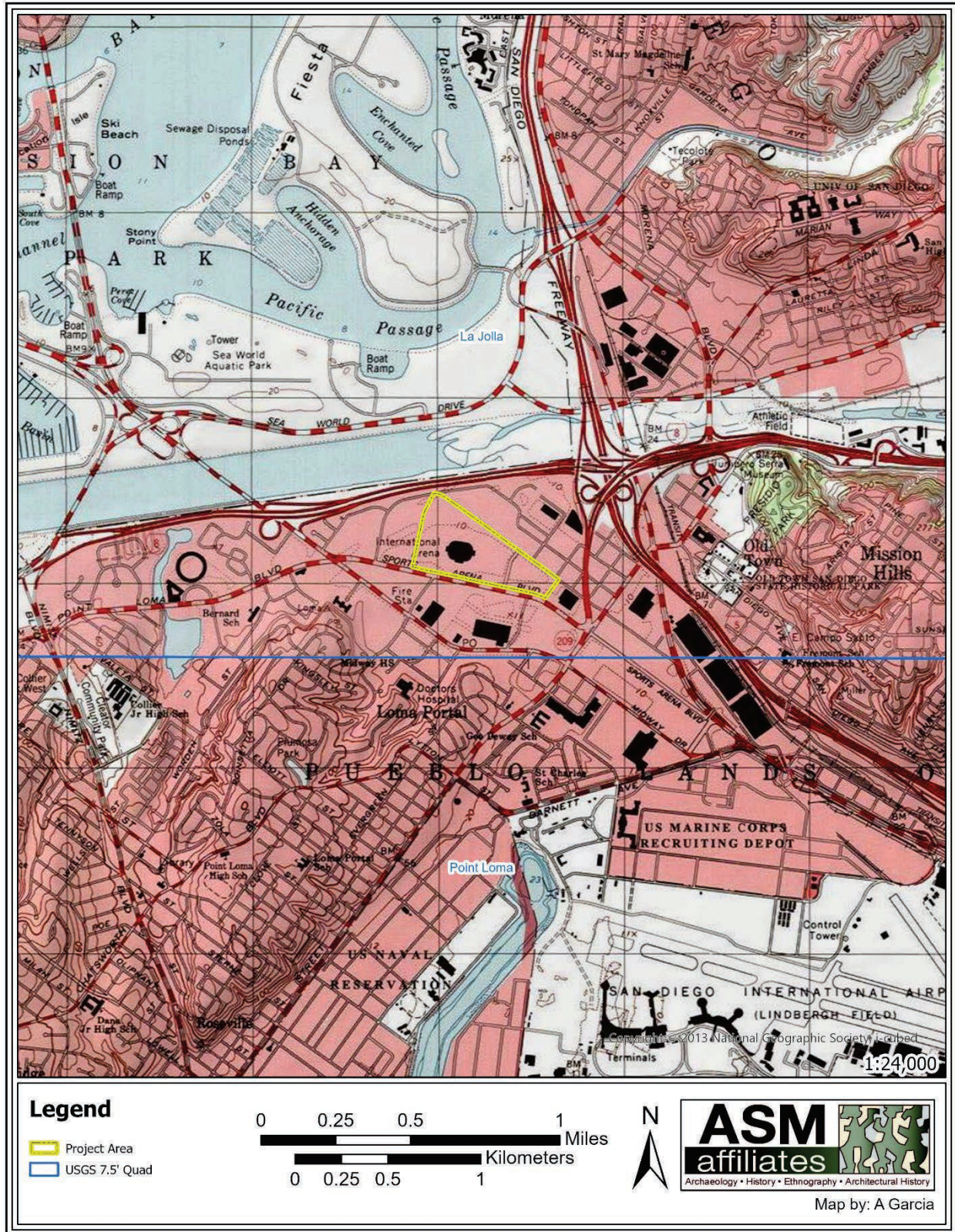


Figure 2. Project location on La Jolla USGS map.



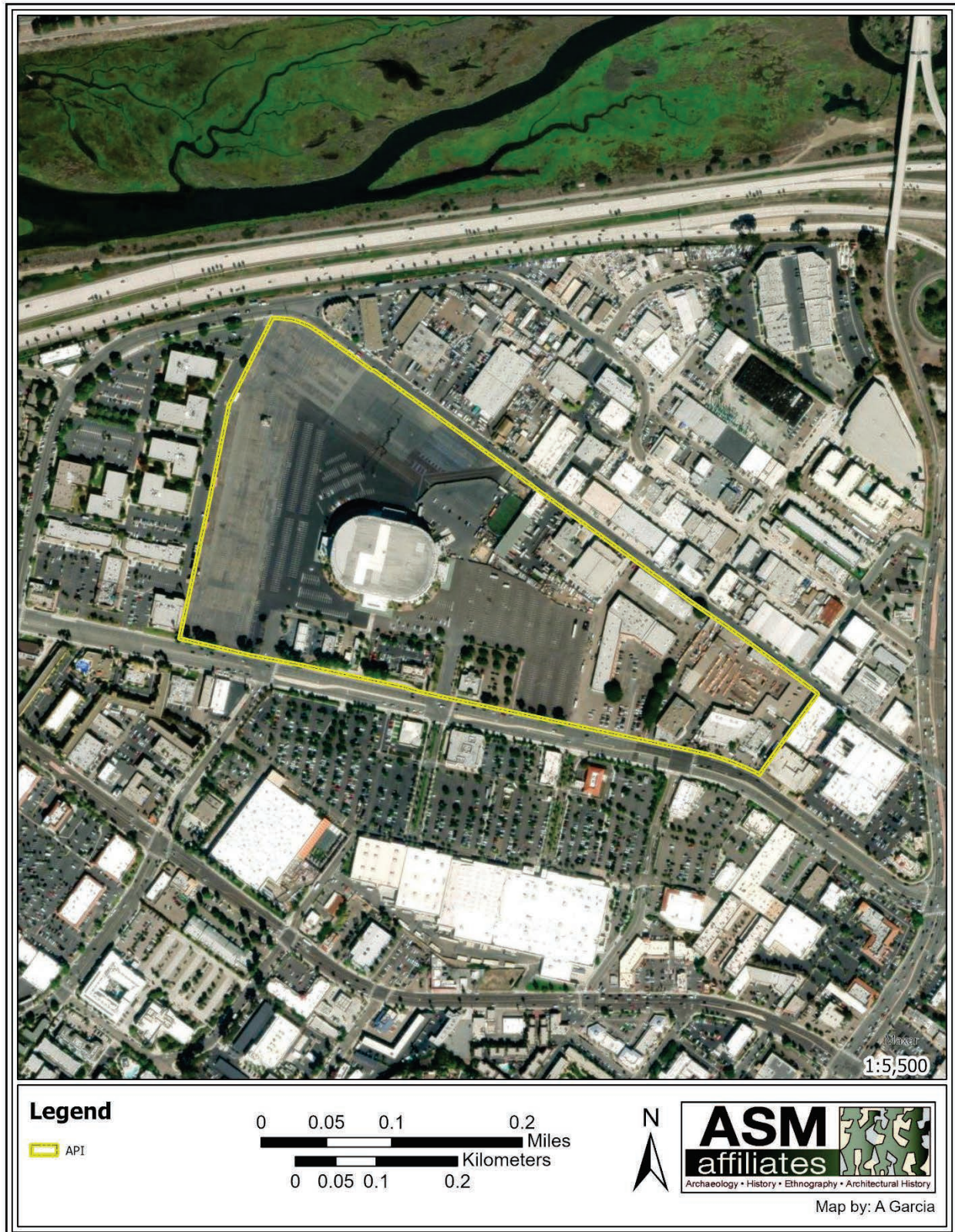


Figure 3. Area of Potential Impacts map on aerial photograph background.





## 2.0 PROJECT SETTING

The Sports Arena is located on the northern side of the Midway-Pacific Highway Community Plan area. The property comprises a large parking lot with the Sports Arena located toward its center. The northern edge is bordered by primarily industrial and commercial buildings along Kurtz Street. There are multiple commercial buildings and restaurants that have been constructed around the arena. A large shopping center has been developed across from the arena south of Sports Arena Boulevard.

### 2.1 PHYSICAL PROJECT SETTING

The Sports Arena is located west of Interstate 5 and south of Interstate 8, with Old Town a mile to the east and Marine Corps Recruit Depot two miles to the south. Prior to the development of the Sports Arena, the area was previously known as the Frontier Housing project, which comprised 3,500 temporary dwellings constructed in 1944 to house WWII workers (Sheehan 1992) (Figure 4). The buildings were only meant to be used for up to two years, however, many remained standing for up to 10 years until falling into disrepair, and all were demolished by 1957 (Sheehan 1992). As the push for post-WWII development began, the area was cleared of the old housing and transformed into a modern design consisting of commercial, industrial, and entertainment buildings. The immediate area around the Sports Arena is still characterized by these same uses. Many of the surrounding buildings are newer chain restaurants and department stores. The Project area includes six other buildings more than 50 years old in the API that have been evaluated under separate cover.



Figure 4. Aerial photograph of Frontier Housing, c. 1946. Courtesy of San Diego Historical Society. Yellow boundary line of the current Project area added by ASM.

## 2.2 HISTORICAL OVERVIEW

### 2.2.1 Midway – Pacific Highway Neighborhood History

(Excerpted from the *City of San Diego Midway–Pacific Highway Community Plan Area Historic Resources Survey Report: Historic Context & Reconnaissance Survey, 2012*)

After WWII, small warehouses and industrial buildings began to fill in the undeveloped areas along the Pacific Highway corridor. The Consolidated Aircraft plant continued to be a strong visual element and economic force in the area. The Midway area gave way to commercial strip and shopping center development that mainly catered to nearby residential and visitor populations. Streets were widened, removed, and renamed to facilitate the movement of automobiles. Interstates 5 and 8 were constructed, which formed rigid barriers between the neighborhoods on the north and east.

Prior to WWII, the commercial and residential development of the area was random and sparse. A few homesteaders constructed small houses, but the earth was too sandy or salty for agriculture. Commercial businesses were largely related to the airport, aircraft plants, and military bases. The city directory for 1941 lists one house and one business on Midway south of Rosecrans. The few other businesses in the area were mostly gas stations and drive-in restaurants like Topsy's and the Bali. The Loma Theater opened in 1944, just before the end of war. However, it is more closely associated with the post-war history of the area. It was designed by the renowned theater architect S. Charles Lee. The *Sound of Music* opened in the theater in 1965 and played for an astounding 133 weeks. The theater closed in 1988 and is now a bookstore.

The character of the area that exists today began to take shape during the 1960s. Modern commercial buildings were constructed on vacant lots or replaced older commercial and residential buildings. The building at 3564 Kettner Boulevard is one of several automobile showrooms that were constructed during this decade. Automobile related businesses such as service stations and garages were also attracted to the Pacific Highway area. This can be attributed to the car culture that blossomed after WWII as well as the development of two freeways in the area, Interstates 5 and 8. Multi-family residential complexes also began appearing in the Midway area during the 1960s. The Loma Portal Apartment complex at 3131 Cauby Street is representative of this type.

The greatest change to the area in the 1960s was the construction of the International Sports Arena. It was constructed by Trepte Construction Company and designed by Victor Meyer, an architect who was vice president of development and design (Mark Faders, another architect with the Trepte company applied for the building permit). As early as the 1950s, San Diego had been seeking to attract professional sports franchises. Robert Breitbard acquired the Gulls, then a member of the Western Hockey League, and then laid plans for the construction of an indoor arena. The land was formerly part of the Frontier Housing Project and owned by the City of San Diego; however, the \$6,500,000 for construction was privately financed. The arena opened in November of 1966. It was designed for seating 13,500 for hockey and 16,000 for other sporting and public events. Within a year a professional basketball team, the San Diego Rockets, was added. The Gulls continued to play in the arena until 1995 when the team moved from San Diego. A variety of restaurants were established in the area to feed hungry sports fans before or after games.

### 2.2.2 Sports in San Diego

Although San Diego has been home to several professional sports teams, it remains one of the only major cities to not win a title in baseball, football, basketball or hockey. But despite this fact, the City once called "Sportstown USA," has a reputation for producing star athletes and a love of sports and recreation (*San Diego Union Tribune* 2014).

### Baseball

Baseball was one of the first organized sports, with the first known game taking place in 1871. Interest in the sport fluctuated during the nineteenth century with local clubs organizing games with Los Angeles teams that were played in downtown vacant lots like Lockling Square. Early in the twentieth century, intercity leagues and winter leagues provided professional players with opportunities to showcase their talents and drawing significant public interest. San Diego failed to join the Pacific Coast League in 1903, but local interest in baseball remained strong. Throughout the 1920s and 1930s, a network of local leagues flourished, offering opportunities for players of all levels to participate in the sport. Exhibition games featuring legendary players like Babe Ruth and Lou Gehrig further fueled public enthusiasm for baseball in San Diego (Norris 1984).

Finally, in 1936, San Diego welcomed its own professional team when the Pacific Coast League's Hollywood club relocated to become the San Diego Padres. The Padres played at Lane Field, Westgate Park, and various other venues until 1969 when they joined Major League Baseball as an expansion team. The team played at San Diego Stadium (see Figure 6) which was constructed in 1967 for San Diego's first National Football League team, the Chargers. The Padres remained in San Diego Stadium (later named Jack Murphy Stadium and Qualcomm Stadium) until 2004 when the construction of Petco Park was completed (Bristol 2019). San Diego hosted All Star Games in 1978, 1992, 1999 and 2016 and the Padres made it to the World Series in 1984 and 1998 (*Baseball Almanac* 2023).

### Football

Like baseball, football in San Diego began in the late nineteenth century with amateur teams organizing games in neighborhoods and parks. Football programs at schools began in the early twentieth century with teams like the Jaybirds (later named Gray Castle Knights) playing for San Diego Junior College (later named City College) (*San Diego City Times* 2014). Most games were played at Balboa Stadium, constructed in 1914 next to San Diego High School as part of the 1915 Panama-Pacific Exposition (City of San Diego 2023). The Chargers franchise began in Los Angeles as a charter member of the American Football League (AFL) in 1959. After their first season, the team announced it would move to San Diego for the 1961 season. The San Diego Chargers played at Balboa Stadium until 1967 when San Diego Stadium was completed. Balboa Stadium was demolished and rebuilt in 1978. In 1964 the Chargers defeated the Boston Patriots to win their first and only AFL Championship. The AFL and National Football League (NFL) merged in 1970 and the Chargers won their first and only American Football Conference (AFC) Championship in 1994 when they went on to the Super Bowl but lost to the San Francisco 49ers. The stadium also hosted Super Bowls in 1988, 1998, and 2003. The Chargers continued to play in San Diego/Qualcomm Stadium until 2017, when their multiple requests for a new stadium were rejected and the team moved to Los Angeles. San Diego State University used the stadium until 2019 and it was demolished in 2021 (sandiego.com 2023).

### Basketball

Basketball also began as an amateur sport played in gyms and parks before being picked up by high schools and universities in the San Diego area. The first professional team was the San Diego Rockets, who joined the National Basketball Association (NBA) as an expansion team in 1967. The name alluded to NASA's Atlas Rockets which were made in San Diego. The Rockets played in the Sports Arena where they also hosted the NBA All Star Game in 1971. That was the last season for the Rockets as the owner, Robert Breitbard, opted to sell the team which moved to Houston. The next NBA team to come to San Diego were the Warriors, formed in Philadelphia in 1946 before becoming the San Francisco Warriors in 1962. In 1971 it was reported that the Warriors would be called the Golden State Warriors and would split their time between Oakland and San Diego. During the first season they played only six games in San Diego at the Sports Arena. Two of those games were played against the Houston Rockets (Saatsaz 2015a).



In 1972 San Diego was again without a professional basketball team. In 1967 the American Basketball Association (ABA) was created with 10 teams as an alternative to the NBA. When the Pittsburgh Condors and the Floridians folded the ABA required another team to meet the 10-team minimum and offered San Diego an expansion team for a million-dollar fee which was paid by a dentist, Leonard Bloom. The manager of the Sports Arena was angered that he was not offered the franchise and as a result the new team, the Conquistadors, were not able to play in the Arena. Their first season's home games were played at the Peterson Gymnasium on the campus of San Diego State University. The following year they played downtown in a ballroom named Golden Hall. Finally, in the 1974-1975 season, Bloom was able to get the team into the Sports Arena. Despite the better facilities, the team finished with a losing record and Bloom sold the team in 1975. The new owner named the team the San Diego Sails and they played in the Arena for just one season, again with a losing record. San Diego spent two years without a professional basketball team when an NBA expansion team, the Buffalo Braves, relocated to San Diego as the Clippers, named after the popularity of sailing in the area. They too played their games at the Sports Arena until 1984, when the new owner moved the team to Los Angeles (Saatsaz 2015b). San Diego has not had a professional basketball team since.

### Hockey

The San Diego Boat Club started a hockey team that competed with teams in Los Angeles in 1940. In 1941 the Southern California Hockey League was formed and the San Diego Skyhawks played until 1950 (Shi 2024). When the Sports Arena opened in 1966, a new hockey team, the San Diego Gulls began to play in the venue. The team lasted for eight years before the league folded along with the team. The World Hockey Association then relocated the New Jersey Knights to San Diego and renamed the team the Mariners who played for three seasons until 1977. For ten years the area was without a hockey team but in 1990 the International Hockey League created a team again named the Gulls who played for five seasons at the Sports Arena before moving to Los Angeles (Hockey Writers 2015). That version of the Gulls folded in 2006 and San Diego spent another 10 years without a professional hockey team. In 2015 the owner of the Anaheim Ducks purchased the Norfolk Admirals with the intention of moving the team to San Diego. A San Diego HockeyFest was planned to be held at the Sports Arena to welcome hockey back to the City with the new Gulls team and logo (Spurrier 2021).

### Soccer

The first professional soccer team in San Diego was the San Diego Toros who played at Balboa Stadium in 1968. There were no American players on the team, which won the Western Conference that year and finished second in the league. However, the team only lasted one season because the team was poorly funded (Maddock 2020a). In 1976 soccer returned to San Diego with a North American Soccer League team named after a popular movie at the time:: the San Diego Jaws. The Jaws played at the Aztec Bowl Stadium on the campus of San Diego State University and attracted a fairly large crowd, but the owner moved the team to Las Vegas in 1977. In 1978 the team was sold and moved back to San Diego where they were renamed the Sockers (Maddock 2020b). The Sockers made the Sports Arena their home and won 16 championships during their time there. They are planning to move to the new Oceanside Frontwave Arena for the 2024-2025 season (*San Diego Union Tribune* 2023a).

San Diego has also hosted equestrian events for the 1984 Summer Olympics and Summer X Games in 1998.

## **2.2.3 Entertainment and Concert Venues in San Diego**

San Diego has been home to several major concert and entertainment events in venues both large and small. Some events have been at non-traditional locations, like Elvis playing on the deck of the *USS Hancock* when it was docked at the Naval Station in 1956, or Richie Valens's performance at Clairemont High



School (*San Diego Reader* 2008). The San Diego Concert Archive is a comprehensive list of San Diego concerts from the 1930s through 1999. Although there are small venues which have hosted more shows, the Sports Arena tops the list of large-scale venues with more than 1,200 concerts (San Diego Concert Archive 2023). The following section describes the other historic entertainment venues in the San Diego area.

#### Spreckels Theatre (1912)

Built in downtown San Diego by philanthropist John D. Spreckels in 1912, the Spreckels Theater was designed for vaudeville but became a popular venue for all types of concerts, musicals, and theatrical productions. The list of performers at the theater includes Will Rogers, Anna Pavlova, Paul Whiteman, John Barrymore, Enrico Caruso, Mary Pickford, Ronald Coleman, Bela Lugosi, Ronald Reagan, Bert Lahr, Ed Wynn and Abbott and Costello. During Comic Con the theater has hosted Conan O'Brien for tapings of his show. The theater was listed as a San Diego Historical Landmark in 1972 and in the NRHP in 1975 (Gaslamp Foundation 2023).

#### Balboa Stadium (1915, 1978)

The previous incarnation of Balboa Stadium was built for the Panama-Pacific Exposition and served as a multi-purpose venue for both sporting and entertainment events. It originally had a seating capacity of 34,000 and many records were set there in track and field competitions. It was briefly the home of the San Diego Chargers and became a popular concert venue in the 1950s and 1960s (Stadiums of Pro Football 2023). The Beatles performed there during their 1965 tour, and a performance by the Doors was canceled by the city council in 1969 because of Jim Morrison's arrest for indecent exposure (*San Diego Reader* 2008). Other performers include Jimi Hendrix, The Eagles, The Doobie Brothers, Led Zeppelin, Pink Floyd and Crosby, Still, Nash and Young (San Diego Concert Archive 2023). It was rebuilt as a smaller stadium in 1978 and is currently owned by the City of San Diego and used for high school sporting events (*San Diego Union Tribune* 2006).

#### San Diego State University (SDSU)

SDSU has several venues that have hosted performers from the 1960s to today. In 1976 a mural was painted by students in a Chicano art class which was only visible to the musicians entering the rear stage at Aztec Center venue named the Backdoor. Now known as the Backdoor mural it became part of a lecture and event highlighting the history of Rock and Roll at SDSU in 2013 (San Diego State University 2013a). The campus includes the following venues:

##### *Open Air Theatre (1941)*

First known as the "Greek Theatre," construction began in 1939 and was managed by the Works Progress Administration. The 4,600-seat theater was the site of the speech by Rev. Dr. Martin Luther King Jr. in 1964, and performances by several major artists over the decades including, Benny Goodman, Joan Baez, Frank Zappa, Bob Marley, Jethro Tull, Jimmy Buffett, Madonna, The Offspring and Franz Ferdinand. In 2013 it was renamed the Cal Coast Credit Union Open Air Theatre (San Diego State University 2013b).

##### *Aztec Center (1936)*

Another Works Progress Administration project, construction of the Aztec Bowl began in 1933. Originally 10,000 seats, it was expanded in 1948 for a capacity of 12,592. It hosted the San Diego State Aztecs football team until 1967 when they moved to the San Diego Stadium. The venue was then used for soccer and music events. The center included two venues: the Backdoor and Montezuma Hall. Montezuma Hall opened in 1968 and the Backdoor the following year. The acts that performed there included the Grateful Dead in 1969, Linda Ronstadt in 1972, Patti Smith in 1976, the Ramones in 1978, the Police in 1983 and the music festival Lollapalooza in 1994 (Peterson 2011). Although Aztec Center was listed in the NRHP in 1994 it was demolished in 1997

and replaced by the Viejas Arena. The mural at the Backdoor was preserved and relocated to the SDSU library.

