



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 17, 2016 REPORT NO. HRB-16-009

ATTENTION: Historical Resources Board
Agenda of March 24, 2016

SUBJECT: **ITEM #11 – The Le Baron Hotel Garden Ballroom**

APPLICANT: Hotel Circle Property LLC represented by AECOM

LOCATION: 500 Hotel Circle North, Mission Valley Community, Council District 7

DESCRIPTION: Consider the designation of The Le Baron Hotel Garden Ballroom and the larger Town & Country Hotel complex located at 500 Hotel Circle North as a historical resource.

STAFF RECOMMENDATION

Designate The Le Baron Hotel Garden Ballroom located at 500 Hotel Circle North as a historical resource with a period of significance of 1967 under HRB Criterion C. The designation is limited to The Le Baron Hotel Garden Ballroom located on APN 437-260-18-00, and excludes all other buildings on the parcel, as well as all other parcels on the Town & Country site. This recommendation is based on the following finding:

The Le Baron Hotel Garden Ballroom embodies the distinctive characteristics through the retention of character defining features of the Futurist style and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource exhibits abstract, curved shapes in the form of the prominent parabolic arches; expressive roof flat roof form; large, aluminum framed windows; a variety of exterior finishes, including concrete, concrete block, stone, pebble, and stucco siding; and asymmetrical façades.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The subject property under consideration is located on approximately 39.7 acres in Mission Valley, and includes the entire Town & Country site (Assessor's Parcel Numbers [APNs] 437-260-18, 437-260-19, 437-260-20, 437-260-21, 437-260-27, 437-260-42, 437-260-43, 437-260-44, 437-260-45, 437-260-46, 437-260-47, 437-260-48, and 437-260-49). The Le Baron Hotel Garden Ballroom building is located on APN 437-260-18, as shown on the map provided in Attachment 2. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The Town & Country property has distinct areas of historical development related to the original Town & Country Hotel buildings (1953–1962); the Town & Country Hotel expansion (1968–1970); the former 7 Inns of America/Le Baron Hotel (1966–1968); and the Convention Center (1970–1975). The areas contain several buildings exhibiting a variety of Modernist architectural influences, including Ranch, Tiki-Polynesian, Futurist, Contemporary, and Brutalist characteristics. Thirty permanent buildings and structures were identified as part of the Technical Report. Twelve buildings are more than 50 years old, and several other buildings are more than 40 years old. In addition, several other structures located around the property were observed, including three swimming pools, gazebos, fountains, statuary, and planters. The buildings on site were evaluated, individually and collectively, to determine if they are eligible for listing on the City's register. It was concluded that due a general combination of lack of significance and/or lack of integrity, only one building on site is eligible for local designation.

The historic name of the resource recommended for designation, The Le Baron Hotel Garden Ballroom, has been identified consistent with the Board's adopted naming policy and reflects the name informally given to the building at the time of its construction. The building is currently known as and referred to as The Regency Conference Center; however, this name post-dates the period of significance.

ANALYSIS

A Historical Resource Technical Report (HRTR) was prepared by AECOM, which concludes that The Le Baron Hotel Garden Ballroom (referred to in the HRTR by its present name, The Regency Conference Center) is significant under HRB Criterion C, and that the remainder of the Town & Country Property is not eligible for designation under any Criteria. Staff concurs with the conclusions of the report. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

HISTORICAL CONTEXT OF THE TOWN & COUNTRY HOTEL COMPLEX

Town & Country

The development of Hotel Circle was spearheaded by Charles H. Brown, a local developer. In an effort to increase property values, Brown sought to draw business toward Mission Valley and away from downtown. In the 1950s, Brown helped secure zoning variances from the San Diego City Council, founded Atlas Hotels, Inc., and began developing hotels and motels along U.S. 80. To assuage the City's resistance to denser development in Mission Valley, the hotel developers committed to keeping a rural character in Mission Valley with low density, rustic, landscaped, garden-themed hotels. At the same time that Hotel Circle was rezoned, other areas of Mission Valley were rezoned for general commercial construction, specifically for the Mission Valley Shopping Center developed by the May Company in 1958, which became the precedent for the broad commercialization of Mission Valley. The low-density concept of the garden-themed hotels was quickly abandoned with the Hotel Circle developers requesting new zoning to allow multistory density in 1963.