### Golden Hall (1964)

Golden Hall is located inside the San Diego Concourse complex and opened in 1965. The 3,200-seat venue was named after Morley Golden, a San Diego developer (*San Diego Union Tribune* 2022). In addition to serving as the home of the San Diego Conquistadors basketball team from 1973-74, Golden Hall has been the site of several concerts and events. Musical artists such as B.B. King, The Rolling Stones, Pink Floyd, Boston, the Grateful Dead and The Clash have performed at Golden Hall (San Diego Concert Archive 2023). Beginning in 1978, news media and candidates gathered at Golden Hall for election night. This tradition stopped in 2020 because of the pandemic (*San Diego Union Tribune* 2022). It has been converted to a homeless shelter and in 2023 it was announced that the facility would close (*San Diego Union Tribune* 2023b).

### San Diego Civic Theatre (1965)

Located in downtown San Diego, the Civic Theatre was designed by San Diego architect Lloyd Ruocco as part of the plan to revitalize the area. The opening performance in the 2,967-seat theater featured the San Diego Symphony but the theater hosted a wide variety of performers including comedians Jerry Lewis, Robin Williams, Jerry Seinfeld and Conan O'Brien, and musicians Frank Sinatra, Tony Bennett, Bob Dylan, Carole King, XTC and Oingo Boingo, and Bruce Springsteen (San Diego Concert Archive 2023). It has also hosted movie premieres such as *Cowboys & Aliens* and *Top Gun Maverick* (San Diego Theatres 2023).

### Humphreys Concerts by the Bay (1982)

Located on Shelter Island, Humphreys Concerts by the Bay offers a unique outdoor concert experience where the music can be enjoyed on land, on a pier, or for free from a boat. The 1,400-capacity venue has an adjacent hotel and restaurant and has hosted an impressive lineup of concerts featuring a mix of established artists and up-and-coming talents (*San Diego Union Tribune* 2011). Humphrey's has hosted a diverse range of acts from Bill Maher to Tony Bennett and the Beach Boys. The band America has performed there 23 times (*San Diego Magazine* 2015).

### SOMA San Diego (1986)

Originally located in a warehouse on Union Street, the name SOMA originated from its position just south of Market Street. The space included a basement venue with a capacity of 100 which provided local San Diego bands an opportunity to play. Bands that attracted a large crowd would be asked to return and play on the upstairs stage. Several San Diego bands got their start here in the 1990s including Blink-182 and Stone Temple Pilots (Young 2010). SOMA moved to a larger location near the University of San Diego in 1994. Major artists such as Radiohead, The Smashing Pumpkins, Weezer, Oasis, and Faith No More performed here in the 1990s. It closed in 1999. In 2002, a former movie-theater multiplex was renovated as a concert venue with the SOMA name. It has a capacity of 2,300 in the main hall with a side stage that can accommodate 500 and is located in the Midway-Pacific Highway Community just south of the San Diego Sports Areana (*San Diego Reader* 2016). The current SOMA location/building will be demolished as part of this Project.

### Casbah (1989)

The Casbah was opened at the site of a former Irish pub in 1989. It originally had a maximum occupancy of 75 people, so it moved to a larger location on the same street in 1994. Nirvana performed at the original location when Casbah had only been open for a year (Casbah Music 2023). Other acts that have performed there include the Smashing Pumpkins, Alanis Morissette, The Breeders, The Cult and Blink-182 (San Diego Concert Archive 2023).

## 2.2.4 Mid-Twentieth Century Stadiums and Arenas

Prior to the introduction of major stadiums and arenas to San Diego, smaller venues hosted sporting events such as the Coliseum Athletic Club at 1485 E St. In contrast, the construction of the Sports Arena was part of a broad trend of Modern-style stadiums constructed throughout the country during the mid-twentieth century. Having a major league professional sports team was a hallmark for all major cities in the 1960s (City of San Diego 2007). The Los Angeles Memorial Sports Arena set the precedent in Southern California (Figure 5). It was constructed in 1959 and was home to many sports teams over its lifetime, including the Lakers and the Clippers basketball teams. It displayed characteristics of the New Formalism architectural style such as monumental size and symmetrical form, however it lacked the luxury boxes and corporate suites that characterize most stadiums today. The design of the Sports Arena was inspired by the Los Angeles Memorial Sports Arena and was meant to closely resemble it (*San Diego Union* 1965).

Other sports arenas constructed in Southern California in the 1960s era of Urban Renewal include the Los Angeles Forum (Forum) and the San Diego Stadium (Figure 6). Both the Forum and San Diego Stadium were completed shortly after the Sports Arena opened in 1967. The Los Angeles Forum is also a New Formalism-style sports arena, few of which are extant today (Lazaretto 2014). The San Diego Stadium (demolished in 2021) represented both the economic development of San Diego during the 1960s and the City's interest in expanding recreational venues.



Figure 5. Historic photograph of Los Angeles Memorial Sports Arena, c. 1959. Photo from Columbia University.



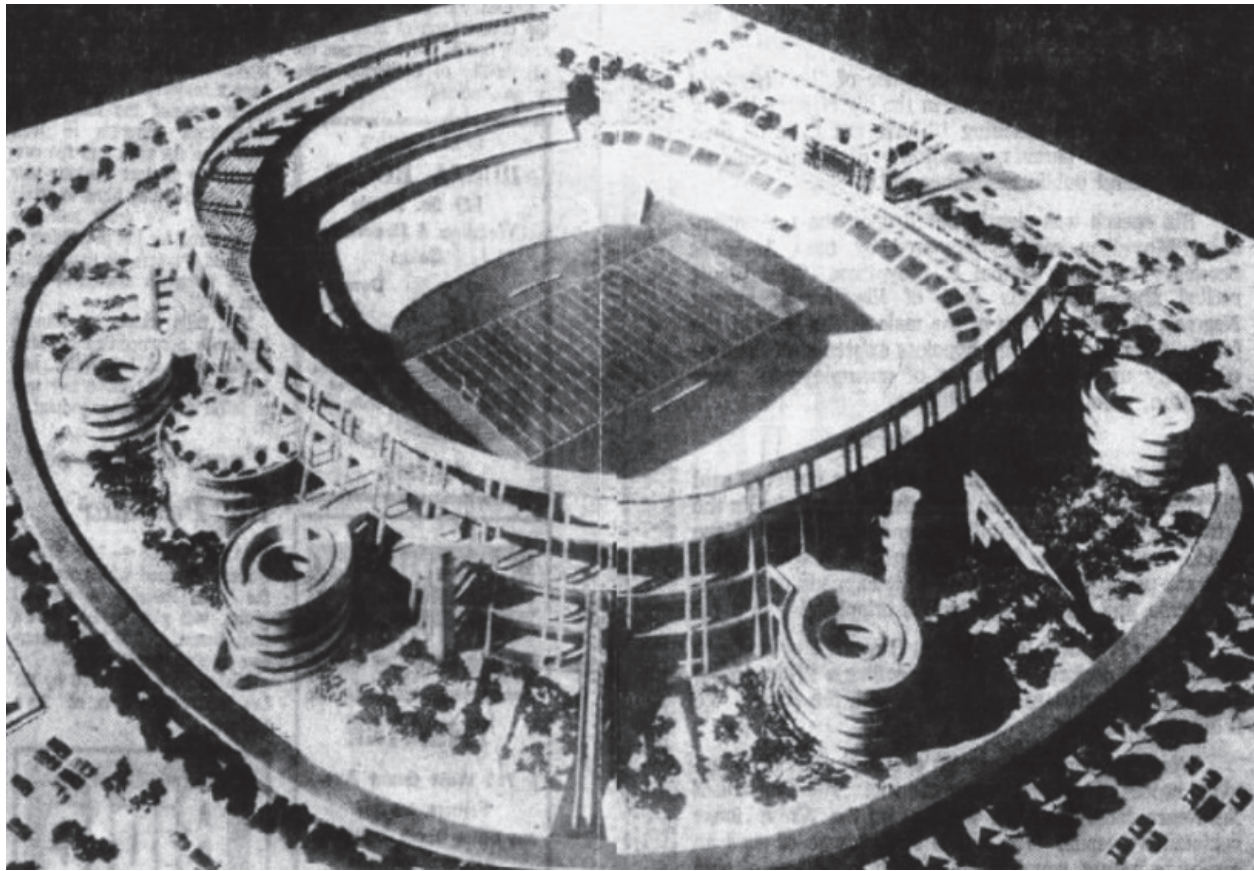


Figure 6. Historic photograph of San Diego Stadium, c. 1967 (Times-Advocate 1967).

### 2.2.5 Modernism in San Diego

(Excerpted from the *San Diego Modernism Historic Context Statement* pages 25-26)

The development of the commercial strip and shopping center was heavily influenced by the expanding highway network, the move to suburbia, rising expectations for living standards, easy credit, and the mass distribution of commercial goods. Following the rationing and hardships of WWII, post-war prosperity enabled Americans to resume their love affair with the automobile and use it to inspire a new cultural landscape. Because of the increased mobility afforded to car owners, cities became less densely concentrated, less pedestrian and less mixed-use, and more prone to residential sprawl. More people opted to live on the periphery rather than in downtown centers, which were perceived to be crowded and blighted.

Because of tremendous population growth from GIs stationed in San Diego who remained here with their families after the war, San Diego was an accelerated example of the typical postwar growth pattern. Its suburbs were developed on former agricultural lands located on the outskirts of the original town. Suburban tracts filled in the farmland and natural buffers that used to separate towns, which started to blur together. The routes linking downtown to the suburbs became dotted with businesses featuring large private parking lots and drive-in, drive-thru, or drive-up services that offered convenience to customers with cars.

During the 1960s San Diegans worked aggressively to secure two recognized symbols of all major cities: a high-rise skyline and major league professional sports. The City's idyllic climate made recreation and sports a year-round attraction. In 1958, the Pacific Coast League's Padres (*sic baseball team*) moved into Westgate

Park, a new home field located in Mission Valley. That same year, the Los Angeles-based football team the Chargers expressed interest in moving their team to San Diego with hopes of a new, larger municipal stadium in Mission Valley. Frank L. Hope & Associates was selected to design a \$27.6 million, modern stadium structure. They developed an elegant “rounded square” in the Brutalist style and featured sloping supports, concrete ramps (some circular) and symbolized the stability of the city. The stadium was completed in August 1967 and shared use with the Padres. That same year, the Padres won the pennant and became San Diego’s major league franchise in 1969. The design of the San Diego Stadium won national awards legitimizing San Diego as a significant modern city.

## 2.2.6 New Formalism: 1960-1975

(Excerpted from *SurveyLA: Architecture and Engineering, Modernism*, pages 190-201)<sup>1</sup>

New Formalism is typically regarded as the most historically oriented of the postwar Modern styles. It broke from the minimalism and structural expressionism that were so closely associated with the postwar Modern movement and incorporated Classical forms, proportions, and motifs into its aesthetic. By the mid-1950s, the International Style and related interpretations of Modernism had firmly asserted their role in the American architectural lexicon. Some architects, though, began expressing consternation with the rigid austerity and stringent design principles associated with these styles, which they began to criticize as banal, expressionless, and overly formulaic. In response, these architects incorporated some of the essential tenants of Beaux Arts Classicism into their architectural vocabulary, albeit in somewhat modified form as to complement the prevailing Modern aesthetic of the era.

What resulted was a hybrid between the aesthetic principles belying Modernism and those associated with Classicism that came to be known as New Formalism. Those who worked in this idiom were afforded a degree of expressive freedom that they could not otherwise exercise within the parameters of orthodox Modernism and the International style. That there was any common ground between these two schools of architecture seemed somewhat counterintuitive on its face, given that Modernism was rooted in the staunch rejection of past architectural traditions. However, by manipulating and stylizing essential Classical forms, materials, and motifs, architects successfully created an idiom that reaped “the advantages of the past while adapting technology and popular features of the present.”

New Formalist style buildings are defined by their monumental scale and powerful visual presence. Their architects typically employed large volumes, rectangular massing, symmetrical façades, and full-height colonnades, often in combination with formal landscaped plazas to create designs that commanded attention. Buildings were often perched atop a podium or articulated base, which helped to reinforce this prevailing sense of monumentality. Classically derived details including arches, columns, and entablatures were frequently used, albeit in abstracted and highly stylized ways, to stress the fact that in spite of embracing and incorporating historical details, New Formalism was firmly rooted in Modern precepts. Often, these abstracted Classical architectural details were combined with geometric features and motifs that were unequivocally Modern such as honeycomb screens, shell forms, and folded plates.

Architectural historians David Gebhard and Robert Winter define New Formalism as follows:

The New Formalism (or neo-Palladianism) represents yet another 20th century effort to enjoy the advantages of the past and also the full advantages of the present. In this compromise the Miesian aesthetic of the Corporate International style returns to the

<sup>1</sup> The Modernism historic context of *SurveyLA* is more recent than the *San Diego Modernism Historic Context Statement*, which did not include the New Formalism substyle.

Classical. Symmetry, classical proportions, arches, traditional rich materials such as marble and granite are now used. The form of the building often tends to be a symmetrical pavilion, set on a podium.

Though formality has long been inextricably linked with American architecture and design, the roots of New Formalism within Modern architecture can be traced to the monumental classicism of civic architecture in the 1930s, particularly the fascist architecture of Italy and Germany. New Formalism was one aspect of the rebellious attitude of a new generation of architects, championed by Philip Johnson in the 1930s, as well as some of Walter Gropius's notable students including I.M. Pei and Walter Rudolf. This new generation of architects, while accepting the aesthetic principles of the Modern movement and the International style, "denounced the tendency of functionalism to degenerate into sterility, and reasserted the primary value of architecture as art."

Nationally, three notable architects are generally considered to be the progenitors of New Formalism: Philip Johnson, Minoru Yamasaki, and Edward Durell Stone. Of these three, it was Stone whose career and body of work are arguably the most closely associated with the rise and spread of the New Formalism movement, and with the style's introduction to Los Angeles. In 1954, he designed a new embassy for the United States in New Delhi that broke from convention and is widely considered to be the world's first true-to-form New Formalist building. Stone's design embodied the essential characteristics that would come to define both his body of work and the New Formalism movement generally: set on a podium, the building exuded Classicism in its symmetry, massing, proportions, and colonnade, but did so by using modern methods and materials and by incorporating various motifs associated with traditional eastern architecture. The result was a new derivative of Modernism that was unequivocally Modern in its composition yet paid homage to the past.

The new approach to Modern architecture, championed by Stone, marked a rather radical departure from the rigid orthodoxy of the Modern movement. It was also misunderstood and even reviled by some who felt that the incorporation of Classical elements veered too far away from the tenets of Modernism, rendering Stone something of a pariah in the area of Modern architecture. Some of the more doctrinaire Modernists "rejected his deviation from pure form through the use of historicist and romantic references and quirky surface embellishments," though the idiom he championed had popular appeal.

Stone continued to hone this aesthetic via other prominent buildings commissioned in the late 1950s, including the Stanford University Medical Center in Palo Alto (1955) and the United States pavilion at the 1958 Brussels World's Fair (1957). He brought his brand of postwar Modernism to Southern California in the late 1950s, when in 1958 he designed a new industrial plant and office complex for the Stuart Pharmaceutical Company in Pasadena. Designed in his signature New Formalist style, the Stuart complex was lauded for its "timeless, eternal quality," and much to the chagrin of his staunchest critics it earned accolades for the innovative quality of its design. The American Institute of Architects (AIA) selected the Stone-designed complex as one of the five best designs of that year.

In Los Angeles, the New Formalist style was often expressed in the context of large-scale civic and institutional buildings that were intended to exude an overarching sense of formality. New Formalism was a choice especially befitting of academic campuses, which aimed to solidify their scholastic reputations while also promoting themselves as progressive, forward-reaching institutions. In the 1960s, as the University of Southern California (USC) entered into a period marked by swift institutional growth and the modernization of campus facilities, many of the new buildings and facilities that were constructed at its University Park campus very clearly incorporated the strict symmetry, Classical proportions, arched colonnades, and other formal elements typical of the New Formalist style. The Olin Hall of Engineering



(1963, L.A. Historic-Cultural Monument No. 1054), designed by William Pereira and Associates, and the Von Kleinsmid Center (1967, L.A. Historic-Cultural Monument No. 1056), designed by Edward Durell Stone, are two exceptional examples of New Formalism on the USC campus. The architects of both buildings took various architectural features of classical origin, abstracted them, and deftly integrated them with modern building forms and methods, producing buildings that evinced the university's modern aspirations while also paying homage to its past. These buildings also convey a visual sense of permanence and monumentality that has traditionally been associated with the USC campus and its requisite buildings. Though these buildings are both Modern at their core, they include features such as brick cladding, heavy cornices, and stylized colonnades that are reminiscent of the Classicism that had historically defined collegiate architecture. They also help to forge a strong visual connection between newer additions to campus and its older, more established buildings, many of which dated to the 1920s and embodied characteristics of the Romanesque Revival and other idioms that were steeped in precedent.

Another exceptional example of New Formalism in the context of college university architecture is the Edward T. Foley Center on the campus of Loyola Marymount University (1962). Also designed by Edward Durell Stone, the Foley Center is a dramatic, pavilion-like structure that has been described as “much like a scaled-down version of Stone’s famous design for the U.S. Embassy in New Delhi.” Its distinguishing characteristics include a projecting roof with a perforated cornice, delicate arches that support the roof structure and form a continuous colonnade around the building, and exterior walls that are clad in travertine and feature a raised grid pattern of elongated hexagons. Its prevailing sense of power and monumentality is enhanced by its setting, perched atop a podium and behind a large reflecting pool. Within the building is a massive tapestry that was custom-made for the site by the noted artist and architectural designer Millard Sheets, also an exponent of the New Formalism movement.

However, the institutional application of the New Formalist style is not limited to university campuses. When the Los Angeles County Music Center complex was constructed between 1964 and 1967, the firm of Welton Becket and Associates employed a similar New Formalist vocabulary in its design. All three buildings comprising the complex – the Dorothy Chandler Pavilion (1964), the Mark Taper Forum (1967), and the Ahmanson Theatre (1967) – are unequivocally modern but exhibit classical proportions and details and rich material palettes, providing them a sense of grandeur. The use of classical forms and materials spoke to the strength and endurance of these local institutions, while also “reflecting the self-assurance of mid-century Los Angeles as it positioned itself to be the City of Tomorrow.”

On Terminal Island, adjacent to the San Pedro community and the Port of Los Angeles, is another significant example of New Formalist institutional architecture: the U.S. Customs House, which was designed in 1967 by architects Austin, Field and Fry. The most prominent feature is the main entrance on its primary façade, which dominated “by a symmetrical central colonnade of simple white concrete columns accented by suspended globe light fixtures. The entry is bracketed by black marble panels bearing raised outlines of the continents of the world.” As such, the building very clearly demonstrates New Formalism’s penchant for melding together classical forms with modern lines and proportions, resulting in a seamless transition between established and contemporary paradigms.

Churches that were built after World War II tended to embody more expressive and organic derivatives of postwar Modernism – specifically the Mid-Century Modern style – but on occasion architects would incorporate elements of New Formalism into the design of ecclesiastical buildings. Corpus Christi Catholic Church in Pacific Palisades (1964), designed by noted firm A.C. Martin and Associates, and St. Joseph the Worker Church in Winnetka (1967), designed by Clar and Spitzer, are two examples of postwar churches that exhibit elements of Mid-Century Modernism but whose formality, symmetry, and abstracted application of classical features more closely align them with the New Formalist style. The former features

a monumental primary façade in which expansive, floor-to-ceiling glazing is divided into a modular grid; the latter features more traditional brick cladding and a dramatic entrance, which is capped by a folded plate roof and comprises full-height supports that create an abstracted colonnade.

Commercial architecture was another realm in which New Formalism made its mark. Between the 1960s and '70s, the style was commonly applied to banks and financial institutions. Not unlike civic and institutional entities, banks were drawn to the style because its commanding presence and monumentality fit neatly into the brand image that they were trying to sell to consumers, and exuded a sense of stability of permanence. New Formalist style bank buildings are found at various locations across Los Angeles, where major financial institutions opened new branches to serve the city's rapidly growing population. Buildings including a Lytton Savings and Loan branch (now Chase) in Canoga Park (1965), the Hughes Aircraft Employee Credit Union in Westchester (1968), and a Beverly Hills National Bank branch (now Wells Fargo) in Brentwood (1965, Richard Dorman) are all demonstrative of how the symmetrical forms, classical proportions, and rich material palettes of the New Formalist style were pared down and applied to the design of more typical, everyday commercial buildings. The Beverly Hills National Bank branch was designed by noted architect Richard Dorman. Its vaulted arches, floor-to-ceiling glazing, and stark white exterior walls add a sense of drama to an otherwise plainspoken building, rendering it a miniature version of the formal "banking temples" in which many banks were housed.

For some financial institutions, the New Formalist aesthetic became inextricably linked to their brand identity and an important part of their company image. This was the case with Home Savings and Loan, a Southern California-based financial institution that was once among the largest savings and loan associations in the United States. In 1954, company president Howard Ahmanson hired the artist and architectural designer Millard Sheets to design a new branch bank in Beverly Hills. "With its colorful mosaics and stained-glass windows, the building proved so popular with customers that Ahmanson hired Sheets to design over forty additional Home Savings branch offices as part of his company's expansion plan." Each of the branch banks designed by Sheets incorporated unique, site-specific features and artwork, but they all ascribed to the same basic architectural vocabulary in which traditional forms and styles were reinterpreted and melded together with modern aesthetic – hallmarks of New Formalism. Sheets' Home Savings branch banks "are generally recognized by their rectilinear forms and flat planes of natural stone that serve as a backdrop for bold integrated artwork," which in most cases he also designed. Several of these branch banks are located in the City of Los Angeles.

Ahmanson's affinity for the New Formalist aesthetic extended beyond his company's empire of branch banks. In 1967, he commissioned Edward Durell Stone to design an expansive new office complex comprising two tall, 11-story office towers on Wilshire Boulevard in the Wilshire Center/Koreatown neighborhood. Stone proved to be a very good fit for the project as his design sensibilities were well aligned with Ahmanson's monumental vision for the complex. Stone's design for the Ahmanson Center (now known as Wilshire Colonnade) is widely considered to be one of the finest examples of his work and a masterful interpretation of the New Formalist style. The complex comprises two imposing, symmetrical buildings with curved facades that together form a horseshoe shape and recall the curved colonnades in front of St. Peter's Basilica in Rome. The buildings are clad in travertine and imported white pentellic marble, consistent with New Formalism's application of precious materials, and are oriented around a central plaza that is paved with Italian Carrara marble. The complex evinces a sense of grandeur that is steeped in Classical traditions but is unequivocally a product of the Modern age. The Los Angeles Times remarked that its design "bridges the gap [from the] ancient to modern era." Internationally renowned architect Miroru Yamasaki also played an important role in honing and popularizing the New Formalist movement. In 1966, he was commissioned to design the Century Plaza Hotel (L.A. Historic-Cultural



Monument No. 1060), the showpiece of the new Century City development that was taking shape on Los Angeles' Westside. Billed as hosting "twenty stories and one million square feet of luxury" when it opened, the building is characterized by its juxtaposition of modern materials against classically derived proportions and forms. The hotel is a bold expression of the New Formalist style and is demonstrative of how this aesthetic was applied to a commercial context apart from financial institutions.

Department stores were periodic patrons of the New Formalist style. In this context, the style was most commonly applied to many of the branch department stores that were being constructed in new suburban shopping malls – a testament to these stores' roles as anchors of their respective malls and as stalwart players in the American consumer economy. Typically, New Formalist style department stores anchor the large shopping malls that were constructed in the San Fernando Valley, the Westside, and other areas of Los Angeles that bore the brunt of postwar suburban growth. The former Broadway (now Sears) at 21851 W Victory Boulevard and May Company (now Macy's) at 6100 N Topanga Canyon Boulevard in Canoga Park both exhibit character-defining features of the New Formalist style. Sears, designed by noted mall architect Victor Gruen, is spanned by a series of concrete columns that together form an abstracted colonnade. The May Company, designed by A.C. Martin and Associates, similarly has a colonnade main entrance, and also features a full-height bell tower that emulates the monumental carillons often found on churches.

As New Formalism became more widely accepted, the style was increasingly incorporated into the repertoires of local architects who designed in a variety of Modern idioms. Edward Durell Stone was, and continues to be known as the architect most closely associated with the style, but others including Richard Dorman, Allison and Rible, William Pereira, Dan Saxon Palmer, Arthur Froelich, and A.C. Martin also designed buildings that showcased New Formalism's distinctive architectural vocabulary. Like most iterations of postwar Modernism, New Formalism began to wane in popularity by the early 1970s. The style was somewhat longer lived than other more orthodox interpretations of the Modern architectural movement because it broke from the mold of conventional Modernism and reflected how historically derived architectural elements could successfully be woven into the Modern paradigm.

New Formalism was also adopted and applied by architects practicing in San Diego. Stone's Scripps Clinic & Research Foundation (1974) at 10666 N. Torrey Pines Road is an excellent example. Local architects also applied the style to buildings including the Rohr Science Building on the Point Loma Nazarene campus (Architect Richard Lareau, 1967); San Diego Museum of Art West Wing (Architect Robert Mosher, 1964), Home Savings and Loan Bank at 4650 Mission Bay Drive (Architect: Millard Sheets, 1977); Westgate Plaza Hotel at 1055 2nd Avenue (Architects: Bird, Fujimoto and Fish, 1970); and 2550 5th Avenue (Architects: Bird, Fujimoto and Fish, 1965).

## 2.2.7 Victor Meyer and Trepte Construction Company

Moritz Trepte, an immigrant from Germany, founded the Trepte Construction Company in 1895 which is now considered San Diego's oldest construction company. Trepte arrived in San Francisco in 1890, and then came to San Diego to join his brother-in-law, Herman Stroeel, to start a carpentry and cabinet making business, Trepte & Stroeel. A year later Stroeel moved to Los Angeles while Trepte remained in San Diego. In the early years of the business, Trepte's activities consisted mostly of cabinet making, store fittings, remodels, and repairs. The company grew through government contracts to build military facilities, and then expanded into construction for well-known companies or individuals. Moritz Trepte's son, Walter Trepte, entered the business in 1913, and eventually became president in 1928. Walter also created the Ocean Vista Corporation in order to facilitate management of construction projects on a subdivided yet vacant tract of land between Boston Avenue to the north, 43rd Street or Highland Avenue to the east, Gama

Street to the south, and 40th Street to the west. The Trepte Construction Company played an active role in every era of San Diego's development, completing nearly 5,000 construction projects including more than 40 in the historic Gaslamp Quarter. (Trepte Construction Company Records n.d.)

Victor Meyer was Trepte's vice president of design in the mid-twentieth century. Meyer was born in Tientsin, China, in 1923 (*San Diego Evening Tribune* 1944). He then lived in Manchuria, Japan, for the next 14 years, before moving to various places around the world and attending King's College in New Zealand (*San Diego Evening Tribune* 1944). He immigrated to the United States in 1938 and studied at the Boeing Aeronautical Engineering School (*San Diego Evening Tribune* 1944). He joined the U.S. Navy during WWII and, after the war, began working for Trepte Construction Company (*San Diego Evening Tribune* 1944, 1966).

He rose within Trepte and was named the vice president of design in 1975 (*San Diego Union* 1975). Throughout his career he designed many projects aside from the Sports Arena. Some of his most well-known projects include a retirement residence in La Jolla constructed in 1967, an addition to the Bahia Hotel in Mission Bay, and a news station headquarters in Kearny Mesa constructed in 1975 (Figures 7- 9) (*San Diego Evening Tribune* 1967, 1975). He also designed multiple business and industrial parks throughout San Diego County (*San Diego Evening Tribune* 1977). His preference for the use of concrete and elements of Modernism is evidenced throughout Meyer's work. He specialized in designing large-scale buildings that utilized symmetry and repeating patterns.

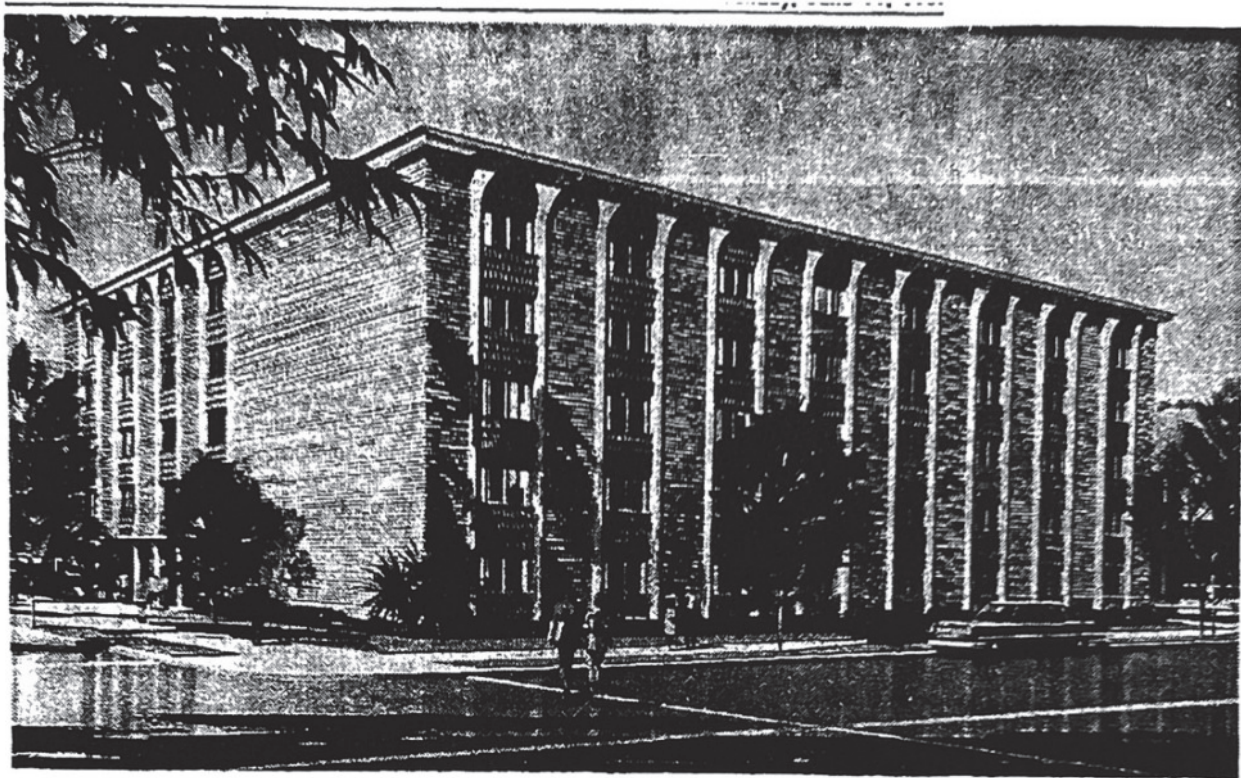


Figure 7. Historic rendering of Meyer's La Jolla retirement residence project (*San Diego Union Tribune* 1967).





Figure 8. Historic rendering of Meyer's Bahia Hotel project (San Diego Union Tribune 1967).



Figure 9. Historic rendering of Meyer's news headquarters building (San Diego Union Tribune 1975).



## 3.0 METHODOLOGY

### 3.1 ARCHIVAL RESEARCH

To develop the appropriate historic context from which to evaluate the property, ASM Senior Historian Sarah Stringer-Bowsher, M.A., and Architectural Historian Emily Steele, M.S., conducted archival research on the site-specific history of the property and the career of the architect. The permit for the original building was obtained through the San Diego Planning Department (City of San Diego 1965). ASM conducted research at the San Diego History Center and reviewed all extant material in its archives and conducted research in the archives of the *San Diego Union Tribune* and other local papers at San Diego State University. ASM consulted aerial photos to further understand the development of the property and neighborhood (Historicaerials.com 1953, 1964, 1966, 1972, 1981, 1989, 1994, 2012). Additional sources consulted to develop the appropriate site-specific history and architect biographies include the San Diego and national newspaper archives, obituaries, and death records.

### 3.2 FIELD SURVEY METHODS

ASM conducted a historical resource field survey on September 20, 2023, to document the Sports Arena. The intensive-level field survey was conducted by ASM Director of Architectural History Shannon Davis, Senior Historian Sarah Stringer Bowsher, and Architectural Historian Emily Steele. During the survey, multiple photographs were taken of the building's interior and exterior to document the resource and its setting. The building's plans, architectural features, condition, and historical integrity to year of construction were noted. An architectural description of the building, including photos, is provided in the following section. California Department of Parks and Recreation (DPR) forms were prepared to document this field survey and evaluation and are provided in Appendix D.

## 3.3 DESCRIPTION OF SURVEYED RESOURCES: SAN DIEGO INTERNATIONAL SPORTS ARENA

### 3.3.1 Property Specific History

Construction of the Sports Arena began in early 1966 and was completed by October of that same year. The City was motivated to complete the stadium because it was believed the project would draw visitors to the City, therefore boosting the local economy and increasing entertainment opportunities (*San Diego Union* 1965). Football coach and businessman Bob Breitbard was responsible for initiating and helping fund the stadium. He was also the owner of the San Diego Gulls, the city's professional hockey team. During his college career, Breitbard played for San Diego State University's football team, the Aztecs, from 1938 to 1940 (*Times-Advocate* 1945). He returned in 1945 as the team's head coach and help to reestablish the school's football program after it was put on hold during WWII. Later, he transitioned into the business side of the sports industry and was key to acquiring the land lease from the city and raising \$6.4 million in funds through the financing of insurance bonds to construct the Sports Arena (*San Diego Evening Tribune* 1965).

Construction moved quickly (Figure 10). Within less than a year of its start date, the stadium was completed with enough seating for 13,600 people during hockey games, and 16,000 people for other events, plus a large surrounding parking lot capable of accommodating the large crowds (*San Diego Union* 1965). The stadium opened on November 17, 1966, and was celebrated with the Gulls' debut game against Seattle as their entry into the Western Hockey League (*Times-Advocate* 1966) (Figure 11). The first hockey season at the stadium was successful, with crowds averaging 9,000 people per game (Nessel n.d.). Shortly after the



establishment of a hockey team in San Diego, the city welcomed a professional basketball team. Breitbard bought the team in 1967 and they were coined the Rockets, as the name represented the growth of the space industry in San Diego (*Times-Advocate* 1967). The Rockets first played at the Sports Arena in October of 1967, but their time in San Diego was short lived (*Imperial Beach Star-News* 1967). Breitbard sold the team to Houston-based investors in 1971 for \$5.5 million (*Times-Advocate* 1971).

The stadium was constructed with versatility in mind (*Pacific Beach Sentinel* 1965). The goal of the project was not just to bring sports teams to San Diego, but also to attract entertainment acts to San Diego with both a modern venue and one large enough for popular performers. Aside from hosting sporting events, the stadium functioned as a popular and successful venue for concerts from the 1960s through recent years. It has hosted artists including, but not limited to: Elvis Presley, Jim Hendrix, The Doors, The Grateful Dead, Bob Dylan, Neil Diamond, Elton John, David Bowie, and, in more recent years, artists such as Rihanna and Taylor Swift (*San Diego Union Tribune* 2016; Stadium concourse murals 2023). Today, the building still serves as an event center for both sports and other entertainment. The Gulls left San Diego in 1995 and relocated to Long Beach as the Ice Dogs. Hockey returned to San Diego in 2015 as the former Norfolk Admirals moved to the Sport Arena and sparked a hockey resurgence in the City (*Times-Advocate* 1995, *Chicago Tribune* 2015). Today, the Sports Arena continues to be home to the Gulls and provides a space for other performances.



Figure 10. Photograph of San Diego International Sports Arena construction (*Evening Tribune* 1966).



Figure 11. Historic rendering of San Diego International Sports Arena. Courtesy of Midway-Pacific Highway Community Plan.

### 3.3.2 Architectural Description

#### Exterior

The Sports Arena is a large oval-shaped stadium with a circular interior plan. Its placement on an elevated concrete pedestal in the center of the parcel (surrounded by open space/parking) helps emphasize its monumental scale (Figure 12). The exterior consists of smooth concrete walls with evenly spaced rectangular concrete pillars along the top half of the building. The original lighting plan was designed with up-lighting at the base of the regularly spaced pillars to emphasize its verticality and create a more dramatic effect in the evenings (Figure 13). The bottom portion of the exterior walls consists of smooth concrete. The roof is flat with no eaves or parapet.

The box office and a primary entrance are located on the north facade (Figure 14). The box office is defined by a small projection that is clad in tile and has a large electric marquee above its awning. There are 10 ticket booths within this projection that have fixed windows in each booth. The north entrance sits just east of the box office (Figure 15). It is characterized by a wide, low sloping staircase and a concrete overhang that covers the entryway. There are mock concrete rafters underneath the concrete overhang and concrete pillars on each side that form the shape of an H above each edge. The entrance is comprised of fixed glass windows and glass doors.





Figure 12. Photograph of west façade. View looking northeast.



Figure 13. Historic photograph of San Diego International Sports Arena, c. 1967. Courtesy of San Diego Historical Society.





Figure 14. Photograph of box office. View looking southwest.



Figure 15. Photograph of north façade. View looking southeast.

The west, south, and east facades are similar to the design of the north entrance with low sloping staircases leading to a covered entryway with a concrete overhang with mock concrete rafters and the H-topped concrete pillars on each side (Figures 16-18). Each entrance is comprised of fixed glass windows above a series of glass doors, all of which are original. Between the west and south entrances, there is a concrete planter with various landscaping. There are also two large flagpoles and a large rectangular sign on the top of the southern entrance's concrete overhang (see Figure 17).

The southeast facade is defined by a loading ramp that leads to the lower level of the arena (Figure 19). There is also a small concrete projection with five vinyl, sliding windows and a set of metal doors. There is also a garage door and a concrete wall to the north of the loading ramp that hides utility equipment.

Few changes have been made to the exterior of the building aside from the installation of antennas, a temporary storage container, the construction of a smoking area, and a portable building used as an office in the parking lot located off the northeastern facade (Figures 20 and 21). Smoking area modifications in 2017 included the construction of a new door north of the west entrance to the stadium that provided access to a chain-link fence smoking area. The portable building is slightly elevated with a small staircase leading to glass paneled doors. There are also two horizontal sliding vinyl windows on the bungalow.



Figure 16. Photograph of west façade. View looking east.





Figure 17. Photograph of south façade. View looking north.



Figure 18. Photograph of east façade. View looking west.



Figure 19. Photograph of northeast façade. View looking southwest.



Figure 20. Photograph of temporary storage unit. View looking south.





Figure 21. Photograph of portable building. View looking west.

#### Interior

The interior consists of a concourse that provides circulation from the four entrances/lobbies around the periphery of the building to access the arena and contains shops, food services, and restrooms (Figure 22). The concourse encircles the primary stage area with the various levels of seating and arena floor. On the floor level there is an open floor that is meant to be adapted for various types of events and the backstage area with the locker rooms and other backrooms.

The four lobbies retain original terrazzo flooring, ornamental concrete walls with a geometric pattern, exposed concrete beams, and woven, plaster globe-pendant light fixtures (Figures 23-25). A wall of plate glass doors with large transoms provides an unobstructed view of the ornamental concrete walls and concrete beams which span the space between the exterior entrance and lobby interior. There are various concrete staircases that lead to different levels of seating throughout the concourse.

The arena remains an unobstructed large volume of space (Figure 26). The floor area can be configured for either sports or performances; new collapsible bleachers at the floor-level accommodate the varying floor configurations (Figure 27). The stadium seating is primarily original, with some exceptions (Figures 28 and 29). Box seating has been added and some of the flooring has been replaced in the upper levels (Figure 30). The electronic scoreboard that hangs from the center of the ceiling is also a newer addition (Figure 31). Overall, the interior has had some alterations, but retains many original features.



Figure 22. Photograph of interior concourse showing west entrance.





Figure 23. Photograph of interior entrance showing historic lighting and walls.





Figure 24. Photograph of interior wall detail.





Figure 25. Photograph of interior lighting detail.





Figure 26. Photograph of interior arena overview.

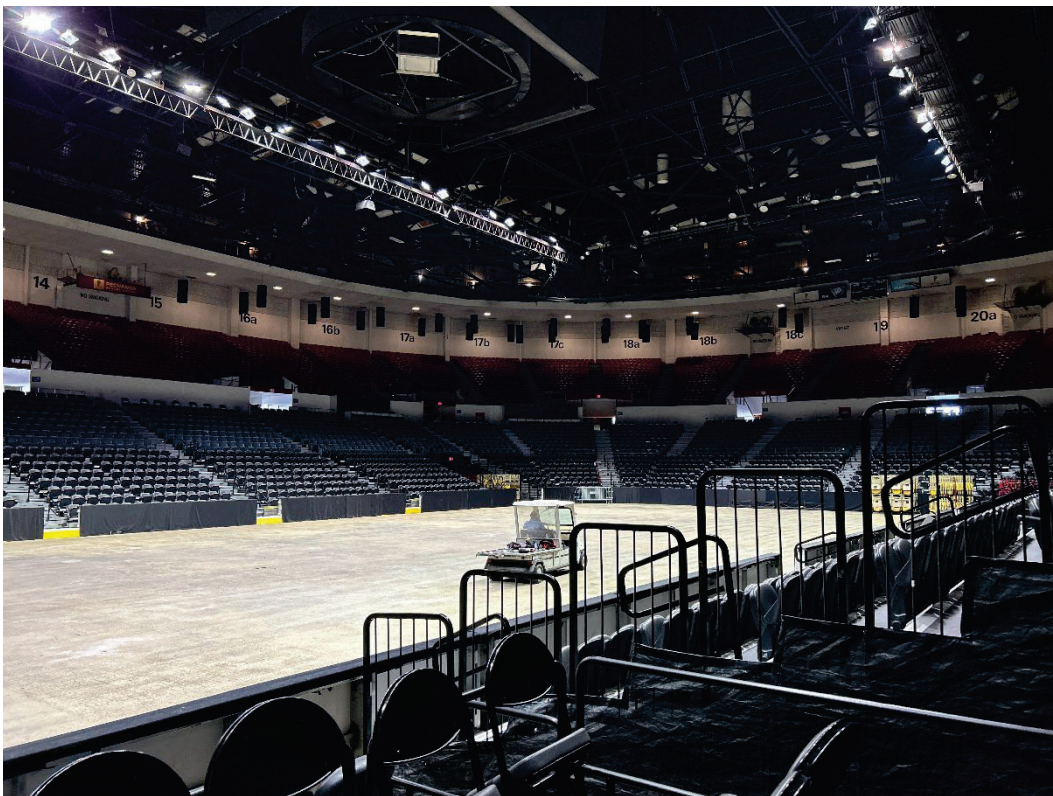


Figure 27. Photograph of replaced seating.





Figure 28. Photograph of upper-level seating.

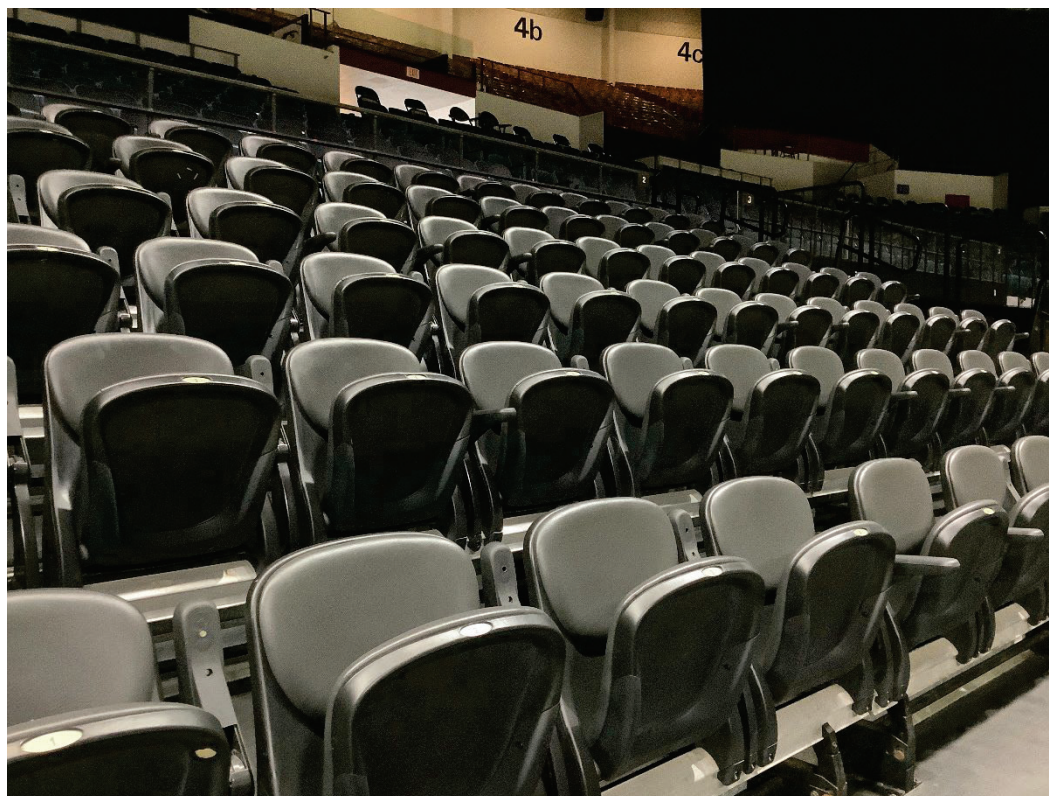


Figure 29. Detail photograph of seating.