Built in 1953, Town & Country Hotel was the first hotel constructed in Mission Valley. The hotel was planned and designed by architect John J. Sherman of John J. Sherman & Company of San Diego, while construction was handled by the Town & Country Development, Inc., headed by Charles Brown. The hotel design had Ranch characteristics with later influence of the Tiki-Polynesian style. Town & Country Hotel steadily expanded from its original 46 hotel units in 1953 with an additional 64 hotel units added in 1955 (currently Bldg. 3200 complex), then 90 more in 1957 (Bldgs. 3300 and 3400). In 1961–1962, a project costing \$280,000 was completed to expand the hotel to have seven meeting rooms, and other projects costing \$35,500 for new administrative offices and \$38,000 for a

new coffee shop were completed. During this time period, shops and a service station were also added to the property. Another addition of 80 hotel units in a four-building courtyard (Bldg. 3500 complex) was also completed in 1962. After completion of the Bldg. 3500 complex and the Tiki Pavilion, the hotel remained relatively unchanged until the end of the 1960s.

In 1968, the hotel announced its plans to expand with a 10-story high-rise hotel building with more than 300 additional hotel units, a six-story, 1,000-car parking garage, a 1,540-person capacity convention-banquet hall, a trade show area, a commissary, a coffee shop, a restaurant and night club, and other facilities. In November 1968, it was reported that excavation removed the “lush, green lawn in front of Town & Country Hotel,” and construction was underway on several of the new facilities. Between 1968 and 1969, the hotel lobby was remodeled, and the high-rise tower (Royal Palm Towers), the Lanai coffee shop (Terrace Café), and the Palais 500 gourmet supper club (Bella Tosca Spa) were completed. Designed by the San Diego architectural firm of William T. Hendrick and John R. Mock, the new buildings displayed a mix of Tiki-Polynesian, Contemporary, and other Modern styles.

The Convention Center (Atlas Ballroom) opened February 1970 with rooms that could accommodate almost 7,000 people. Constructed of steel and pre-stressed concrete, the Convention Center displayed modern Contemporary-style architectural characteristics, including the bright color of the exterior orange tile panels and integrated signage and interior design, and some Brutalist influence in exposed and expressive concrete walls at the exterior façade. It was expanded in 1975 with the Mission (Golden Pacific) Ballroom to the north, and in 2007 with the Grand Exhibition Hall to the south. Architects Hendrick & Mock won a first place Gold Medal Award for civic building design in the annual national design competition sponsored by the Society of American Registered Architects in 1971 for the Convention Center design.

7 Inns of America/Le Baron Hotel

In January 1966, the site immediately adjacent to the Town & Country property to the east was purchased for construction of a new 100-unit motel called 7 Inns of America. The original motel was designed in 1965 by Austin Eugene Lucious, an architect based in San Diego. The site plan for the new motel included three motel buildings with 99 hotel units (currently the Bldg. 3600 complex), a swimming pool, parking spaces, and reserved areas for the future development of a restaurant and additions to the motel. The Contemporary buildings were designed with elements of the Futurist style, with abstract and asymmetrical features, mixed exterior finishes of stucco, concrete, metal, stone veneer, shadow block accents, and eyebrow overhangs. These were the first buildings constructed on the site in 1966, along with the adjacent restaurant, Kelly's Prime Steaks. By the time the motel opened in the spring of 1966, alterations to the lobby and the restaurant, and the addition of a banquet hall and more motel buildings were planned.

By 1967, Riley had hired San Diego-based architect Ronald K. Davis to design additional buildings and revamp the 7 Inns of America motel into the rebranded Le Baron Hotel. That year, the 70,000-square-foot dining room, coffee shop, cocktail lounge, and banquet facility (currently the Garden Ballroom portion of the Regency Conference Center) was built in the central area of the site with a Futurist design featuring parabolic arches around its perimeter. In the same year, additional Contemporary motel buildings (Bldg. 3700 complex) were constructed in the same style as the first buildings designed by Lucious. In 1968, Davis revised the lobby, and the San Diego Union published a perspective on Davis's design for the addition of a \$1.8 million, 90,000-square-foot, eight-story tower on the north side of the property (currently the Regency Tower) made of lightweight concrete blocks with imitation stone veneer on the exterior. The addition of the tower made Le Baron Hotel the

largest hotel facility in Mission Valley at the time. Just a few years later, the distinctive parabolic arches were removed from the Regency Tower and a ninth floor was added, along with an exterior elevator. In 1974, Le Baron Hotel filed for bankruptcy, and Atlas Hotels, the owner of Town & Country Hotel, purchased the Le Baron property for approximately \$6.6 million in 1975. The hotels were combined for a total of 993 hotel units, making it the largest hotel facility in San Diego at the time.

Evolution

The property has had several building campaigns reflecting several architectural styles since the original construction of Town & Country Hotel in 1953, and then 7 Inns of America/Le Baron Hotel on the adjacent parcel in 1966. Alterations have included the addition of several buildings, the removal of buildings and features, recurrent redecoration of interior and exterior hotel and conference facilities, and the installation of landscape features throughout the property. Aside from the usual update of hotel facilities, major thematic alterations of the hotel buildings occurred in 1969–1970. During this period, Town & Country Hotel planned a huge expansion for the Convention Center, the Royal Palm Towers, and several other related facilities, and at the same time conformed its original buildings to the new design. In 1974 the Le Baron upgraded its facilities to attract business travelers, resulting in the loss of some of the original Futurist building elements. In 1975 Town & Country purchased the Le Baron property and renovated all the facilities to conform to the Town & Country style; and in the 2000s the entire site was renovated to have a unified Classical/English country garden theme. As documented in detail in the HRTR, the property has been constantly evolving to the present time.

CRITERION 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.

The first phase of development of the Town & Country property from 1953 to 1962 is associated with the commercial development of Mission Valley and the specific and special elements of the historical and economic development of Hotel Circle. Town & Country Hotel was the first hotel built on Hotel Circle, becoming the precedent for the historical development of several other hotel and commercial properties in Mission Valley, which had historically been used for cattle grazing and other agricultural activities. Town & Country Hotel represents the important development of rezoning Mission Valley spearheaded by Charles H. Brown, the developer of the Town & Country site, and other speculative investors in the early 1950s. Town & Country Hotel also represents the beginning of indelible economic development of Mission Valley and Hotel Circle from open agricultural land to a high-density commercial zone in the mid-20th century. As a result of Brown's political efforts to make the City rezone Mission Valley and build Town & Country Hotel, the entire area opened up to a rapid wave of commercial and economic development in Hotel Circle and Mission Valley. The buildings associated with this significance include Offices; Lobby; Trellises Restaurant; Meeting House; Dover/Stratford; Bldgs. 3100, 3200, 3300, 3400, and 3500; and Tiki Pavilion.

However, alterations to these earliest Town & Country property buildings have significantly impaired the buildings' ability to convey this significance to the extent that they are no longer eligible for designation. These alterations are identified in detail in the HRTR and include the addition of several intrusive buildings and styles that changed or obscured the original design of the motel (all post-1967 buildings and additions: Lexington Rooms, the Terrace Café, the Lanai Gift Shop, the Bella Tosca Day Spa and Salon, Royal Palm Towers, the Convention Center, the Golden Pacific Ballroom, the Grand Exhibit Hall); the removal of buildings and features (demolition of a substantial portion of Offices/Bldg. 3100 known as the "triangle building," demolition of the service station, infill of

swimming pools, removal of courtyard spaces and drive-up parking areas adjacent to the original motel buildings); and the installation of new, pervasive landscape features throughout the property, including new fencing, arbors, trellises, statues, gazebos, and a variety of outdoor furniture.