Figure 30. Photograph of seating levels.

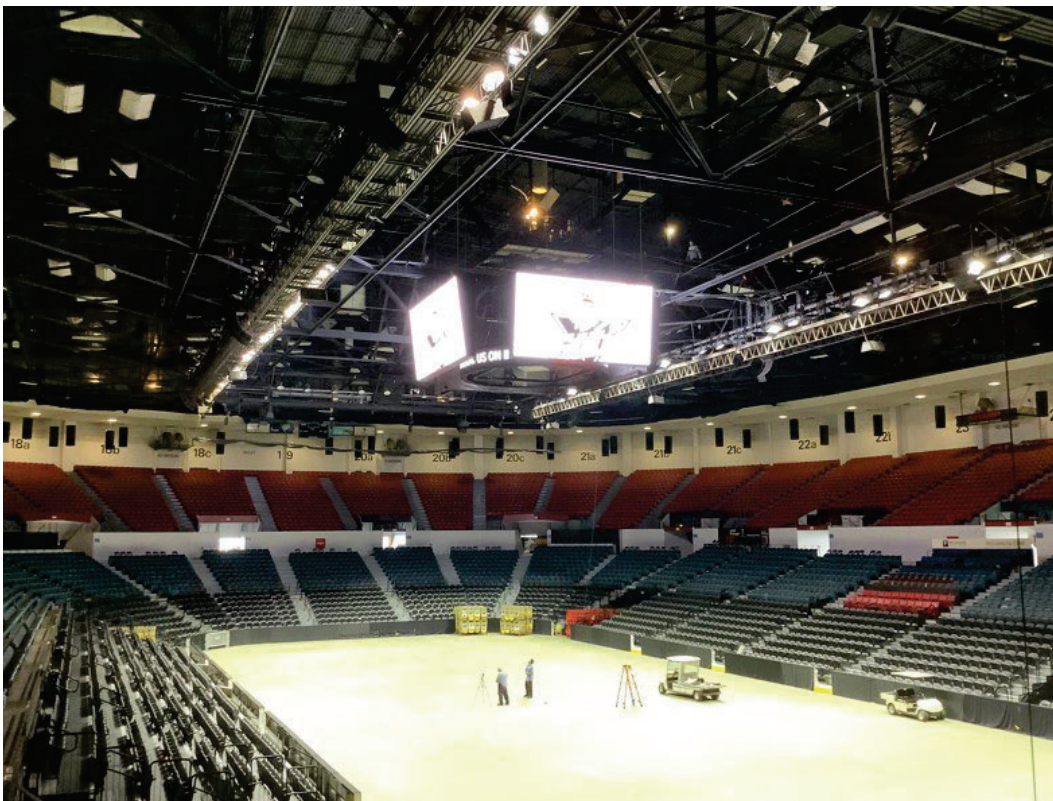


Figure 31. Photo of new electric scoreboard.



## 4.0 SIGNIFICANCE EVALUATIONS

### 4.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT SIGNIFICANCE CRITERIA

CEQA requires that all private and public activities not specifically exempted to be evaluated against for the potential for environmental impacts, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. CEQA Guidelines Section 15064.5 defines historical resources as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Pub. Res. Code § 5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.).
2. A resource 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 an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 14 CCR, Section 4852) including the following:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. 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
  - D. Has yielded, or may be likely to yield, information important in prehistory or history.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

## 4.2 NATIONAL REGISTER OF HISTORIC PLACES SIGNIFICANCE CRITERIA

Authorized by the National Historic Preservation Act (NHPA) of 1966, the NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. The NRHP is the official list of the Nation's historic places worthy of preservation. The NRHP criteria for evaluation are designed to guide federal agencies and others in evaluating whether a property is eligible for inclusion in the NRHP. *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 provides additional guidance on the evaluation of historic properties (National Park Service 1991). The criteria for evaluation are 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 (see following section for the NRHP definition of integrity) and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that 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 (36 CFR 60.4).

## 4.3 INTEGRITY

To be eligible for listing in the NRHP a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1998). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.

6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

#### 4.4 CALIFORNIA REGISTER OF HISTORICAL RESOURCES SIGNIFICANCE CRITERIA

The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the NRHP criteria.

To be eligible for listing in the CRHR, a resource must satisfy at least one of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must meet at least one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 2001). This general definition is strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon. In 2012, the California Office of Historic Preservation clarified that the intent of the CRHR regulations is to be the same as the NRHP (California Department of Transportation 2012).

#### 4.5 SAN DIEGO REGISTER OF HISTORIC RESOURCES SIGNIFICANCE CRITERIA

Chapters 11, 12, and 14 of the City of San Diego’s Municipal Code established the Historical Resources Board (HRB) to administer the City’s historical preservation program (City of San Diego 2008). The Municipal Code also establishes criteria by which landmarks and historic districts can be designated in the local register. To be eligible for designation in the San Diego Register by the HRB, an improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area, or object must satisfy at least one of the following 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 NRHP or is listed or has been determined eligible by the State Historical Preservation Office for listing on the CRHR.
- 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 which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

Similar to the NRHP and CRHR, properties eligible for the San Diego Register must also possess integrity and “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance.” The San Diego Register recognizes the same seven aspects of integrity as defined by the NRHP (City of San Diego 2009).

## 4.6 EVALUATION

ASM carefully considered whether the San Diego International Sports Arena is individually eligible under NRHP, CRHR, or local criteria. The property meets NRHP Criterion A, CRHR Criterion 1, and San Diego Register Criterion A under the theme of *Post WWII Development and Recreation and Entertainment in San Diego*. The arena’s construction represents a time of growth throughout San Diego and the movement to expand the City’s economic ventures into new industries. The Sports Arena was the most important catalyst in the Midway neighborhood’s transformation from WWII housing into a lively entertainment and commercial hub. It was one of the first modern stadiums/arenas and major entertainment venues in San Diego. It was the home of the San Diego Gulls hockey team and San Diego Rockets basketball team, and it attracted numerous successful and internationally known performing artists. Citywide, the San Diego Stadium (Jack Murphy/Qualcomm Stadium) was constructed shortly after the Sport Arena and was the only other major sports and entertainment venue in the City for the second half of the mid-twentieth century. Other examples of sports and entertainment venues in San Diego, such as the Coliseum Athletic Club, served a small audience and pre-date the mid-twentieth century stadium/arena property type. As the San Diego Stadium was recently demolished (2021), the San Diego International Sports Arena is now unique and a rare resource in the representation of the *Post WWII Development and Recreation and Entertainment in San Diego* theme. The period of significance (POS) under these criteria begins in 1966 (the year of its construction) and ends in 1974, or 50 years ago, which is the recommended closing date for POS where activities that were begun historically continued to have importance and no more specific date can be defined to end the historic period (NRHP 1997, p 42).

The Sports Arena also meets NRHP Criterion B, CRHR Criterion 2, and San Diego Register Criteria B. Robert Breitbard initiated the construction of the arena and was the head football coach for San Diego State University (SDSU) and owner of the San Diego Gulls. Breitbard is considered a historically significant individual within the sports field. While the height of Breitbard’s career preceded his association with the Sports Arena, the only other property that remains and reflects his career is his residence at 3427 Bancroft Street in San Diego. The Bancroft house was Breitbard’s primary residence during the height of his career and when he made significant accomplishments to the field of sports as a coach and is the property that is the best representation of his overall career (as the SDSU Stadium has been demolished). However, the Sports Arena also represents a strong association with a different aspect of his career—the culmination of his contributions to the field of sports as developer of the Sports Arena and owner of the Gulls. The period of significance under NRHP Criterion B, CRHR Criterion 2, and San Diego Register Criteria B correlates



to Breitbard's association with the property that began in 1966 and ended in 1974 when he sold the Gulls hockey team and retired.

ASM considered whether the Sports Arena meets NRHP Criterion C, CRHR Criterion 3, and San Diego Register Criteria C and D for having distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master or possessing high artistic values. The building is an excellent example of New Formalism and the mid-twentieth century stadium/arena property type. Per the NRHP nomination for the Los Angeles Forum: "New Formalism emerged in the 1950s, and is widely seen as a rejection of the strict glass-and-steel vocabulary of the International Style and Mid-Century Modernism. The style was popular in large scale commercial and civic designs from the late 1950s through the 1970s and eagerly referenced and abstracted the forms and applied ornamentation of classical architecture. The style is characterized by a strict symmetry and formality, smooth wall surfaces, colonnades of stylized full-height columnar supports, repeating arches or rounded openings, heavy projecting roof slabs, projecting cornices, and on-grade open plazas and integral parking." (Lazaretto 2014) Similar to the Los Angeles Forum, the Sports Arena displays many characteristics of this style including its monumental scale, strict symmetry and formality, flat roof, smooth exterior surfaces, repeating full-height pillars, ornamental concrete, raised platform, and on-grade open plazas and integral parking. The style was most commonly applied to commercial and civic buildings, and the Sports Arena is one of few remaining examples of the style applied to stadiums and/or arenas not only in San Diego, but within California and nationally (McAlsester 2013:662; Lazaretto 2014). As it possesses distinctive characteristics of New Formalism, the San Diego International Sports Arena meets NRHP Criterion C, CRHR Criterion 3, and San Diego Register Criteria C as an excellent example of New Formalism and the mid-twentieth century stadium/arena property type. The POS under these criteria is 1966, the year of its construction.

Archival records indicate that it was designed by Victor Meyer, the in-house architect for Trepte Construction Company. The Trepte Construction Company was a prolific builder in San Diego. Meyer was a member of the Southern California Chapter of the American Institute of Architects (AIA) from 1957 to 1966 (AIA 2023; Bowker 1962). However, neither that company nor Meyer are among the master architects listed in the San Diego HRB Biographies of Established Masters nor the San Diego Modernism Historic Context Statement (Feeley et al. 2011; City of San Diego 2007). As such, the San Diego International Sports Arena does not meet NRHP Criterion C, CRHR Criterion 3, and San Diego Register Criterion D for representing the work of a master.

The San Diego International Sports Arena does not meet NRHP Criterion D nor CRHR Criterion 4. It is a property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

The San Diego International Sports Arena does not meet San Diego Register under Criterion E, as it not been previously listed or officially determined eligible by the National Park Service for listing in the NRHP or CRHR.

The San Diego International Sports Arena does not meet San Diego Register under Criterion F, as it is not a finite group of resources related to one another in a clearly distinguishable way and in a geographically definable area which have historical interest.

As the Sports Arena meets NRHP criteria A, B, and C, CRHR criteria 1, 2, and 3 and San Diego Register criteria A, B, and, C an assessment of integrity is warranted:

- Location: The building has not been moved and retains high integrity of location.

- **Setting:** The setting of the property has been somewhat altered since the end of the POS. The surrounding land has been more densely developed and commercial buildings, new roads, and restaurants have altered the original setting. Therefore, it has moderate integrity of setting.
- **Design:** Based on a comparison of historic photographs and visual observation during the survey, the overall design of the building has not been significantly altered and it retains high integrity of design.
- **Materials:** The building retains most of its original materials, such as the structural and ornamental concrete walls, terrazzo and concrete flooring, concrete beams, original glass doors and windows, light fixtures, and seats. Therefore, the property retains high integrity of materials.
- **Workmanship:** The building retains many of its original features, such as the ornamental concrete walls and light fixtures, which still convey the craftsmanship that was used in their construction. Therefore, the property retains high integrity of workmanship.
- **Feeling:** The property continues to convey the feeling of a monumental sports arena and therefore retains high integrity of feeling.
- **Association:** The property was and continues to be associated with important sports and entertainment events in San Diego. Therefore, it has high integrity of association.

As the Sports Arena meets NRHP criteria A, B, and C, CRHR criteria 1, 2, and 3 and San Diego Register criteria A, B, and C and retains moderate to high integrity in all seven aspects of integrity, the building is eligible for listing in the NRHP/CRHR/San Diego Register under criteria A/1/A and criteria B/2/B for the *Post-WWII Development and Recreation and Entertainment* theme with a POS of 1966-1974 and under NRHP/CRHR/San Diego Register criteria C/3/C for the theme of *Architecture* and subtheme of *Modernism/New Formalism* with a POS of 1966.

## 5.0 FINDINGS AND CONCLUSIONS

After documentation and evaluation of the Sports Arena the property is eligible for NRHP/CRHR/San Diego criteria A/1/A and B/2/B under the theme of *Post-WWII Development and Recreation and Entertainment* with a POS of 1966-1974 and under NRHP/CRHR/San Diego Register criteria C/3/C under the theme of *Architecture* and subtheme of *Modernism/New Formalism* with a POS of 1966. As such, it should be considered a historical resource for the purposes of CEQA.

### 5.1 IMPACTS DISCUSSION

CEQA Guidelines Section 15064.5(b)(1) defines a substantial adverse change as one that would materially impair the significance of a historical resource. Projects that are found to be in conformance with the *Secretary of the Interiors' (SOI) Standards for the Treatment of Historic Properties (Standards)* will not result in a substantial adverse change in the significance of a historical resource. According to Section 15064.5(2)(C), “the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.” As a result of ASM’s evaluation, the Sports Arena is recommended eligible for the NRHP, CRHR, and San Diego Register and therefore is a historical resource for the purposes of CEQA. In this assessment of impacts, the proposed Project was analyzed.:

#### 5.1.1 Proposed Project

The Project as proposed includes the demolition of the Sports Arena, which would be considered a substantial adverse change to the historical resource pursuant to CEQA Section 21084.1. Therefore, according to the CEQA Guidelines, ASM recommends that this action constitute a significant adverse impact on the environment and material impairment on a historical resource pursuant to CEQA Section 15064.5(b).

### 5.2 RECOMMENDED MITIGATION

According to Section 15126.4 of the CEQA Guidelines, feasible measures should be considered that minimize the significant adverse impact caused by demolition of the Sports Arena. However, California case law has consistently found that the demolition of a historical resource is an unmitigated significant impact because documentation and recording of historic-period buildings that are historical resources will not reduce impacts to less than significant. Notable cases supporting this finding include: *League for Protection of Oakland’s Architectural and Historic Resources v. City of Oakland* [1997] 52 Cal. App. 4th 896 and *Architectural Heritage Association v. County of Monterey* [2004] 19 3d 469.

**Mitigation Measure 1:** Prior to any demolition, the developer with arrange for the Sports Arena to be documented to Historic American Buildings Survey (HABS) Level 2 standards, according to the outline format described in the *Historic American Building Survey Guidelines for Preparing Written Historical Descriptive Data*. Photographic documentation should follow the Photographic Specification–Historic American Building Survey, including approximately 20 archival quality, large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details should be documented, especially noting the measurements, hardware, and other features that tie architectural elements to a specific date. The historic photographs and original architectural plans should be included in the figures of the historical report, following current HABS guidelines. Two copies of the



HABS documentation package will be produced, with one set (including the one set of negatives) submitted to the National Parks Service/Library of Congress and one copy placed in an archive or history collection accessible to the general public, such as the San Diego History Center. The HABS documentation package should be developed by a qualified team including an architectural historian and photographer with prior experience preparing HABS photographs.

**Mitigation Measure 2:** The developer with arrange for the creation of an interpretative opportunity that would communicate the significance of the Sports Arena. This could consist of a permanent interpretive exhibit that would incorporate information from historic photographs, HABS documentation or other materials in a location accessible to the public at the new entertainment center. The interpretive exhibit should be developed by a qualified team including a historian and graphic designer.

## 6.0 CONCLUSION

After documentation and evaluation of the history of the Sports Arena at 3500 Sports Arena Boulevard, the Sports Arena is recommended eligible for listing in the NRHP/CRHR/San Diego Register under criteria A/1/A and B/2/B for the *Post-WWII Development and Recreation and Entertainment* theme with a POS of 1966-1974 and under NRHP/CRHR/San Diego Register criteria C/3/C for the theme of Architecture and subtheme of Modernism/New Formalism with a POS of 1966. As such, the building is a historical resource for the purposes of CEQA.

Demolition of the Sports Arena would result in the loss of a historical resource. Recommended mitigation should be undertaken to lessen the impact; however, the impact cannot be mitigated to a less-than-significant level. If the International Sports Arena is retained in its current state, there would be no impact and no mitigation would be required.





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## **APPENDICES**





## **APPENDIX A**

### **Building Development Information**



## A.2—Notice of Completion

<p>RECORDING REQUESTED BY</p> <p>AND WHEN RECORDED MAIL TO</p> <p>Name: <u>San Diego Arena Lease Company</u>          Suite 2201, United States          National Bank Building          City &amp; State: <u>San Diego, California</u></p>	<p>84468</p> <p>FILE/PAGE NO. <u>843</u></p> <p>RECORDED AT REQUEST OF <u>Contractor</u></p> <p>AT <u>3</u> JUN 13 1967          MINUTES PAST          SERIES 8 BOOK 1967          OFFICIAL RECORDS          SAN DIEGO COUNTY, CALIFORNIA          A. S. GRAY, COUNTY RECORDER \$2.00</p>																
<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE</p> <p>CORPORATION FORM</p> <h3 style="text-align: center;">Notice of Completion</h3> <p style="text-align: center; font-size: small;">TO 408-1 C Before execution, refer to title company requirements stated on reverse side.</p>																	
<p>Notice is hereby given that:</p> <ol style="list-style-type: none"> <li>The undersigned is owner of the interest or estate stated below in the property hereinafter described.</li> <li>The full name of the undersigned is <u>San Diego Arena Lease Company</u></li> <li>The full address of the undersigned is <u>Suite 2201 United States National Bank Building</u></li> <li>The nature of the title of the undersigned is: <u>Lessee</u>  <small>(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")</small></li> <li>The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:  <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 50%;">NAMES</th> <th style="text-align: left; width: 50%;">ADDRESSES</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> </li> <li>The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to:  <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 50%;">NAMES</th> <th style="text-align: left; width: 50%;">ADDRESSES</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> <p style="text-align: center; font-size: x-small;">(If no transfer made, insert "none".)</p> </li> <li>A work of improvement on the property hereinafter described was completed on <u>June 9, 1967</u></li> <li>The name of the contractor, if any, for such work of improvement was <u>Trepte Construction Company, Inc.</u>  <small>(If no contractor for work of improvement as a whole, insert "none".)</small></li> <li>The property on which said work of improvement was completed is in the City of <u>San Diego</u>          County of <u>San Diego</u> State of <u>California</u>, and is described as follows:  <u>Portions of Pueblo Lots 241, 242, 259, 276, 311, 312, 313, 314 &amp; 337.</u></li> <li>The street address of said property is <u>3550 Frontier Street, San Diego, California</u>  <small>(If no street address has been officially assigned, insert "none".)</small></li> </ol> <p>Dated: <u>June 12, 1967</u> Signature of owner named in paragraph 2 <u>San Diego Arena Lease Company</u>  <small>(Corporate Seal)</small></p> <p>STATE OF CALIFORNIA, }          COUNTY OF <u>San Diego</u> } ss.  <u>C. A. Larsen</u>          that he is the <u>President</u> of <u>San Diego Arena Lease Company</u>, being duly sworn, says:          the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.</p> <p>SUBSCRIBED AND SWORN TO before me          on <u>12<sup>th</sup> day of June 1967</u>          Signature <u>Leland Barrett, Jr.</u>          Name (Typed or Printed) <u>LELAND BARRETT, JR.</u>          Notary Public in and for <u>San Diego County, Calif.</u>          My Commission Expires <u>June 18, 1968</u></p> <p>Title Order No. _____          Encrow or Loan No. _____</p> <p style="text-align: center; font-size: x-small;">SEE REVERSE SIDE FOR          TITLE COMPANY REQUIREMENTS AS TO NOTICE OF COMPLETION</p> <p style="text-align: right; font-size: x-small;">(This area for official material seal)</p>		NAMES	ADDRESSES							NAMES	ADDRESSES						
NAMES	ADDRESSES																
NAMES	ADDRESSES																

ASM obtained the Notice of Completion confirming work was completed on June 9, 1967. Other sources confirm the building was completed in the fall of 1966 prior to the inspection by the City.



# A.4— Permits

*Memo to file in A-16*

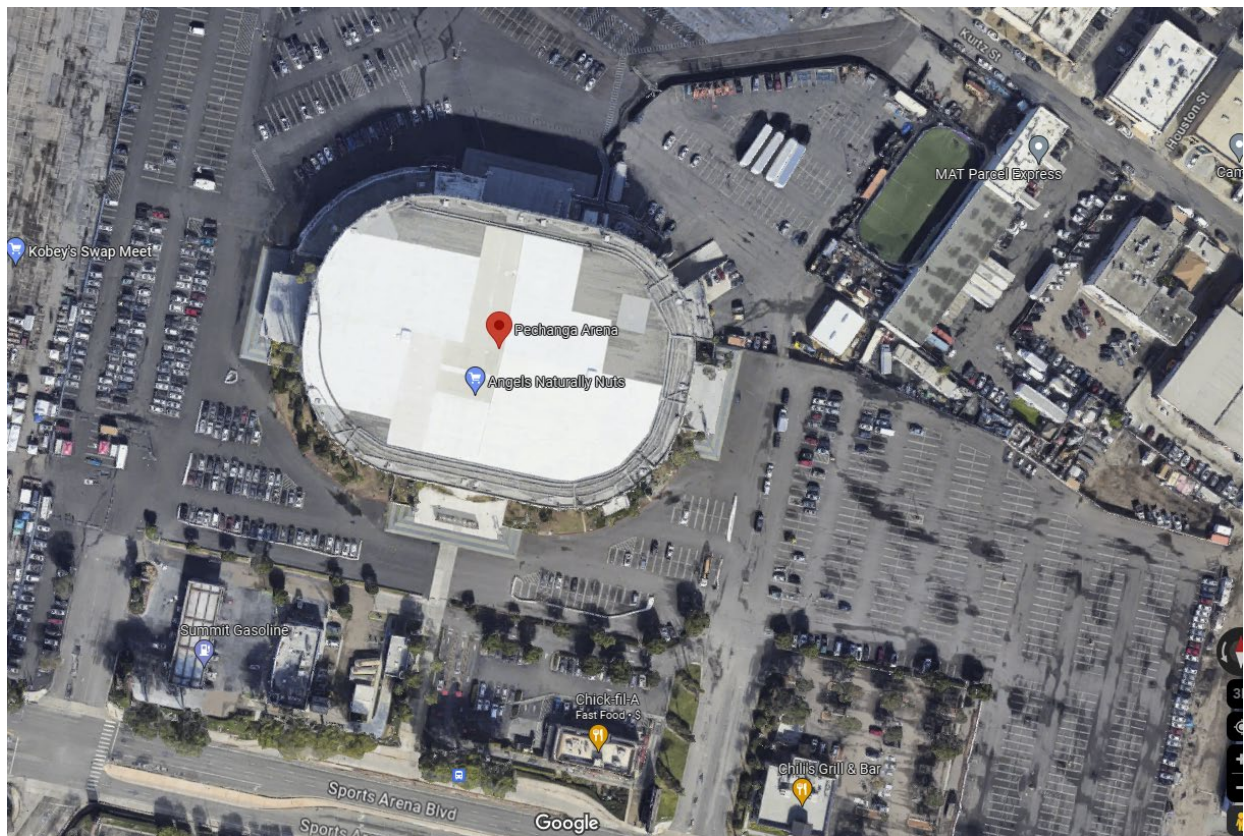
*3-28-65*

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		DISTRICT ABC	PLAN FILE NUMBER 9438C	PERMIT NUMBER A21481
OWNER	NAME (OR NAME OF BUSINESS)			JOB ADDRESS		
	SAN DIEGO INT. SPORTS ARENA			3550 FRONTIER STREET		
ARCHITECT	MAILING ADDRESS (NUMBER, STREET, CITY, STATE, ZIP)			SIDE YARD (FT.)		
	PO BOX 140299 MIDWAY DRIVE SAN DIEGO 92199			SIDE YARD (FT.)		
CONTRACTOR	NAME			USE ZONE		
	MARK L. FADUS			M-1		
JOB LOCATION	ADDRESS (NUMBER, STREET, CITY, STATE, ZIP)			MAP NUMBER		
	1402 MURRAY (MURRAY) RD. SAN DIEGO 92111			214-1701		
PROPOSED WORK	STATE LICENSE NUMBER			VACANT SITE		
	117946			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
PROPOSED WORK	CLASS NO.			CENSUS TRACT		
	11798			N-67		
PROPOSED WORK	LOT			LOT AREA		
	319 & 357			50 FT. 100		
PROPOSED WORK	JOB ADDRESS			ALLOWED LOT COVERAGE		
	3550 FRONTIER STREET			100		
PROPOSED WORK	CONDITION OF SOIL AT JOB SITE			TOTAL LOT AREA		
	<input type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL			50 FT. 100		
PROPOSED WORK	WORK TO BE DONE			STREET IMPROVEMENT		
	TO CONST. NEW SPORTS ARENA			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
PROPOSED WORK	PROPOSED USE			GRADE CHECK		
	OUT ON SPORTING EVENTS			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
PROPOSED WORK	NUMBER OF			FIRE ZONE		
	STORIES			3		
PROPOSED WORK	DWELLING UNITS			TYPE OF CONSTRUCTION		
	5			1		
PROPOSED WORK	I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, and agree to comply with all city and state laws regulating construction, and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.			OCCUP. GROUP		
				02		
PROPOSED WORK	SIGNATURE (OWNER OR AGENT)			TOTAL FLOOR AREA		
	Eugene L. Duncan			213,581		
PROPOSED WORK	DATE SIGNED			BUILDING AREA		
	2-28-65			PLAN CHECKED BY		
PROPOSED WORK	AGENT FOR			PLAN CHECK RECEIPT NO.		
	TREPTE CONST. CO.			20955		
PROPOSED WORK	ADDRESS			NO. OF ADDITIONAL CONNECTIONS REQUIRED		
	1402 MURRAY (MURRAY) RD. S.D. CALIF.			1		
PROPOSED WORK	COUNTY SANITATION DISTRICT RECEIPT NO.			TYPE CONNECTION		
				8" PC		
PROPOSED WORK	HEALTH DEPT. APPROVAL			VERIFIED BY		
				R.R.		
PROPOSED WORK	PRIVATE DISPOSAL APPROVAL			REMARKS		
				Encroachment Permit 57		
PROPOSED WORK	NOT PLAN CHECK & APPROVED			FIRE ZONE		
	Per [Signature]			3		
PROPOSED WORK	CITY OF SAN DIEGO			TYPE OF CONSTRUCTION		
				1		
PROPOSED WORK	ATTENTION			OCCUP. GROUP		
	THIS PERMIT AUTHORIZES ONLY THE WORK NOTED			02		
PROPOSED WORK	INSPECTION DEPARTMENT			TOTAL FLOOR AREA		
				213,581		
PROPOSED WORK	TOTAL FEES DUE			BUILDING AREA		
	34485			PLAN CHECKED BY		
PROPOSED WORK	APPLICATION APPROVAL			PLAN CHECK RECEIPT NO.		
	THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.			20955		
PROPOSED WORK	SIGNATURE OF DEPT. OF INSP. DEPUTY			NO. OF BLOBS		
	W.A. Miller			375000		
PROPOSED WORK	DATE			PER/BLOB		
	12-28-65			375000		
PROPOSED WORK	FORM 17-255 (2-64) S.			TOTAL		
				375000		

ASM obtained the original building permit #A21481 from the City of San Diego, which was approved December 28, 1965.

## A.5—Site Plan with Building Footprint. No Additions.

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## A.7—Previous Historical Resource Survey Forms



February 2017 Draft  
Midway – Pacific Highway Community Plan Area Historic Resources Survey Report

Map Key	Address & Name <sup>30</sup>	APN	Criteria; Reason	Year Built	Status Code <sup>31</sup>
37	3051 Rosecrans Place	4504121800	C; Excellent example of a Contemporary commercial building in the context of <i>Postwar Commercial and Residential Development</i> .	1962	SS3
38	3065 Rosecrans Place	4504121900	C; Excellent example of a Contemporary commercial building in the context of <i>Post-war Commercial and Residential Development</i> .	1961	SS3
39	3150 Rosecrans Place Loma Theater	4504200400	C; Excellent example of a Streamline Moderne movie theater in the context of <i>Post-war Commercial and Residential Development</i> .	1945	SS3
40	3251 Rosecrans Street George Dewey Elementary School	4504300700	More research required on other examples of the property type in San Diego. Evaluate in the context of <i>Military, Aerospace, and Related Industrial Development</i> .	1943	SS3
41	3822 Sherman Street	4415811600	C; Representative example of a Contemporary commercial building with high integrity in the context <i>Post-war Commercial and Residential Development</i> .	1964	SS3
42	3500 Sports Arena Blvd. San Diego International Sports Arena	4415900400	<b>A; Sports Arena</b> appears eligible in the context of <i>Post-war Commercial and Residential Development</i> .	1966	SS3
43	3642 Sports Arena Blvd. Walter Anderson Nursery	4504900800	More research required on other examples of the property type in San Diego. Evaluate in the context of <i>Post-war Commercial and Residential Development</i> .	C. 1955	SS3

The San Diego International Sports Arena was previously identified as an eligible resource in the *City of San Diego Midway–Pacific Highway Community Plan Area Historic Resources Survey Report: Historic Context & Reconnaissance Survey, 2012, App D. p. 37*.



**APPENDIX B**  
**Ownership and Occupant Information**



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**B1—Chain of Title**

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This property has been owned by the City of San Diego since 1954. The City leased the property to the San Diego Areana Lease Company in 1965, who subleased it to the San Diego Sports Enterprises. It is currently leased to the Pechanga who operate the arena.

<b>Grantor</b>	<b>Grantee</b>	<b>Parcel/Lots</b>	<b>Date</b>
United States of America/Housing and Home Finance Agency, Public Housing Administration	City of San Diego	Included in Tract 2 and Tract 3 of public housing projects sold by the USA to City. Included portions of Pueblo Lots 242, 259, 276, and 311	December 31, 1954



## **B.2— City Directory Listing**

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No City Directory listings were located for the sports arena.

B.3— Deed from Date of Construction

The 1954 deed for the property to the City of San Diego (current owner) predates the date of construction by 12 years.

5514 PAGE 182

RESOLUTION No. 122366

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

That the deed of the United States of America, acting through the Housing and Home Finance Agency, Public Housing Administration, executed in favor of The City of San Diego, bearing date December 31, 1954, conveying to said City all of Housing known as Presidio, Frontier and Levant, in The City of San Diego, County of San Diego, State of California, be, and the same is hereby accepted on the conditions therein expressed;

And the City Clerk of said City is hereby authorized and directed to file the said deed for record in the office of the Recorder of San Diego County, together with a certified copy of this resolution.

APPROVED as  
to form by J. F. DuPaul, City Attorney

By \_\_\_\_\_  
Deputy City Attorney

*ptp WOP*

Passed and adopted by the Council of the City of San Diego, California, this 27th day of January, 1955, by the following vote, to wit:

YEAS - Councilmen: Burgener, Wincote, Schneider, Kerrigan, Godfrey,  
Mayor Butler

NAYS - Councilmen: None

ABSENT - Councilmen: Dall

JOHN D. BUTLER

Mayor of the City of San Diego, California

FRED W. SICK

City Clerk of the City of San Diego, California

By HELEN M. WILLIG Deputy

I HEREBY CERTIFY that the above and foregoing resolution was passed by the Council of the said City of San Diego, at the time and by the vote, above stated.

WITNESSETH that the above and foregoing resolution was passed by the Council of the said City of San Diego, at the time and by the vote, above stated.

122366

FRED W. SICK

City Clerk of the City of San Diego, California

HELEN M. WILLIG

Deputy

JAN 27 1955

By \_\_\_\_\_  
Deputy

B.3— Deed from Date of Construction

5514 PAGE 183

THIS INSTRUMENT, made this 31st day of December, 1954, between the United States of America, acting through the Housing and Home Finance Agency, Public Housing Administration, under and pursuant to the provisions of the Lanham Act (54 Stat. 1125; 42 U.S.C. 1521) as amended, and Reorganization Plan No. 2 of 1947 (32 F. R. 4951), Grantor, and the City of San Diego, a political subdivision organized and existing by virtue of the laws of the State of California, Grantee,

WITNESSETH: That the said Grantor for and in consideration of the sum of Two Hundred Eighty-Five Thousand Four Hundred Seventy-Eight and 94/100 Dollars (\$285,478.94) to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has remise, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the Grantee, its successors and assigns, subject to the reservation of fashionable materials, easements and rights hereinafter set out, all those certain lands lying and being in the City of San Diego, County of San Diego, State of California, described as follows:

TRACT 1 -- (CAL-4461)

All of Blocks 479 and 492 of Old San Diego, also Conde Street lying between said Blocks and the Northwestern half of Arista Street, adjoining Block 492 on the Southwest, vacated and closed to Public Use, containing 4.6465 Acres, more or less.

All of Lot 4 in Block 539, Old San Diego, excepting the Southwesterly 10 feet thereof, conveyed to the City of San Diego for widening Moore Street by Deed recorded November 18, 1940, in Book 1997, Page 163, of Official Records in the Office of the County Recorder of San Diego County, containing 29,975 square feet, 0.4315 Acres, more or less.

All of Lots 1 and 4, and those portions of Lots 2 and 3 in Block 524 of Old San Diego, lying Southwest of the Southwesterly line of La Jolla Avenue, containing 63,715 square feet, 1.4627 Acres, more or less.

And the following portions of streets in Old San Diego in said City according to the map thereof made by James Pascoe, a copy of which was filed in the Office of the County Recorder of San Diego County as Miscellaneous Map No. 40:--

All of Sunset Street from the westerly line of Harney Street to the center line of Arista Street (closed), containing 0.8322 acres, more or less.

All of Harney Street from the northerly line of Juan Street to the southerly line of Sunset Street, containing 0.3444 acres, more or less.

All of Wetherby Street between La Jolla Avenue and Moore Street, containing 0.2233 acres, more or less.

All of Mortensia Street from the northerly line of Moore Street to the southerly line of La Jolla Avenue, containing 0.3037 acres, more or less.

All of Twigg Street between Calhoun Street and Juan Street, containing 0.2671 acres, more or less.

All of Mason Street lying 127.56 feet southerly of Juan Street, containing 0.0132 acres, more or less.

All of Juan Street lying westerly of the westerly line of Harney Street for a distance of 247.39 feet, containing 0.2839 acres, more or less.

### B.3— Deed from Date of Construction

TRACT 2 - (341-4679)

BEGINNING at the most Easterly corner of Pueblo Lot 337 of the Pueblo Lands of San Diego, according to the official map thereof made by James Pascoe in 1870; thence South 35° 56' 45" West along the Southeasterly line of said Pueblo Lot 337 a distance of 419.32 feet to its intersection with a curve concave to the Southwest whose radial point bears South 27° 03' 55" West a distance of 1074.93 feet from said point of intersection; thence Northwesterly along said curve through an arc whose central angle is 14° 59' 10" and whose length is 262.85 feet to the end of said curve; thence North 77° 55' 15" West a distance of 876.48 feet to an intersection with the Southwesterly line of Pueblo Lot 313; thence North 77° 57' 40" West a distance of 2378.36 feet to an intersection with the Southeasterly line of the San Diego River Channel-way, as established by Decree in the 18th District Court of the United States, Case No. 311, on May 29, 1876; thence North 57° 26' East along said Southeasterly line a distance of 743.46 feet to an angle point at the line between Pueblo Lots 243 and 259; thence North 63° 58' 11" East, continuing along said Southeasterly line a distance of 1643.75 feet to its intersection with the Northwesterly line of Pueblo Lot 276 of said Pueblo Lands of San Diego; thence South 36° 05' West along said Northwesterly line of Pueblo Lot 276 a distance of 236.29 feet to a point; thence South 53° 59' East a distance of 233.20 feet to an intersection with the Southeasterly line of said Pueblo Lot 276; thence South 36° 01' 30" West along said Southeasterly line of Pueblo Lot 276, a distance of 42.00 feet, more or less, to the Northeasterly line of Pueblo Lot 339 of said Pueblo Lands of San Diego; thence North 53° 59' West along said Northeasterly line a distance of 147.04 feet to the most Northerly corner of Pueblo Lot 339; thence South 36° 04' 10" West along the Northwesterly line of said Pueblo Lot 339 a distance of 308.33 feet; thence South 53° 53' 20" East parallel with the Southwesterly boundary line of said Pueblo Lot 339 a distance of 233.41 feet to an intersection with the Northwesterly line of Lot "A" of the Partition of Pueblo Lot 339, as shown by Partition Map thereof on file in the office of the County Clerk of said County in an Action entitled Steele vs. Steele, et al., Case No. 5627, Superior Court; thence North 36° 05' East along the Northwesterly line of said Lot "A" a distance of 74.93 feet to the most Northerly corner of said Lot "A"; thence South 53° 53' 45" East along the Northeasterly line of said Lot "A" a distance of 233.43 feet to the most Easterly corner thereof, being also a point in the Northwesterly line of Pueblo Lot 338 of said Pueblo Lands of San Diego; thence North 36° 05' 50" East along said Northwesterly line of said Pueblo Lot 338 a distance of 233.40 feet to the most Northerly corner thereof; thence South 53° 59' East along the Northeasterly line of said Pueblo Lot 338 a distance of 466.64 feet to the Easterly corner of said Pueblo Lot 338, being also the Northerly corner of Pueblo Lot 337; thence South 53° 58' 40" East along the Northeasterly line of said Pueblo Lot 337, a distance of 463.68 feet, to the Point of Beginning. EXCEPTING therefrom that portion of Pueblo Lot 243, described as follows:

BEGINNING at the Point of Intersection of the Southeasterly line of the San Diego River Channel Way with the Northerly line of Frontier Street; thence North 57° East along said Southeasterly line a distance of 211.00 feet to a point on said line; thence South 12° 02' 27" West, a distance of 143.39 feet to a point on said Northerly line of Frontier Street; thence North 77° 57' 40" West along said Northerly line, a distance of 150.00 feet to the Point of Beginning; also EXCEPTING land conveyed to San Diego Unified School District, described as follows:

Beginning at the Southwesterly corner of Pueblo Lot 312, as shown on Record of Survey Map No. 3794; thence North 35° 58' 50" East along the Southwesterly line of Pueblo Lot 312, a distance of 174.63 feet to the TRUE POINT OF BEGINNING; thence North 40° 10' 50" West, a distance of 89.33 feet; thence North 78° 04' 20" West, a distance of 193.14 feet; thence North 77° 52' 30" West, a distance of 720.00 feet; thence North 12° 07' 30" East, a distance of 50.12 feet; thence



### B.3— Deed from Date of Construction

North 70° 22' 30" East, a distance of 360.00 feet; thence North 57° 27' 30" East, a distance of 369.61 feet; thence North 29° 37' 00" West, a distance of 156.78 feet to a Point on a Curve with a radius of 862.85 feet; thence along said curve through a central angle 8° 03' 56", a distance of 121.38 feet; thence North 50° 01' 00" East, a distance of 25.00 feet; thence South 39° 59' 00" East, a distance of 513.54 feet; thence South 40° 10' 50" East, a distance of 355.61 feet; thence South 49° 49' 10" West, a distance of 135.51 feet; thence North 78° 04' 20" West, a distance of 18.02 feet; thence North 40° 10' 50" West, a distance of 64.19 feet to the TRUE POINT OF BEGINNING. (Containing approximately 7.1330 Acres).

#### TRACT 3 - (CAL-4737)

These portions of Pueblo Lots 240, 241, 312, 313, 314, 315, 335, 336 and 337, of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Fennell, lying within the following described boundary at a point on the Northeastly line of Rosecrans Street, which is also the Southeastly line of Pueblo Lot 315, distant thereon North 35° 55' 55" East 316.65 feet from a 6-inch concrete monument set for the most Southerly corner of said Pueblo Lot 315, said point of beginning being the most Southerly corner of the land described in the Deed from Investment Securities Corporation to the State of California, recorded October 23, 1942 in Book 1412, page 381 of Official Records in the Office of the County Recorder of San Diego County; thence along said line of Rosecrans Street, South 35° 55' 55" West 109.65 feet; thence North 54° 06' 30" West parallel with the Southwesterly line of said Pueblo Lot, 200.0 feet; thence South 35° 55' 55" West parallel with the Northwesterly line of said Rosecrans Street, 59.0 feet; thence North 54° 06' 30" West parallel with the Southwesterly line of said Pueblo Lot, 144.0 feet; thence North 54° 06' 30" West 100 feet; thence North 77° 07' West 217.59 feet; thence South 36° 02' 30" East 79.95 feet to the Southwesterly line of said Pueblo Lot 315; thence North 54° 06' 30" West 145.83 feet to a concrete monument at the most Northerly corner of said Pueblo Lot 315 and the most Southerly corner of Pueblo Lot 314; thence along the Southwesterly line of Pueblo Lot 314, North 73° 56' 05" West 274.53 feet to a concrete monument at the most Northerly corner of Pueblo Lot 240; thence along the Southeastly line of said Pueblo Lot 240, South 35° 59' 13" West 375.63 feet to the North line of Midway Drive as established by Final Judgment of Condemnation in an Action in Superior Court in San Diego County entitled The City of San Diego Plaintiff vs. Elizabeth Burr Smith et al Defendants (Case No. 57774), a certified copy of which Judgment was recorded August 15, 1930 in Book 1305, page 255 of Deeds; thence along said North line of Midway Drive, North 39° 56' 15" West 356.17 feet to the Southeastly line of land conveyed by Fred Sandell to William Edward Smith et ux by deed recorded November 6, 1942 in Book 1423, page 333 of Official Records in said Recorder's Office; thence along said Southeastly line, North 36° 01' 18" East parallel with the Northwesterly line of said Pueblo Lot 240, a distance of 114.39 feet; thence parallel with and distant 93.00 feet at right angles Northerly from said Northerly line of Midway Drive, North 39° 56' 15" West 296.49 feet; thence North 22° 51' 47" West 593.56 feet to the Northwesterly line of land conveyed by Carl E. Patten et al to Martha May Rogers by deed recorded December 28, 1940 in Book 1102, page 479 of Official Records; being also the Southeastly line of land conveyed by Tyler J. Fenn to Arthur M. Houston by deed recorded September 12, 1942 in Book 1403, page 248 of said Official Records; thence along said dividing line between said Rogers and Houston lands and the Northeastly prolongation thereof, North 36° 01' 26" East 337.32 feet to the Northerly line of the former right of way of San Diego Electric Railway Company; thence along said right of way line South 77° 57' 51" East 809.27 feet to the dividing line between Pueblo Lots 313 and 314; thence still along said right of way line South 77° 56' East 154.60 feet; thence leaving said right of way line and running on the arc of a curve tangent to the last described course, concave to the Southwest, having a radius of 1004.93 feet and a central angle of 423° 58' an arc distance of 420.36 feet to a point on said former right of way line; thence tangent to said curve,

### B.3— Deed from Date of Construction

5514 PRE 188

being on a line that is parallel with and 60 feet at right angles Northeastly from the Southwestly line of Pueblo Lots 336 and 335, South 53° 58' East 574.22 feet to the most Northerly corner of land described in an easement for highway purposes conveyed by Frontier Enterprises Inc., a corporation, to State of California by deed recorded May 25, 1943 in Book 1494, page 377 of said Official Records; thence along the Northwestly line of said easement, and the Northwestly and Southwestly lines of the easement conveyed by Philip L. Gildred et ux to State of California by deed recorded June 3, 1943 in Book 1510, page 133 of said Official Records, South 36° 02' West 100.0 feet to a point on a curve concave to the West having a radius of 150.00 feet and a central angle 60° 52' 45" the center of which bears South 44° 30' 25" West from said last mentioned point; thence Southerly along said curve, being the Southwestly line of the easement conveyed by the last mentioned deed, an arc distance of 159.38 feet; thence South 15° 23' 10" West 223.64 feet to the true point of beginning, containing 40.41 acres, more or less: EXCEPTING so much of Frontier Street (a private way) as lies within the above described property. But including the use in common with others of said Frontier Street (a private way); together with the right to alter, improve and grade the aforesaid Frontier Street (a private way); together with the improvements thereon; ALSO EXCEPTING Parcels One, Three and Six described as follows:

Beginning at the Easterly corner of Pueblo Lot 313; thence along the Southeastly line of Pueblo Lot 313, South 35° 56' 25" West, a distance of 173.82 feet to an intersection with the Southerly line of Frontier Street; thence along the Southerly line of Frontier Street North 77° 57' 51" West, a distance of 607.66 feet to the TRUE POINT OF BEGINNING; thence South 12° 02' 09" West, a distance of 351.22 feet; thence North 53° 58' 00" West, a distance of 326.85 feet to the Northerly line of Project CAL-4737; thence North 36° 04' 26" East, a distance of 77.95 feet to the Southerly line of Frontier Street; thence along the Southerly line of Frontier Street South 77° 57' 51" East, a distance of 301.90 feet to the POINT OF BEGINNING. (Containing approximately 1.7097 Acres).