Because it was built on the auspices of a conditional use permit under which Brown committed to keeping a rural character in Mission Valley with low-density, rustic, landscaped, garden-themed hotels, the most important aspects to convey this significance are its design, setting, and feeling. The resource has been altered with the substantial incorporation of non-historic and non-compatible materials and additions, including intrusive high-density development, and changes to its basic design as a resort motel. Its design, materials, workmanship, setting, feeling, and, therefore, association have all been compromised, and the resource does not adequately convey the aesthetic or historic sense of a low-density, garden-themed, Ranch-style hotel in an open, agricultural environment. With its particular lack of integrity of design, setting, and feeling, it no longer retains the essential physical features that convey its historic significance under HRB Criterion A.

The establishment of 7 Inns of America/Le Baron Hotel in 1966 demonstrated the continuing trend of hotel development along Hotel Circle. As a separate entity, Le Baron Hotel had its own design theme and amenities, but otherwise offered typical motel services similar to several motels and hotels on Hotel Circle in the 1960s. The former Le Baron Hotel buildings do not represent special elements of development and do not meet HRB Criterion A.

The Convention Center was built as an addition to Town & Country Hotel and represents the continued economic growth of Hotel Circle and Mission Valley, and does not specifically reflect any special elements of development to meet HRB Criterion A.

Therefore, staff does not recommend designation of any buildings on the subject property under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Town & Country Hotel is identified with Charles H. Brown (1917–1967), a locally significant developer. Brown was pivotal in the political effort to convince the City to rezone Mission Valley, thus opening it up to the commercial development that characterizes it today. Brown was closely associated with Town & Country Hotel as its owner and developer from when he founded it in 1953 until his death in 1967. The buildings associated with Brown include Offices; Lobby; Trellises Restaurant; Meeting House; Dover/Stratford; Bldgs. 3100, 3200, 3300, 3400, and 3500; and Tiki Pavilion.

However, alterations to these earliest Town & Country property buildings have significantly impaired the buildings' ability to convey this significance to the extent that they are no longer eligible for designation. Because it was built on the auspices of a conditional use permit under which Brown committed to keeping a rural character in Mission Valley with low-density, rustic, landscaped, garden-themed hotels, the most important aspects to convey this significance are its design, setting, and feeling. The resource has been altered with the substantial incorporation of non-historic and non-compatible materials and additions, including intrusive high-density development, and changes to its basic design as a resort motel. Its design, materials, workmanship, setting, feeling, and, therefore, association have all been compromised, and the resource does not adequately convey the aesthetic or historic sense of the low-density, garden-themed, Ranch-style hotel in an open, agricultural environment that was built by Brown. With its particular lack of integrity of design, setting, and feeling, it no longer retains the essential physical features that convey its historic significance under HRB Criterion B.

The former 7 Inns of America/Le Baron Hotel buildings and the Convention Center are not identified with any significant persons or events in local, state, or national history, and do not meet HRB Criterion B.

Therefore, staff does not recommend designation of any buildings on the subject property under HRB Criterion B.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The Town & Country Hotel buildings do not embody distinctive characteristics of a style, type, period, or method of construction and are not a valuable example of the use of indigenous materials or craftsmanship. As detailed in the HRTR, the Ranch, Contemporary, Tiki-Polynesian, and other eclectic buildings do not possess a full array of primary character-defining features of any one particular architectural style, and do not represent a particular type of building. Therefore these buildings are not eligible for designation under HRB Criterion C.