Beginning at the Easterly corner of Pueblo Lot 313; thence along the Southerly line of Pueblo Lot 313, South 35° 56' 25" West, a distance of 173.82 feet to an intersection with the Southerly line of Frontier Street; thence along the Southerly line of Frontier Street South 77° 56' 00" East, a distance of 193.00 feet to the beginning of a curve to the right with a radius of 304.93 feet; thence along said curve through a central angle of 23° 58' 00", a distance of 378.53 feet to the end of curve; thence South 53° 58' 00" East, a distance of 32.59 feet to the TRUE POINT OF BEGINNING; thence continuing South 53° 58' 00" East, a distance of 541.63 feet to the intersection with a curve to the right with a radius of 150.00 feet, which radius bears South 44° 30' 25" West; thence along said curve through a central angle of 60° 52' 45", a distance of 159.38 feet to end of curve; thence South 15° 23' 10" West, a distance of 223.64 feet; thence South 35° 55' 55" West, a distance of 101.65 feet; thence North 54° 06' 30" West, a distance of 271.00 feet; thence South 35° 55' 55" West, a distance of 50.00 feet; thence North 54° 06' 30" West, a distance of 114.00 feet; thence North 77° 57' 00" West, a distance of 217.59 feet; thence South 36° 02' 30" West, a distance of 79.95 feet to the southerly line of Pueblo Lot 315; thence along said southerly line North 54° 06' 30" West, a distance of 145.33 feet to the westerly corner of Pueblo Lot 315, being also the easterly corner of Pueblo Lot 314; thence along the southerly line of Pueblo Lot 314 North 53° 56' 09" West, a distance of 71.00 feet; thence North 35° 56' 37" East, a distance of 623.00 feet to the southerly line of Frontier Street and the TRUE POINT OF BEGINNING. (Containing approximately 8.1651 Acres).

Beginning at the easterly corner of Pueblo Lot 313; thence along the southeasterly line thereof, South 35° 56' 25" West, a distance of 173.82 feet to an intersection with the southerly line of Frontier Street; thence along said southerly line North 77° 57' 51" West, a distance of 164.60 feet to the TRUE POINT OF BEGINNING. Thence South

### B.3— Deed from Date of Construction

12° 04' 00" West, a distance of 115 feet, more or less, to an intersection with said Southerly line of Frontier Street; thence along said southerly line South 77° 51' East, a distance of 115 feet, more or less, to the TRUE POINT OF BEGINNING. (Containing approximately 0.6281 Acres.)

#### TRACT 4 - (CAL-4902H)

All of Lot 12 and a portion of Lot 5 of Lesona in the City of San Diego, County of San Diego, State of California, according to the Map thereof, No. 64, filed in the Office of the Recorder of said San Diego County, September 15, 1891, together with the portion of streets unnamed officially, but commonly known as Plumas Street and Placer Street, lying easterly and westerly of said Lots, more particularly described as a whole as follows:

BEGINNING at the Northwest corner of said Lot 12, Lesona, thence South 39° 46' 54" East, along the northerly line of said Lot and its easterly production across Plumas Street (Now vacated), a distance of 658.27 feet; thence South 0° 54' 22" West, along the easterly line of P.L. 1197, a distance of 876.44 feet, to the easterly production of the southerly line of said Lot 12; thence North 88° 39' 17" West, along said southerly line, a distance of 657.90 feet to the Southeast corner thereof; thence continuing along the southerly line of said Lot 5, North 88° 39' 17" West, a distance of 120 feet; thence North 1° 07' 07" East, a distance of 235 feet; thence North 27° 46' 07" East, a distance of 250 feet, more or less, to an intersection with the easterly line of said Lot 5; thence North 0° 57' 25" East, along the line common to Lots 12 and 5, a distance of 215 feet, more or less to the POINT OF BEGINNING;

subject to Zoning Laws and any restrictions, covenants, reservations and easements of record. Also subject to a reservation to the United States of America of fissionable materials in accordance with the provisions of Executive Order 9808 (1<sup>st</sup> P.R. 223) as follows:

All uranium, thorium, and all other materials determined pursuant to Section 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material contained, in whatever concentration, in deposits in the land covered by this instrument are hereby reserved for the use of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances, except the fissionable materials, easements and rights excepted and reserved above, unto the Grantee and to its successors and assigns forever.

B.3— Deed from Date of Construction

IN WITNESS WHEREOF, and pursuant to the powers and authority delegated by the Public Housing Commissioner, the Grantor has caused these presents to be executed in its name by Faye Hartman, Special Field Representative, San Diego, Public Housing Administration, Housing and Home Finance Agency, and the seal of the Public Housing Administration to be hereunto affixed the day and year first above written.

UNITED STATES OF AMERICA  
BY HOUSING AND HOME FINANCE AGENCY  
PUBLIC HOUSING ADMINISTRATION

Attest:

By Faye Hartman  
Special Field Representative  
San Diego  
Public Housing Administration  
Housing and Home Finance Agency

Attesting Officer

File Registry No. \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO ss

On this 31st day of November in the year 1954, before me, a Notary Public in and for the City and County of San Diego, personally appeared Faye Hartman, known to me to be the Special Field Representative, San Diego Office of the Public Housing Administration, Housing and Home Finance Agency, or Agent of the United States of America, and known to me to be the person who executed the within instrument on behalf of said Housing and Home Finance Agency, Public Housing Administration, which executed the said instrument on behalf of the United States of America and acknowledged to me that she subscribed to said instrument the name of said United States of America and the name of said Housing and Home Finance Agency, Public Housing Administration, on behalf of said United States of America, and further acknowledged to me that said United States of America executed the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.



Donald M. McMillan  
Notary Public

My commission expires:

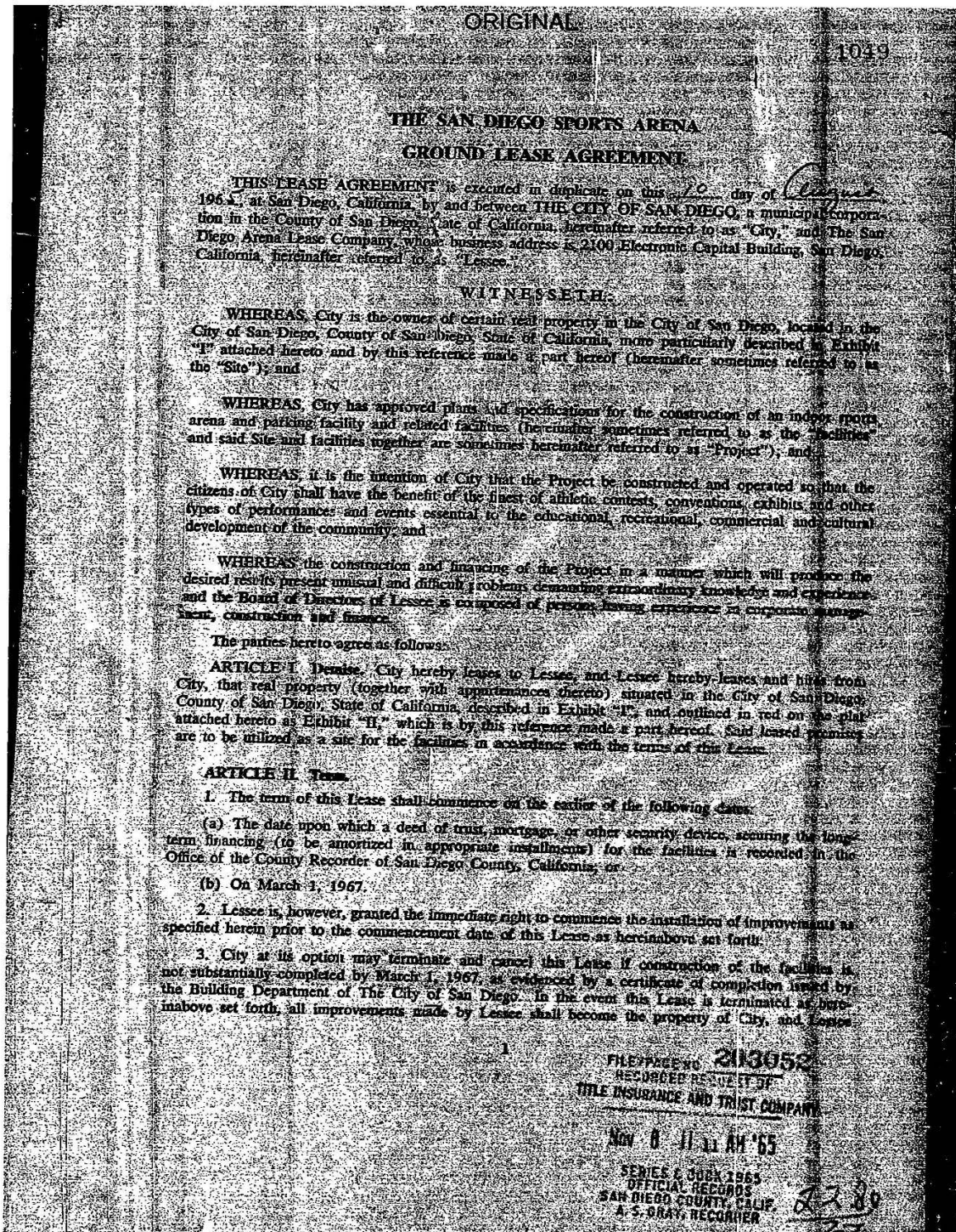
September 7, 1958.

DOCUMENT NO. 14153  
RECORDED IN BOOK OF  
City of San Diego  
JAN 31 3 30 PM '55  
5514 SEE 182  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
RECEIVED  
1955



### B.3— Deed from Date of Construction

In 1965, one year prior to construction of the arena, the a ground lease was recorded between the City of San Diego and the San Diego Areana Lease Company, who subleased it to the San Diego Sports Enterprises which is the company responsible for the construction of the arena.



Proof of October 27, 1965 - J.H.C. - Phone 627-9514 10 82922 1075

AFTER RECORDING RETURN TO:  
 TITLE INSURANCE & TRUST COMPANY  
 John Hanbury  
 829122

EXHIBIT III  
 THE SAN DIEGO SPORTS ARENA  
 OPERATING SUBLEASE

This Sublease, made as of the date of execution hereof by and between the SAN DIEGO ARENA LEASE COMPANY, a nonprofit corporation organized under the laws of the State of California (hereinafter sometimes referred to as "Lessee"), and the SAN DIEGO SPORTS ENTERPRISES, a private corporation organized under the general corporation law of the State of California (hereinafter sometimes referred to as "Operator").

WITNESSETH

WHEREAS, City of San Diego (hereinafter sometimes referred to as "City") is the owner of certain real property in the City of San Diego, located in the City of San Diego, County of San Diego, State of California (hereinafter sometimes referred to as the "Site"), more particularly described in Exhibit "I" attached to The San Diego Sports Arena Ground Lease Agreement hereinafter referred to, and

WHEREAS, City has entered into a lease entitled

THE SAN DIEGO SPORTS ARENA  
 GROUND LEASE AGREEMENT

(hereinafter sometimes referred to as "Ground Lease") under the provisions of which an indoor sports arena and parking facility and related facilities (hereinafter sometimes referred to as "facilities") are constructed on said Site will be leased to Operator; and

WHEREAS, City has approved plans and specifications for the construction of said facilities on said Site (said facilities and said Site being hereinafter sometimes referred to as "Project");

WHEREAS, it is the intention of the City that the Project be operated so that the citizens of the City shall have the benefit of the finest athletic contests, conventions, exhibits and other types of performances and events essential to the educational, recreational, commercial and cultural development of the community; and

WHEREAS, the operation and management of the Project in a manner which will produce the desired results present unusual and difficult problems demanding extraordinary knowledge and experience and the Board of Directors of Operator is composed of persons having experience in corporate management and special experience, competence and knowledge in the management of corporations engaged in the operation and management of the activities contemplated hereunder;

NOW, THEREFORE, in consideration of the payment of rental and the performance of the mutual promises herein contained at the time and in the manner specified, the parties hereto agree as follows:

Section 1. The Project

The Project, subleased hereunder, consists of the Site as improved by the construction of said facilities.

Section 2. Sublease of The Project

Lessee hereby subleases to Operator, and Operator hereby accepts said sublease from Lessee and Project. Operator hereby agrees to use the Project for the public purposes in which the same were

203053  
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 TITLE INSURANCE AND TRUST COMPANY  
 Nov 8 11 11 AM '65  
 SERIES 6-1004-1000  
 OFFICIAL RECORDS  
 SAN DIEGO COUNTY, CALIF.  
 A. S. TRAIL, REGISTRAR 980



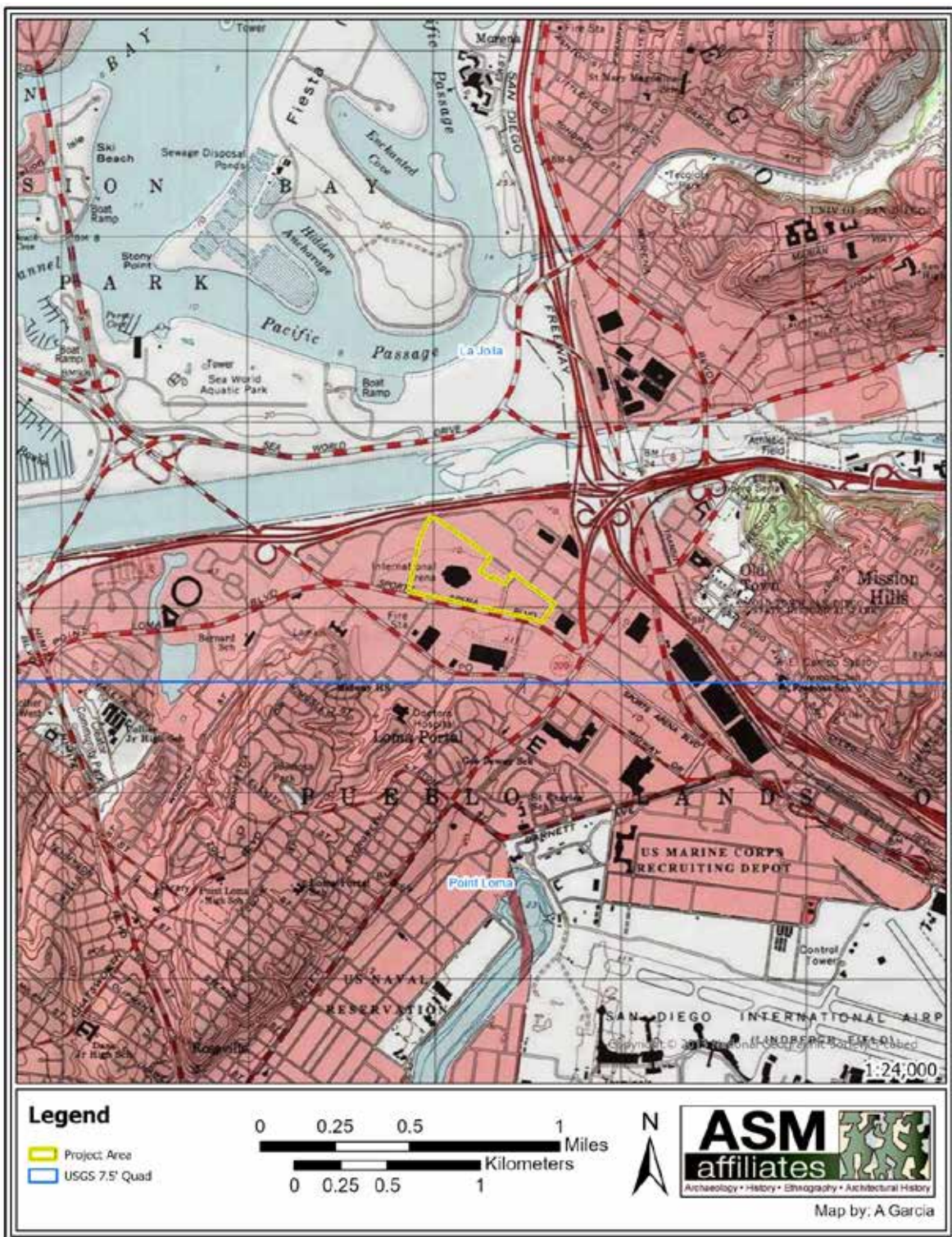
## **APPENDIX C**

### **Maps**





## C.2 – Current USGS Maps



Current USGS Topographic Map.

### C.3 – Sanborn Maps

The oldest available Sanborn Map for the project area predates the construction of the San Diego International Sports Arena

**APPENDIX D**  
**DPR Forms**





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3CS

Other Listings  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 7

\*Resource Name or #: San Diego International Sports Arena

P1. Other Identifier: 441-590-04

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad La Jolla

1967

T 16 S

R 3 W

M.D. B.M.

c. Address 3500 Sports Arena Boulevard

City San Diego

Zip 92110

d. UTM: (give more than one for large and/or linear resources) Zone 11S 480120 mE/ 3624183 mN

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) \_\_\_\_\_

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Sports Arena is a large oval-shaped stadium with a circular interior plan. Its placement on an elevated concrete pedestal in the center of the parcel (surrounded by open space/parking) helps emphasize its monumental scale. The exterior consists of smooth concrete walls with evenly spaced rectangular concrete pillars along the top half of the building. The original lighting plan was designed with up-lighting at the base of the regularly spaced pillars to emphasize its verticality and create a more dramatic effect in the evenings. The bottom portion of the exterior walls consists of smooth concrete. The roof is flat with no eaves or parapet.

(continued on p. 6)

\*P3b. Resource Attributes: (List attributes and codes) HP42. Stadium/sports arena

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)

Southwest façade, view toward northeast.

September 20, 2023.

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1966

City of SD permit (1965), newspaper  
articles of construction and completion

\*P7. Owner and Address:

City of San Diego

\*P8. Recorded by: (Name, affiliation, and address)

Emily Steele, Sarah Stringer Bowsher and  
Shannon Davis

ASM Affiliates, Inc.

2034 Corte Del Nogal

Carlsbad, CA 92011

\*P9. Date Recorded: September 20, 2023

\*P10. Survey Type: (Describe) Pedestrian intensive

\*P11. Report Citation: ASM Affiliates, 2023. Historical Resources Technical Report for Midway Rising Stadium Project, San Diego, San Diego County, California. Prepared for Harris and Associates.

\*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 7

\*NRHP Status Code 3CS

\*Resource Name or # (Assigned by recorder) San Diego International Sports Arena

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Stadium

B4. Present Use: Stadium

\*B5. Architectural Style: Modern/New Formalism

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The stadium was constructed in 1966. Few changes have been made to the exterior of the building aside from the installation of antennas, a temporary storage container, and a bungalow in the parking lot located off the northeastern façade.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

B9a. Architect: Victor Meyer

b. Builder: Trepte Construction Company

\*B10. Significance: Theme Post-WWII Development and Recreation and Entertainment and Modernism/New Formalism Area: Recreation, Architecture

Period of Significance: 1966-1973

Property Type: Stadium

Applicable Criteria: 1 and 3

ASM carefully considered whether the San Diego International Sports Arena is individually eligible under any CRHR or local criteria. The property meets CRHR Criterion 1 and San Diego Register Criterion A under the theme of Post WWII Development and Recreation and Entertainment in San Diego. The stadium's construction represents a time of growth throughout San Diego and the movement to expand the city's economic ventures into new industries. The Sports Arena was arguably the most important catalyst in the Midway neighborhood's transformation from WWII housing into a lively entertainment and commercial hub. It was one of the first modern stadiums and major entertainment venues in San Diego. It was the home of the San Diego Gulls and San Diego Rockets, and it attracted numerous and successful performing artists.

(continued on p. 6)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See Reference section of report

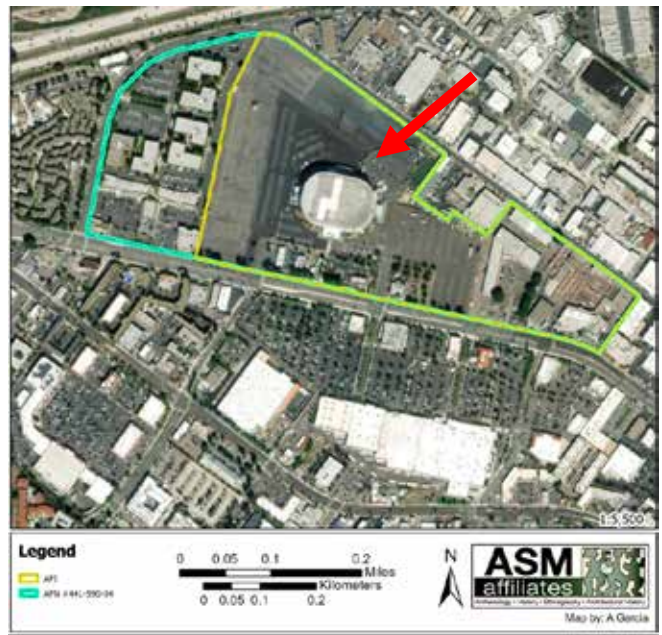
B13. Remarks:

\*B14.

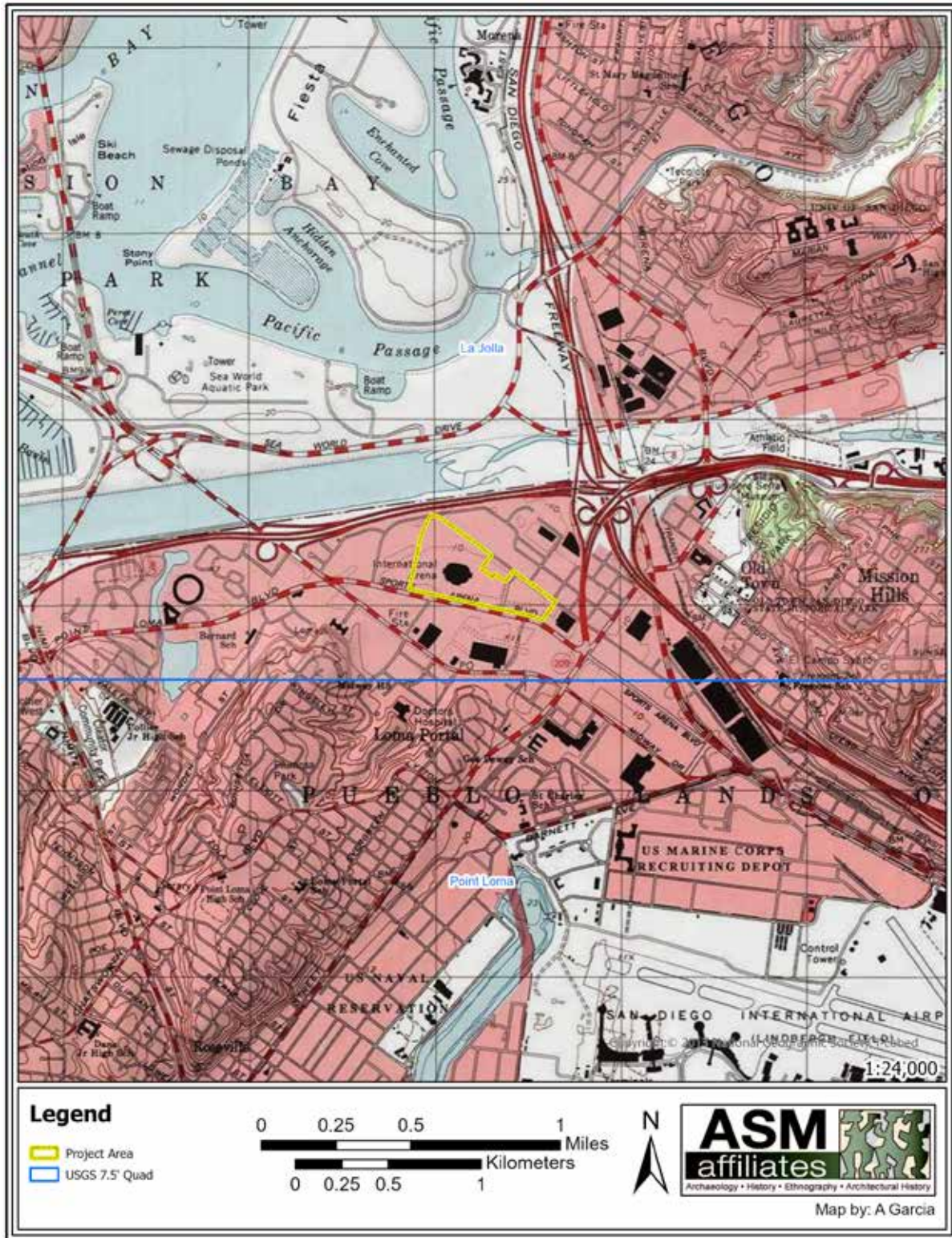
Evaluator: ASM Affiliates, Inc. (Emily Steele and Shannon Davis)

\*Date of Evaluation: September 20, 2023

(This space is reserved for official comments)







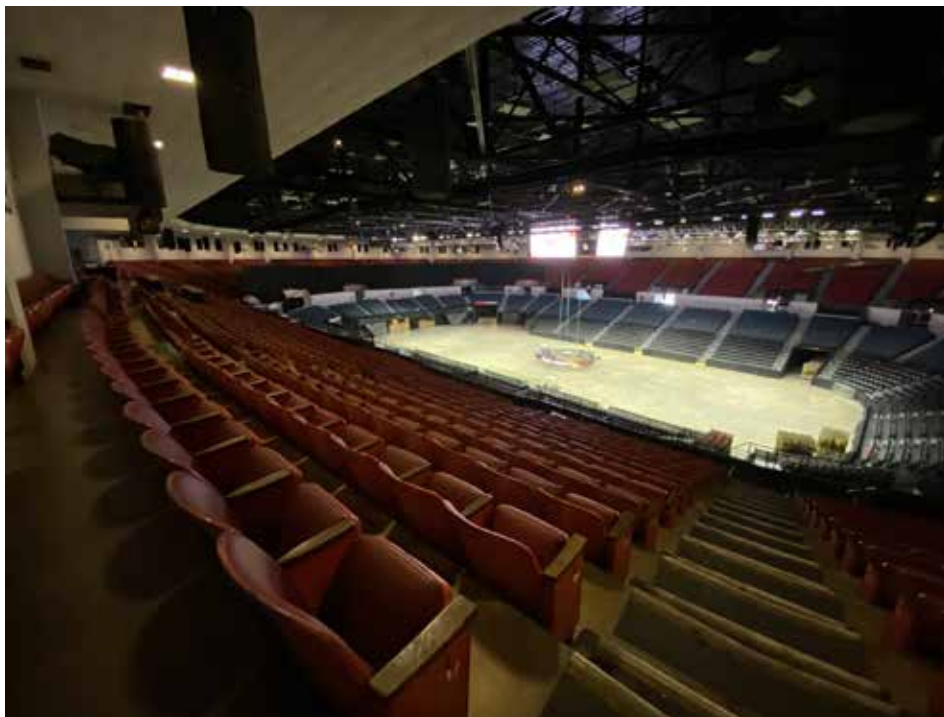




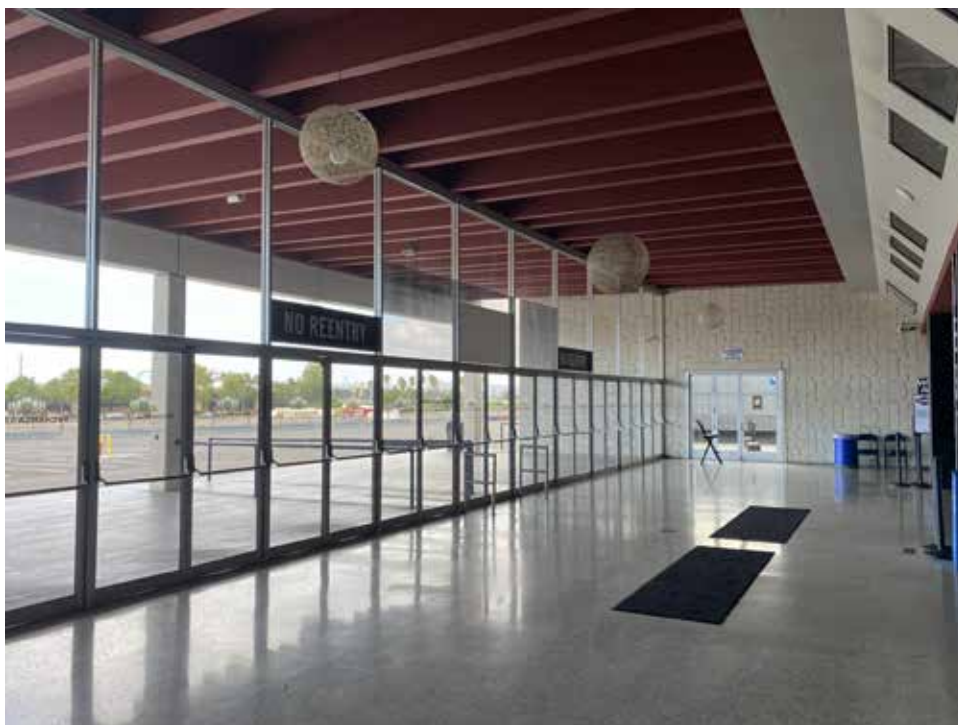
**Image 1.** South façade of 3500 Sports Arena Blvd., view toward north.



**Image 2.** Photograph of box office, view toward southwest.



**Image 3.** Photograph of interior arena overview.



**Image 4.** Photograph of one of the entrances/lobbies.

**\*P3a. Description:** (continued from p. 1)

The box office and a primary entrance are located on the north façade. The box office is defined by a small projection that is clad in tile and has a large electric marquee above its awning. There are 10 ticket booths within this projection that have fixed windows in each booth. The north entrance sits just east of the box office. It is characterized by a wide, low sloping staircase and a concrete overhang that covers the entryway. There are mock concrete rafters underneath the concrete overhang and concrete pillars on each side that form the shape of an H above each edge. The entrance is comprised of fixed glass windows and glass doors.

The west, south, and east facades are similar to the design of the north entrance with low sloping staircases leading to a covered entryway with a concrete overhang with mock concrete rafters and the H-topped concrete pillars on each side. Each entrance is comprised of fixed glass windows above a series of glass doors, all of which are original. Between the west and south entrances, there is a concrete planter with various landscaping. There are also two large flagpoles and a large rectangular sign on the top of the southern entrance's concrete overhang.

Few changes have been made to the exterior of the building aside from the installation of antennas, a temporary storage container, and a bungalow in the parking lot located off the northeastern façade. The bungalow is slightly elevated with a small staircase leading to glass paneled doors. There are also two horizontal sliding vinyl windows on the bungalow.

The southeast facade is defined by a loading ramp that leads to the lower level of the arena. There is also a small concrete projection with five vinyl, sliding windows and a set of metal doors. There is also a garage door and a concrete wall to the north of the loading ramp that hides utility equipment.

The interior consists of a concourse that provides circulation from the four entrances/lobbies around the periphery of the building to access the arena and contains shops, food services, and restrooms. The concourse encircles the primary stage area with the various levels of seating and stadium floor. On the floor level there is an open floor that is meant to be adapted for various types of events and the backstage area with the locker rooms and other backrooms.

The four lobbies retain original terrazzo flooring, ornamental concrete walls with a geometric pattern, exposed concrete beams, and woven, plaster globe-pendant light fixtures. A wall of plate glass doors with large transoms provides an unobstructed view of the ornamental concrete walls and concrete beams which span the space between the exterior entrance and lobby interior. There are various concrete staircases that lead to different levels of seating throughout the concourse.

The arena remains an unobstructed large volume of space. The floor area can be configured for either sports or performances; new collapsible bleachers at the floor-level accommodate the varying floor configurations. The stadium seating is primarily original, with some exceptions. Box seating has been added and some of the flooring has been replaced in the upper levels. The electronic scoreboard that hangs from the center of the ceiling is also a newer addition. Overall, the interior has had some alterations, but retains many original features.

**\*B10. Significance:** (continued from p. 2)

Citywide, the San Diego Stadium (Jack Murphy/Qualcomm Stadium) was constructed shortly after the Sport Arena and was the only other major sports and entertainment venue in the City for the second half of the mid-twentieth century. As the San Diego Stadium was recently demolished (2021), the San Diego International Sports Arena is now unique and a rare resource in the representation of the Post WWII Development and Recreation and Entertainment in San Diego theme. The period of significance (POS) under these criteria begins in 1966 (the year of its construction) and ends in 1970, or 50 years ago, which is the recommended closing date for POS where activities that were begun historically continued to have importance and no more specific date can be defined to end the historic period (NRHP 1997).

The Sports Arena does not meet CRHR Criterion 2 and San Diego Register Criteria B. Robert Breitbard initiated the construction of the arena and was the head football coach for San Diego State University and owner of the San Diego Gulls. While Breitbard could be considered a historically significant individual within the sports field, the height of Breitbard's career preceded his association with the Sports Arena. Additionally, there are other buildings that have a closer association with Breitbard during the time when he made the significant achievements in his field, specifically his residence that still stands at 3427 Bancroft Street in San Diego.

ASM considered whether the Sports Arena meets CRHR Criterion 3 and San Diego Register Criteria C and D for having distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master or possessing high artistic values. The building is an excellent example of New Formalism. Per the NRHP nomination for the Los Angeles Forum: "New Formalism emerged in the 1950s and is widely seen as a rejection of the strict glass-and-steel vocabulary of the International Style and Mid-

Page 7 of 7

\*Resource Name or # (Assigned by recorder)

San Diego International Sports Arena

Recorded by: Emily Steele, Sarah Stringer Bowsher and Shannon Davis

Date: September 20, 2023

Century Modernism. The style was popular in large scale commercial and civic designs from the late 1950s through the 1970s and eagerly referenced and abstracted the forms and applied ornamentation of classical architecture. The style is characterized by a strict symmetry and formality, smooth wall surfaces, colonnades of stylized full-height columnar supports, repeating arches or rounded openings, heavy projecting roof slabs, projecting cornices, and on-grade open plazas and integral parking." (Lazaretto 2014) Similar to the Los Angeles Forum, the San Diego International Sports Arena displays many characteristics of this style including its monumental scale, strict symmetry and formality, flat roof, smooth exterior surfaces, repeating full-height pillars, ornamental concrete, raised platform, and on-grade open plazas and integral parking. The style was most commonly applied to commercial and civic buildings, and the Sports Arena is one of few remaining examples of the style not only in San Diego, but within California and nationally (McAlsester 2013:662; Lazaretto 2014). As it possesses distinctive characteristics of New Formalism, the San Diego International Sports Arena meets CRHR Criterion 3 and San Diego Register Criteria C. The POS under these criteria is 1966, the year of its construction.

Permits for the building indicate that it was designed by Victor Meyer, the in-house architect for Trepte Construction Company. Meyer is not considered a master architect. He was a member of the Southern California Chapter of the American Institute of Architects (AIA) from 1957 to 1966 (AIA 2023; Bowker 1962). However, Meyer is not among the master architects listed in the San Diego Historical Resources Board Biographies of Established Masters nor the San Diego Modernism Historic Context Statement (Feeley et al. 2011; City of San Diego 2007). As such, the San Diego International Sports Arena does not meet CRHR Criterion 3 and San Diego Register Criterion D for representing the work of a master.

The San Diego Sports Arena does not meet CRHR Criterion 4. It is a property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

The San Diego Sports Arena does not meet San Diego Register under Criterion E, as it not been previously listed or officially determined eligible by the National Park Service for listing in the NRHP or CRHR.

The San Diego Sports Arena does not meet San Diego Register under Criterion F, as it is not a finite group of resources related to one another in a clearly distinguishable way and in a geographically definable area which have historical interest.

As the Sports Arena meets CRHR criteria 1 and 3 and San Diego Register criteria A and, C an assessment of integrity is warranted:

- Location: The building has not been moved and retains high integrity of location.
- Setting: The setting of the property has been somewhat altered since the end of the POS. The surrounding land has been more densely developed and commercial buildings, new roads, and restaurants have altered the original setting. Therefore, it has moderate integrity of setting.
- Design: Based on comparison of historic photographs and visual observation during the survey, the overall design of the building has not been significantly altered and it retains high integrity of design.
- Materials: The building retains most of its original materials, such as the structural and ornamental concrete walls, terrazzo and concrete flooring, concrete beams, original glass doors and windows, light fixtures, and seats. Therefore, the property retains high integrity of materials.
- Workmanship: The building retains many of its original features, such as the ornamental concrete walls and light fixtures, which still convey the craftsmanship that was used in their construction. Therefore, the property retains high integrity of workmanship.
- Feeling: The property continues to convey the feeling of a monumental sports arena and therefore retains high integrity of feeling.
- Association: The property was and continues to be associated with sports and events in San Diego. Therefore, it has high integrity of association.

As the Sports Arena meets CRHR criteria 1 and 3 and San Diego Register criteria A, C and D and retains some of all seven aspects of integrity and high integrity of the essential aspects of integrity, the building is eligible for listing in the CRHR/San Diego Register under criteria 1/A for the Post-WWII Development and Recreation and Entertainment theme with a POS of 1966-1973 and under CRHR/San Diego Register criteria 3/C for the theme of Architecture and subtheme of Modernism/New Formalism with a POS of 1966.





## **APPENDIX E**

### **Preparers' Qualifications**



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**Shannon Davis, M.A., RPH**  
**Senior Architectural Historian/Historian**



**Total Years of Experience:** 25

**Education:**

M.A. 1998/Historic Preservation/George Washington University, Washington, D.C.  
B.A. 1993/American History/University of Southern California, Los Angeles (Cum laude with honors)

**Registrations**

2011 Register of Professional Historians

**Professional Profile:**

Ms. Davis has 25 years of experience in the field of historic preservation and exceeds the SOL's *Professional Qualification Standards* for Architectural History and History. As an Architectural Historian and Director of Architectural History at ASM, Ms. Davis has documented and evaluated numerous historical resources throughout California and the west in compliance with federal, state, and local criteria, including NRHP, Section 106 of the NHPA, CRHR, and CEQA. Her experience includes local, state, and California Register of Historic Documents/NRHP evaluations and nominations; HABS/HAER/HALS submissions; preparation of HSRs, HRAs, large and small scale HCSs, ICRMPs, and treatment, maintenance, and interpretation plans; and conducting public outreach and interpretation including public forums, signage, brochures, and interpretation plans. Before joining ASM, Ms. Davis worked for the National Trust for Historic Preservation as their west-coast representative for heritage tourism. Much of Ms. Davis's professional experience is with the cultural resources programs of the NPS. For eight years she worked for the NRHP as an Historian. She also worked as a Historic Preservation Specialist and Project Manager for three other NPS programs. Additionally, Ms. Davis served for several years as Chair of a local preservation advocacy group, the Arlington Heritage Alliance, and was one of the founders of the national non-profit Recent Past Preservation Network.

**Selected Project Experience:**

**Historic Resources Survey of the Works of Architect Loch Crane, San Diego County, CA**  
**Project Manager/Senior Architectural Historian**

**CLIENT: Caltrans**

At the request of the California SHPO and as a mitigation measure for adverse effects for a separate Caltrans project, managed the preparation and completion of a Historic Resources Survey of the Works of Architect Loch Crane in the City of San Diego. Project initiation included the identification of all known works of architect Loch Crane including a search of records of Modern San Diego, communication with Crane's son, and searches of architectural journals and publications such as *Architectural Record* and *Southwest Builders and Contractors*. Conducted a reconnaissance-level survey of 34 buildings and prepared DPR forms for the evaluation of each property.

**Historic Resource Assessment Report for Lockheed Marine Terminal, San Diego County, CA**  
**Project Manager/Architectural Historian**

**CLIENT: Harris & Associates**

Completed a HRAR evaluation of the industrial building, pier, and railway that comprise the Lockheed Marine Terminal. Oversaw archival research and an intensive-level field survey to document the terminal and determine its historical and architectural significance. Provided recommendations for the Lockheed Marine Terminal as potentially eligible for the CRHR and recommendations for mitigating impacts to the resource as part of the project to minimize adverse effects, including HABS documentation and the development of a permanent interpretive exhibit.

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**Historic Resource Evaluation for the Sears Auto Center, San Diego County, CA****Project Manager/Senior Architectural Historian****CLIENT: DLR Group**

Prepared a Historic Resource Evaluation Report for the El Cajon Sears Auto Center commercial building in advanced of its planned demolition. Oversaw a survey of the building and determined it ineligible for listing on historic registers or as a City of El Cajon Designated Historic Resource.

**Historic Property Survey Report, Archaeological Survey Report, and Finding of No Adverse Effect for the Bayshore Bikeway Project, San Diego County, CA****Senior Architectural Historian****CLIENT: San Diego Association of Governments**

In accordance with Caltrans PA and the CEQA, prepared a Historic Property Survey Report and a FNAE for bikeway project with the potential to impact the Western Salt Company Salt Works Historic District. ASM recommended a finding of no effect without Standard Conditions as none of the character defining features of historic district would be adversely affected as a result of the proposed project activities. Reports prepared following updated Caltrans Supplemental Environmental Report, Volume 2, Cultural Resources.

**HABS Documentation for the American Legion Hall, San Diego County, CA****Architectural Historian****CLIENT: City of Vista**

Documented art deco American Legion Hall to Historic American Building Survey Level III standards. Field survey included photography, sketch plan, detailed field notes, and archival research. Edited survey report, including historical and architectural information prepared to HABS Level II standards.

**Historic Resources Evaluation Report, Historical Resources Compliance Report, and Treatment Plan for the Rancho Lilac Historic District, San Diego County, CA****Senior Architectural Historian****CLIENT: Caltrans**

Evaluated the eligibility of 27 built environment resources for the National Register of Historic Places and as California Historic Landmarks prior to transfer of ownership. Recommended an eligible historic district with three periods of significance: the pioneer homesteading period (1880s-1900), early community and ranching period (1900-1945), and Irving Salomon's association with the property (1945 to 1966). Also prepared Treatment Plan recommending protective easements and covenants to ensure preservation of the district after transfer of ownership. Recommended *Rehabilitation* as the appropriate treatment standard.

**National Register of Historic Places Nomination and Interpretive Signage for Old Highway 80 Prepared for the Sunrise Powerlink Project, San Diego and Imperial counties, CA****Senior Architectural Historian****CLIENT: San Diego Gas & Electric**

Evaluated the 186-mile California segment of U.S. Highway 80, one of the earliest all-weather coast-to-coast highways in the United States. Developed NRHP nomination and supporting materials. Recommended an eligible historic district with contributing constructed during the period of significance (1926-1964) that include 42 bridges and culverts and 186 miles of the road from San Diego to Yuma. Additionally, made recommendations for placement of interpretive signs based on integrity of Highway 80 at specific locations, character of specific sections of the highway, and demarcation at regular intervals.

**Historic Resources Survey and Interpretive Signage for the Riverwalk Golf Course Project, San Diego County, CA****Senior Architectural Historian****CLIENT: Hines**

Directed the survey, research, and evaluation of the mid-century golf course designed by master landscape architects Ted Robinson, Sr., and Jr. in Mission Valley. Research included identification of comparable Robinson, Sr. golf courses and golf courses throughout southern California. Evaluated the golf course for the national, state, and local register for its historical significance within two construction periods: the original construction and a redesign. Received concurrence from City of San Diego historical resources planning staff.

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**Cultural and Historical Resources Existing Conditions and Evaluation Report for the Pacific Surfliner Carlsbad Village Double-Track Project, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: BRG Consulting, Inc.**

Conducted an intensive level survey and evaluation of more than 60 potential historic resources, including residential, commercial, and transportation property types. Considered direct and indirect impacts from railroad improvements on eligible historic resources and recommended mitigation for adverse impacts.