Two of the former Le Baron Hotel buildings constructed in 1967, the Bldg. 3600 complex and The Le Baron Hotel Garden Ballroom, embody the Futurist style. Their primary character-defining features include abstract, curved shapes in the form of the prominent parabolic arches; expressive roof flat roof form; and large, aluminum framed windows. Their secondary character-defining features include a variety of exterior finishes, including concrete, concrete block, stone, pebble, and stucco siding, and asymmetrical façades. Screen and shadow block accents are used at the perimeter of the Bldg. 3600 complex.

The Futurist style of Modern architecture began after World War II as Americans became entranced with technology and the space age. At that time America was also being transformed by a car culture. As automobile use increased, roadside architecture evolved. It was intended to attract the consumer with bright colors, oversized lighted signage, and exaggerated forms, and was used overwhelmingly on coffee shops, gas stations, motels, restaurants, and retail buildings. Futurist architectural design often incorporates sharp angles, boomerang or flying saucer shapes, large expanses of glass, exposed steel structural elements, and dramatic roof overhangs. The basic form and size of Futurist buildings varies significantly from building to building. An abstract arrangement of shapes and textures is typical.

Bldg. 3600's design has been significantly compromised by the enclosure of the porte-cochere of the original entrance on the south façade and the addition of an office. Although its primary Futurist feature, its parabolic arches, is intact, the reorientation of the entrance to the building diminishes its integrity of design, materials, workmanship and feeling, and therefore its ability to convey significance as a Futurist building under HRB Criterion C.

The Le Baron Hotel Garden Ballroom's exterior design has been altered with the addition of the banquet and conference rooms at the rear (north side) of the building, but the additions are of a scale and massing that do not intrude on the character-defining features of the building or obscure the primary façade of the building. Otherwise, the prominent arcade, entrance, fenestration, and exterior design appear unaltered, and the building retains integrity of design. Therefore, staff recommends designation of this building under HRB Criterion C.

The Convention Center's original design had several Modernistic influences, including Contemporary, Futurist, and Brutalist styles. Because it does not possess the distinct primary character-defining features of a single architectural style, it does not embody a particular style. However, the Convention

Center does clearly demonstrate through its essential features its specific purpose as a civic building used for large assemblies and conventions. The Convention Center is significant as one of the first free-standing large assembly halls in San Diego built specifically to house conventions. The Convention Center also earned architects Hendrick & Mock a first place Gold Medal Award for civic building design in the annual national design competition sponsored by the Society of American Registered Architects in 1971. The Convention Center is significant as a specific building type from the late Modernist period. However, the design, materials and workmanship of the Convention Center has been compromised by the removal of the original orange tile siding and replacement with stucco coating in the archways of the Atlas Ballroom's façade circa 2000. Furthermore, the intrusive addition of the Grand Exhibit Hall in 2007 diminish the Convention Center's integrity of design. Therefore, the building does not retain sufficient integrity to be eligible under HRB Criterion C.

Significance Statement: The Le Baron Hotel Garden Ballroom continues to convey the historic significance of the Futurist style by embodying the historic characteristics associated with the style; including abstract, curved shapes in the form of the prominent parabolic arches; expressive roof flat roof form; large, aluminum framed windows; a variety of exterior finishes, including concrete, concrete block, stone, pebble, and stucco siding; and asymmetrical façades. In addition, the building retains integrity to its 1967 date of construction and period of significance. Therefore, staff recommends designation of The Le Baron Hotel Garden Ballroom under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Several architects, designers, and builders have been identified who were involved in the designs of various buildings, structures, and alterations on the Town & Country property. The most relevant designers or architects include John J. Sherman Company, Austin E. Lucious, Ronald K. Davis, William Hendrick, and John R. Mock. None of these individuals have been established by the City of San Diego as master builders, designers, architects, engineers, landscape architects, interior designers, artists, or craftsmen.