**Cultural Resources Technical Report and Historic Evaluation Report in Support of Environmental Impact Statement for NAVWAR Old Town Campus, San Diego County, CA**

**Project Manager and Senior Architectural Historian/Historian**

**CLIENT: Cardno GS, Inc. for NAVFAC Southwest**

Managed the completion of a Cultural Resources Technical Report, Historical Evaluation Report, cultural resources sections of the EIS for the revitalization of NAVWAR facilities in San Diego. Completed literature searches, conducted reconnaissance studies and intensive surveys, prepared exhibits/interpretive materials, led public meetings and prepared final deliverables in accordance with relevant standards and guidelines. Assisted Navy with public outreach as part of the Section 106 process for consultation with interested parties.

**Historic Structure Report for the California State Park San Diego Coast District North Sector Office, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: California Department of Parks and Recreation**

Managed a conditions survey to document the exterior and interior materials, features, finishes and spaces at the California State Parks San Diego Coast North Sector Office and provided recommendations for interior improvement and maintenance practices to ensure no adverse effect to the historical character of the buildings.

**Peer Review of California Register of Historic Resources and National Register of Historic Places Evaluation of Caltrans District 11 Headquarters, Old Town San Diego, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: California Department of State Parks**

Reviewed prior evaluation for Caltrans district office complex (1947-1967) and concurred with determination of eligibility (as concurred on by State Historic Preservation Office) as a good example of a "Modernist" office building in the local San Diego area, and the best-designed Caltrans district office complex of that period. Preparing peer review letter, assessment of impacts, and proposing mitigation measures for proposed redevelopment of the property.

**Historic American Building Survey Documentation and Interpretive Signage for the Marron Hayes Adobes Historic District for the Phase II Quarry Creek Project, San Diego County, CA**

**Project Manager and Senior Architectural Historian**

**CLIENT: Corky McMillin Companies**

Conducted official Historic American Building Survey Level II documentation for the Marron-Hayes Adobes Historic District, and coordinated submission with the Historic American Building Survey National Park Service headquarters office. Prepared outline history, large format photography, and sketch drawings. Developed content for interpretive signage including narrative text and historic photographs.

**Section 106 Review and Recommendations, San Diego County, CA**

**Senior Architectural Historian**

**CLIENT: San Diego Military Family Housing**

Annually review multiple undertakings within historic districts at California Naval and Marine Corp Bases. Prepare determinations of effect, in conformance with several Programmatic Agreements between the military, California State Historic Preservation Office, and Advisory Council on Historic Preservation, governing undertakings at the specific military installation as well as *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Conducted more than 100 reviews since 2010.

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**Sarah Stringer-Bowsher, M.A., RPH**  
Senior Historian



**Total Years of Experience:** 18

**Education:**

M.A. 2007/History/ Public History Program/Arizona State University, Tempe  
B.A. 2000/History/University of Arizona, Tucson

**Registrations**

2009 Register of Professional Historians, No. 602

**Professional Profile:**

Ms. Stringer-Bowsher has eighteen years of professional experience as a Historian. She earned her M.A. through public history course work in historical research methods, applied history, museology, and historic preservation. As the Senior Historian for ASM, Ms. Stringer-Bowsher focuses on developing research-based historic contexts; the foundation for both architectural history and historical archeology site assessments and evaluations. Ms. Stringer-Bowsher also prepares historic resource evaluations of buildings, structures, and objects in compliance with the CEQA, NEPA, Section 106, and local registers. Ms. Stringer-Bowsher has completed archival research in repositories across California, Arizona, Washington, and Nevada. Ms. Stringer-Bowsher's work products have included: land use histories and Phase I ESA reports; heritage projects for a water and power company in Arizona; Historic American Building Survey, Historic American Landscape Survey, and Historic American Engineering Record documentation submitted to the Library of Congress; prepared numerous papers and reports for a variety of private and public clients; and public interpretation for federal and commercial clients, such as signage, brochures, and an interpretation plan. Each deliverable required that she create or implement a project design, collect pertinent primary and secondary sources, and analyze and synthesize the information into relevant and evidential products that adhere to regulations, standards, and best practices.

**Selected Project Experience:**

**Historic Resources Survey and Interpretive Signage for the Riverwalk Golf Course Development Project, San Diego County, CA**

**Senior Historian**

**CLIENT: SD Riverwalk, LLC and Hines**

Authored the report. Photodocumented its current condition and assessed the golf course. Conducted primary and secondary research for developing a historic context for the Ted Robinson, Sr. and Jr. designed golf course in Mission Valley as well as comparable Robinson, Sr. golf courses and golf courses throughout Southern California. Evaluated the golf course for its historical significance within two construction periods: the original construction and a redesign. Both were independently considered as potentially eligible to the national, state, and local register.

**Historic American Building Survey Documentation and Interpretive Signage for the Marron Hayes Adobes Historic District for the Phase II Quarry Creek Project, San Diego County, CA**

**Senior Historian**

**CLIENT: McMillian Homes Construction, Inc.**

Primary author of the HABS that required extensive primary research, including gathering documents and photographs at repositories, such as Huntington Library; Autry National Center; San Diego History Center; and University of California at Berkeley, Bancroft Library as well as a chain of title for the property. This document required a detailed historic context and land-use history that covered the *Californio* period to 1971. Prepared the text and selected photographs for interpretive panels produced as part of mitigation for the incoming housing project.

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**Tijuana Estuary Arch Site Testing-Nursery and Border Fields Survey, San Diego County, CA**  
**Senior Historian**

**CLIENT: California Department of Parks and Recreation**

Provided initial direction of the research endeavor. Recorded the historic/archaeological features related to the military activities within Border Field State Park, especially those associated with the Border Field Auxiliary Naval Air Station, performed historic archival research, and synthesized the historic research to better understand the historic/archaeological features identified during the survey, including their location and the function of the features.

**National Register of Historic Places Nomination and Interpretive Signage for Old Highway 80 Prepared for the Sunrise Powerlink Project, San Diego and Imperial counties, CA**  
**Senior Historian**

**CLIENT: San Diego Gas and Electric and United States Forest Service, Cleveland National Forest**

Conducted a survey and evaluation of 99 residential cabins within the Project Area as potentially contributing to historic districts of residential cabin tracts. Gathered and compiled historic data on the individual properties, including year built, permittees, and builders. Utilized GIS data layers for the survey and evaluation to identify authentic information and provide interactive information as well as collect georeferenced photographs. Data maps clearly identify those residences that are contributing and non-contributing as well as any recommended tracts as historic districts. Additionally, conducted primary research, including oral histories, of the site-specific property of the Morris' and Cheroskes. Authored the text of interpretive signage and co-designed the interpretive signs that provide information on the Native Americans in the area and two families who lived in the area.

**Historic Property Survey for Segment 8B of the Bayshore Bikeway Project, San Diego County, CA**  
**Senior Historian**

**CLIENT: Quality Infrastructure Corporation**

ASM completed a Phase I archaeological survey for the proposed construction of a Class I bikeway facility as part of a gap closure for the Bayshore Bikeway in the cities of San Diego and Chula Vista. Conducted research to identify the potential association of a historic pre-1928 ditch with the functionality of the Western Salt Company Salt Works Historic District. Prepared a brief site-specific context to explain the function and association of the ditch.

**Historic Resources Report for Two Buildings at Hoover High School, San Diego County, CA**  
**Senior Historian**

**CLIENT: BRG Consulting**

The evaluation assessed potential historical resources for their eligibility for listing in the California Register of Historic Places and as historic resources under the California Environmental Quality Act, and assessed the potential impact of the project on those resources. Conducted site visit, conducted research on the school and architect, and prepared the historic context.

**Historical Resources Evaluation for the Torrey Pines Golf Course, San Diego County, CA**  
**Senior Historian**

**CLIENT: Schmidt Design Group, Inc.**

Authored the report that required extensive archival research and a survey of the entire golf property that included the North Course and South Course. Evaluated the historical significance of the North Course by establishing appropriate criteria for a rarely evaluated resource, developed a history of the game and golf designers play intentions, documented changes to the course over time, and identified comparable golf courses in Southern California.

**Historic Resources Evaluation for American Legion Post 282, San Diego County, CA**  
**Senior Historian**

**CLIENT: Dudek**

Completed research for the property that considered the significance of social clubs that served the community, a general historical context, and data on the building. As the building was constructed in 1947, its potential for historical significance was evaluated in compliance with the California Environmental Quality Act and local historic preservation requirements.

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**Cultural and Historical Resources Existing Conditions and Evaluation Report for the Pacific Surfliner Carlsbad Village Double-Track Project, San Diego County, CA**

**Senior Historian**

**CLIENT: BRG Consulting**

Prepared the historic resource evaluation and assessment of indirect effects report. Conducted research and prepared the historic context that considered community development, including the significance of the railroad.

**Citywide Historic Resources Survey for the City of Chula Vista, San Diego County, CA**

**Senior Historian**

**CLIENT: City of Chula Vista**

Conducted limited research defined by the scope and prepared a city-wide context that focused on the project area. The context considered agricultural development, city incorporation, industrial and military development, and commercial expansion that replaced agriculture as a primary economy. Limited research was also conducted on potentially eligible buildings and their potential association with significant persons in the community.

**Historic Resources Evaluation Report, Historical Resources Compliance Report, and Treatment Plan for the Rancho Lilac Historic District, San Diego County, CA**

**Senior Historian**

**CLIENT: Caltrans**

Conducted all necessary research regarding the development of Rancho Lilac from early settlement of the area, potential mining, the schools and post office to the various occupants and uses of the Rancho Lilac over time.

**San Marcos Elementary School and Mary Young Connor Hall Historic Context and Eligibility, San Diego County, CA**

**Project Historian**

**CLIENT: Helix Environmental**

Conducted research for the elementary school designed by a master architect and the WPA-constructed Mary Young Connor Hall building as potentially eligible historic resources. Co-authored the report that included creating separate, but associated, historic contexts for the elementary school and the WPA building, and assessed the significance of the WPA building based on the historic context.

**San Ysidro Land Point of Entry Historic Context Study, San Diego County, CA**

**Project Historian**

**CLIENT: Helix Environmental**

Researched 12 buildings near the border surrounding the San Ysidro LPOE and crafted a concise historic context for evaluation of the buildings.

**Sweetwater Union High School District Cultural Resources Inventory and Assessment, San Diego County, CA**

**Project Historian**

**CLIENT: National City**

Authored the historic context for the developing Sweetwater Union High School District in National City and Chula Vista. Conducted limited research on specific school buildings selected for alterations or demolition.

**Historic Evaluation for the Padre Dam, San Diego County, CA**

**Associate Historian**

**CLIENT: Padre Dam Municipal Water District**

Researched the land use of the area to understand local development by using readily-available primary source documents. Findings in the field indicated the possibility of a historic structure that prompted the research. Provided information on the dates of possible construction for the Senior Archaeologist to determine the site's eligibility. Authored a portion of the report.

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**Laura Taylor Kung, M.A.**  
**Senior Architectural Historian**



**Total Years of Experience:** 15

**Education:**

M.F.A.            2011/Fiction and Literature/Bennington College  
M.A.             1998/Historic Preservation Planning/Cornell University  
B.A.             1993/Art History/DePaul University

**Professional Profile:**

Ms. Kung has 15 years of experience in historic preservation and planning, and meets the Secretary of the Interior's *Professional Qualification Standards* for Architectural History. She has worked on historic and cultural resource assessments for projects throughout Los Angeles, San Diego, Riverside, and Ventura counties, and throughout California. Additionally, Ms. Kung has completed multiple projects in Hawaii and Washington. She has extensive experience in developing historical and cultural resources reports and in evaluating properties under federal, state, and local criteria, including National Register of Historic Places, Section 106 of the National Historic Preservation Act, California Register of Historical Resources, and California Environmental Quality Act compliance.

Ms. Kung's professional background includes management and contributions to projects concentrating on the evaluation of historic properties and districts. She has completed over 20 Historic Resource Reports for properties located in the City of West Hollywood. Ms. Kung currently serves as an Architectural Historian at ASM and her responsibilities include conducting background research, preparing historic contexts, evaluating and assessing historic properties, compiling significance statements for California Department of Parks and Recreation historic resources forms, and authoring sections of technical reports.

**Selected Project Experience:**

**Three on Garfield Historical Resources Evaluation Report, Carlsbad, San Diego County, CA**  
**Senior Architectural Historian**

**CLIENT: Barraneck Consulting and City of Carlsbad**

Surveyed and evaluated a three-unit condominium constructed in 1982 as a landmark of the Post-Modern movement. Conducted extensive research to document the significance of this building within the local context of the style. Recommended eligible for its architectural significance meeting local and state criteria. Evaluated in compliance with CEQA. Attended Historic Preservation Committee meeting to answer questions.

**Historic Resource Assessment for the Lockheed Marine Terminal, San Diego County, CA**  
**Architectural Historian**

**CLIENT: Harris and Associates**

Evaluated a building associated with the manned submersible vehicle Deep Quest for its eligibility for the California Register of Historic Places as an individual resource and as a contributor to a potential historic district. The report was prepared to assist the San Diego Unified Port District in future planning purposes in compliance with the California Environmental Quality Act.

**Historic Resources Survey of the Works of Architect Loch Crane, San Diego County, CA**  
**Architectural Historian**

**CLIENT: HELIX Environmental Planning**

Researched and surveyed the work of San Diego architect Loch Crane. Developed a context based on survey findings, archival research of reviews of previous evaluations. The report included Department of Parks and Recreation primary forms for 30 identified properties.

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**Whidbey Island Mid-20th Century Architectural Survey Report, Island County, WA****Senior Architectural Historian****CLIENT: Whidbey Camano Land Trust**

**Prepared historic context and conducted desktop review of county records for more than 5,000 mid-20th century buildings for the entire island. Identified 40 to include in a targeted reconnaissance-level survey. Prepared report for Washington State Department of Archaeology (DAHP) as mitigation for demolition of an architect-designed Modern house on the island**

**Cultural Resources Technical Study for Windsor Pointe Project, San Diego County, CA****Architectural Historian****CLIENT: Ascent Environmental Inc**

Evaluated a four single-family residences on two parcels located in the City of Carlsbad for their potential historic significance in compliance with the California Environmental Quality Act. The report was prepared to assist the Project developers in determining whether the project had the potential to cause significant impacts.

**Historic Resources Evaluation of Seven Buildings for the Clairemont High School Whole Site Modernization Cultural Resources Evaluation Report, San Diego County, CA****Architectural Historian****CLIENT: BRG Consulting**

Prepared a historic evaluation report for eight buildings on the Clairemont High School campus in advance of modernization projects. Efforts included a site visit, photographic documentation of the buildings, and archival research. The evaluation included preparation of California DPR forms

**Los Angeles County Landmark Evaluation Report for Alpine Village, Los Angeles County, CA****Architectural Historian****CLIENT: Los Angeles County Department of Regional Planning**

Prepared a historic evaluation report of a Bavarian-themed shopping complex for submission to the County of Los Angeles as part of an application for landmark status. Conducted a site visit and extensive background research and prepared the evaluation report, finding the complex significant under Criteria A and C. Alpine Village was officially designated as County landmark in September of 2020.

**City of Los Angeles On-Call Section 106 Historic Preservation Services Contract, Los Angeles County, CA****Architectural Historian****CLIENT: City of Los Angeles Housing + Community Investment Department**

Provided on-call historic resources services for the City of Los Angeles, primarily related to historic properties affected by use of community development block grants, including programs to provide housing and shelter for homeless populations. Contributed to over 20 projects completed or currently underway including Section 106 reviews, identification of historic properties and determination of effects for properties including the Community Coalition building, the Pio Pico Pocket Park, the El Centro de Ayuda Building Improvement Fund building, Weingart Towers, and the Washington Arts Collective building.

**Los Angeles County Historic Preservation and Mills Act On-Call, Los Angeles County, CA****Architectural Historian****CLIENT: County of Los Angeles**

Currently working with the County under its new Preservation Ordinance to review of proposed projects at specific residential sites. Work is performed to ensure compliance with the Secretary of the Interior's Standards for property owners to determine eligibility for Mills Act tax credits. Several of the properties reviewed are in the County's first designated historic district, the View Park Historic District.

**Cultural Resources Technical Report for Santa Ana Elks Lodge, Orange County, CA****Architectural Historian****CLIENT: Santa Ana First Street, LLC**

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Prepared a historic evaluation report for the Santa Ana Elks Lodge prior to its proposed demolition. Efforts included a site visit, photographic documentation of the building, and archival research. The evaluation included preparation of California Department of Parks and Recreation forms. Performed archival research and prepared narrative history in support of Historic American Building Survey Level II documentation for National Register of Historic Places-eligible Elks Lodge Building.

**Historic Resource Evaluation for 714 S. Plymouth Boulevard, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Orange Grove Properties LLC**

Prepared an evaluation for two residences located in the Windsor Village Historic Preservation Overlay Zones in the City of Los Angeles. Reviewed previous surveys, assessor's building records, and chain of ownership for the property. The evaluation was conducted to determine whether the buildings were still contributors to the Historic Preservation Overlay Zones. Research revealed one of the residences was designed by architect Paul Revere Williams as a model home in the 1936 California House and Garden Exhibition and was potentially individually eligible for the National Register of Historic Places under Criteria, A, B and C.

**City of Monrovia Historic Context Statement, Intensive Level Survey, and Identification of Potential Historic Districts, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: City of Monrovia**

Assisted in the development a citywide historic context statement for Monrovia, including recommendations for historic districts. Contexts and themes were identified and defined based on a windshield survey of the city, archival research using primary and secondary resources, and review of previous evaluations.

**Historic Resource Evaluation for 8716 Ashcroft Avenue, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Matthew Taban**

Prepared an evaluation for a duplex and guest house located in the City of West Hollywood. Reviewed previous surveys, assessor's building records, and chain of ownership for the property. Conducted an intensive pedestrian survey and a reconnaissance survey of the neighborhood to consider a potential historic district. The evaluation was conducted to consider the eligibility of the property under National Register of Historic Places, the California Register of Historic Resources, and City of West Hollywood eligibility criteria and in compliance with the California Environmental Quality Act.

**Historic Resource Evaluations for 1238-1244 North Formosa Avenue, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: NELA LLC**

Prepared an evaluation for four single-family residences on two parcels located in the City of West Hollywood. Reviewed previous surveys, assessor's building records, and chain of ownership for the property. Conducted an intensive pedestrian survey and a reconnaissance survey of the neighborhood to consider a potential historic district. The evaluation was conducted to consider the eligibility of the property under National Register of Historic Places, the California Register of Historic Resources, and City of West Hollywood eligibility criteria and in compliance with the California Environmental Quality Act.

**Historic American Buildings Survey Documentation for John C. Fremont Elementary School, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Placeworks**

Performed archival research and prepared narrative history in support of Historic American Building Survey Level II documentation for National Register of Historic Places -eligible Fremont Elementary School in Long Beach.

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**Emily Steele, M.Sc.**  
Architectural Historian



**Total Years of Experience: 2**

**Education:**

M.Sc. 2023/Historic Preservation/University of Oregon  
B.A. 2021/History/University of California, San Diego  
B.A. 2021/Urban Studies and Planning/University of California, San Diego

**Professional Profile:**

Ms. Steele is a recent graduate of the University of Oregon's Historic Preservation Master's program where she earned her Masters of Science. She has experience conducting in-depth background research and has extensive knowledge of architectural styles and forms. Ms. Steele has produced and contributed to a variety of written content including determination of eligibility forms, national register nominations, and final reports. She has conducted reconnaissance and intensive-level architectural surveys and is familiar with the Secretary of the Interior's (SOI's) Standards for the Treatment of Historic Properties.

**Selected Project Experience:**

**Bouquet Canyon Shooting Range Cultural and Historical Resource Survey, Los Angeles County, CA**

**Architectural Historian**

**CLIENT: Impact Sciences**

Conducted architectural survey of ranch complex for former Hollywood western film star, including three residential buildings, garage, and pool/pool house within the APE of the new recreational development.

**Cultural Resources Technical Report for the Lynden Land Port of Entry Expansion and Modernization Project, Whatcom County, WA**

**Architectural Historian**

**Client: Solv and GSA**

Lead author for evaluation and assessment of historic properties in the APE of the expansion of a US/Canada border crossing station. Surveyed, research, and evaluated one agricultural complex with residence, barns and other agricultural buildings. Recommended not eligible and no potential for adverse effects per Section 106 of the NHPA. GSA concurrence, pending SHPO concurrence.

**Cultural Resources Technical Report for the Sumas Land Port of Entry Expansion and Modernization Project, Whatcom County, WA**

**Architectural Historian**

**Client: Solv and GSA**

Lead author for evaluation and assessment of historic properties in the APE of the expansion of a US/Canada border crossing station. Surveyed, research, and evaluated seven commercial and institutional buildings. Recommended not eligible and no potential for adverse effects per Section 106 of the NHPA. GSA concurrence, pending SHPO concurrence.

**Cultural Resources Technical Report for the Porthill Land Port of Entry Expansion and Modernization Project, Boundary County, ID**

**Architectural Historian**

**Client: Solv and GSA**

Assisted with the survey and research for one commercial building within the APE of the expansion of a US/Canada border crossing station. Recommended not eligible and no potential for adverse effects per Section 106 of the NHPA. GSA concurrence, pending SHPO concurrence.

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**Mikasa Multi-Family Development, Riverside, Riverside County, CA**  
**Architectural Historian**

**Client: Impact Sciences**

Conducted architectural survey of three residential building within the APE of the new residential development.

**Rancho Cucamonga Southeast Industrial Complex**  
**Architectural Historian**

**Client: Ascent and City of Rancho Cucamonga**

Lead author for evaluation of two industrial buildings and two water tanks within the mixed-use redevelopment area of three parcels. Conducted survey and archival research.

**San Diego River Park Foundation Project, San Diego County, CA**  
**Community Outreach and Event Coordinator**

**CLIENT: Santee Historical Society**

Worked closely with the Santee Historical Society to facilitate community events centered on the history of the river. Organized outreach events and created educational online content.

**Willamette Cultural Resource Associates, Multnomah County, OR**  
**Architectural Historian Intern**

**CLIENT: Interstate Bridge Replacement Program**

Carried out survey fieldwork to collect photographs and information for baseline surveys. Wrote Section 106 Determination of Eligibility forms and formatted and contributed to written survey reports. Used GIS to create specific maps of survey resources.

**Skagway National Historic District Survey, Skagway, AK**  
**Historic Preservation Student Worker**

**CLIENT: National Park Service**

Participated in a reconnaissance level survey of the Skagway National Historic District led by the National Park Service and Architectural Resources Group. Documented built environment resources within the district through taking photographs, filling out survey forms, and creating site plans. Wrote an informational webpage for NPS that details the history of the project and its outcome.

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