Ronald K. Davis and John R. Mock have both been identified as contributing designers of modern San Diego in the *San Diego Modernism Historic Context Statement*. Davis is known primarily for residential work, and his work on the Futurist Le Baron Hotel has not been celebrated in any readily apparent documentation. Mock is known primarily for his residential work, and for public buildings such as the Timken Museum and the Holy Cross Mausoleum. His work also included the Hanalei Hotel and Islands Restaurant (1964-1981) that date to the same era as the Town & Country expansion, and a few other commercial buildings. The Convention Center, as an award-winning civic building, is a notable work of Mock in partnership with William Hendrick. However, these partners are not clearly established master architects. Therefore, staff does not recommend designation of any buildings on the subject property under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The subject property has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION 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.*

Currently, there are no established historic districts in the Mission Valley community to which the buildings on the Town & Country property would contribute. The Town & Country property contains four areas of historical development: the original Town & Country Hotel (1953–1968), the Town & Country Hotel 1969 additions, the former Le Baron Hotel (1966–1969), and the Convention Center (1970). The buildings within those areas exhibit different Modernist architectural styles and are related to the development of two previously separate hotels. Each hotel's buildings are a finite group of buildings that relate to each other as part of the hotel, but the hotels as resources do not collectively relate to one another in a clearly distinguishable way, with special character, historical interest, or aesthetic value, to form a historic district or be contributors to a broader historic district. Regardless, a potential district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment, which the Town & Country property, as a whole, does not. Therefore, the property is not eligible for designation as a historic district, and the buildings within the subject property are not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that The Le Baron Hotel Garden Ballroom located at 500 Hotel Circle North be designated with a period of significance of 1967 under HRB Criterion C as a resource that embodies the distinctive characteristics of Futurist architecture and retains integrity to its date of construction. The designation is limited to The Le Baron Hotel Garden Ballroom located on APN 437-260-18-00, and excludes all other buildings on the parcel, as well as all other parcels on the Town & Country site. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Kelley Stanco
Senior Planner/HRB Liaison

KS

Attachments: 1. Draft Resolution
 2. Assessor's Parcel Map
 3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/24/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/24/2016, to consider the historical designation of **The Le Baron Hotel Garden Ballroom** (owned by Hotel Circle Property, LLC, 500 Hotel Circle North, San Diego, CA 92108) located at **500 Hotel Circle North, San Diego, CA 92108**, APN: **437-260-18-00**, further described as LOT 1 POR in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of The Le Baron Hotel Garden Ballroom on the following finding:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics of Futurist architecture and retains integrity to its 1967 date of construction and period of significance. Specifically, the resource exhibits abstract, curved shapes in the form of the prominent parabolic arches; expressive roof flat roof form; large, aluminum framed windows; a variety of exterior finishes, including concrete, concrete block, stone, pebble, and stucco siding; and asymmetrical façades. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation is limited to The Le Baron Hotel Garden Ballroom located on APN 437-260-18-00, and excludes all other buildings on the parcel, as well as all other parcels on the Town & Country site.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

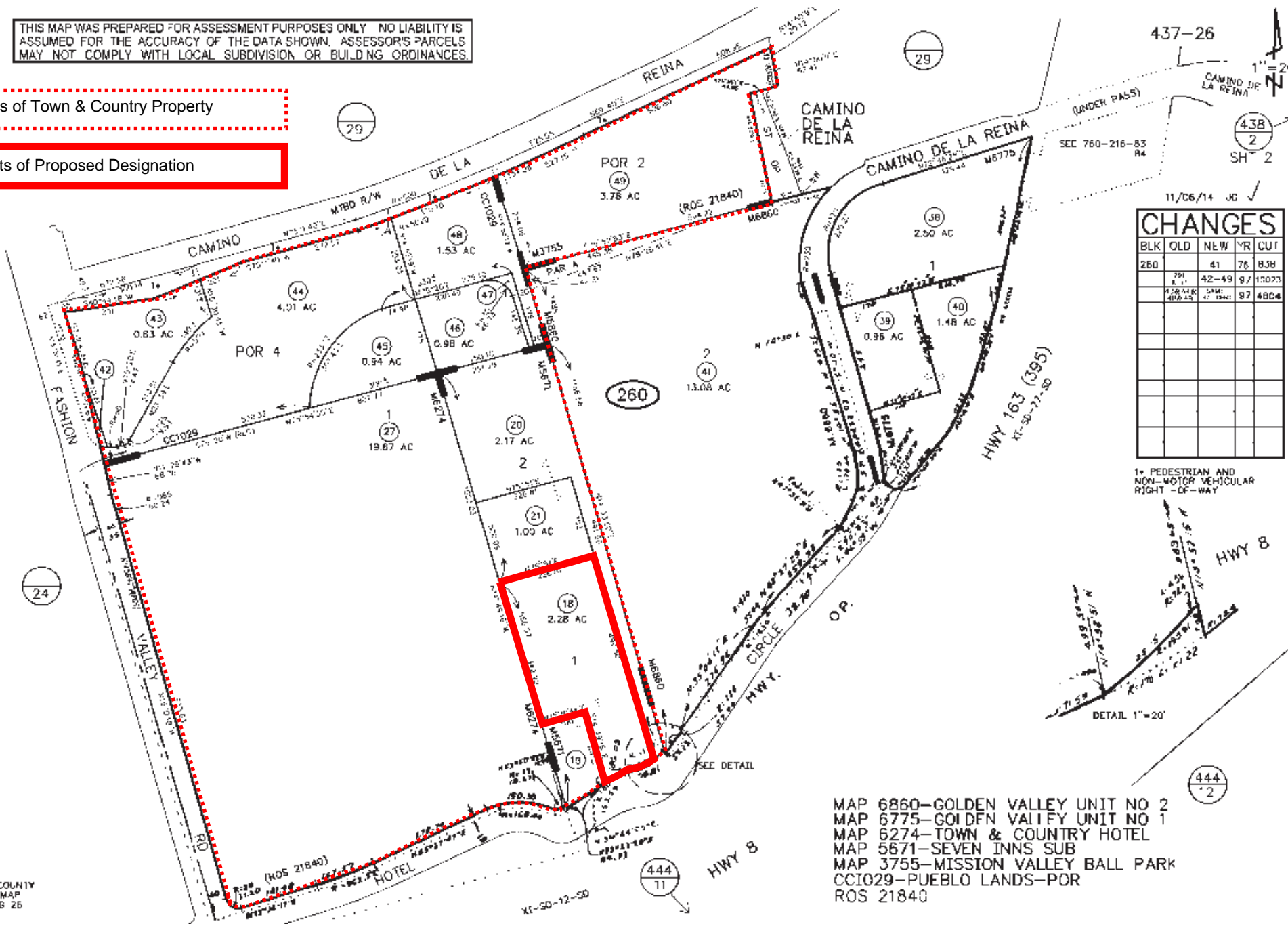
APPROVED: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Limits of Town & Country Property

Limits of Proposed Designation



11/06/14 JG ✓

CHANGES				
BLK	OLD	NEW	YR	CUT
260		41	76	838
	791	42-49	87	15073
	178-118	50C	97	4804
	400-23	47-194C	97	4804

1- PEDESTRIAN AND NON-MOTOR VEHICULAR RIGHT-OF-WAY



- MAP 6860-GOLDEN VALLEY UNIT NO 2
- MAP 6775-GOLDEN VALLEY UNIT NO 1
- MAP 6274-TOWN & COUNTRY HOTEL
- MAP 5671-SEVEN INNS SUB
- MAP 3755-MISSION VALLEY BALL PARK
- CCI029-PUEBLO LANDS-POR
- ROS 21840