APPENDIX H

HISTORICAL RESOURCES

Appendix 1

SCIC Records Search Summary

South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
nick@scic.org

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: AECOM

Company Representative: Rachel Droessler

Date Processed: 7/8/2015

Project Identification: SD-OnCallPlanningSVC #04102878

Search Radius: 1/4 mile

Historical Resources: YES

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: YES

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: YES

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: YES

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements	
RSID:	1049
RUSH:	yes
Hours:	1
Spatial Features:	35
Address-Mapped Shapes:	no
Digital Database Records:	0
Quads:	2
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	11

This is not an invoice. Please pay from the monthly billing statement

Appendix 2

NAHC Sacred Lands File Search Request

AECOM
401 West A Street
Suite 1200
San Diego, CA 92101
www.aecom.com

619.610.7600 tel
619.610.7601 fax

Memorandum

To	Katy Sanchez	Page	1
Fax	916-657-5390		
Subject	SD-OnCallPlanning SVC		
From	Rachel Droessler		
Date	July 9, 2015		

We are contacting you to request a sacred lands file check for a one-mile radius around a 1.6-acre project area associated with the SD-OnCallPlanning SVC project. This project is located in the City of San Diego. Attached is a map showing the project area and the one-mile sacred lands file check buffer. This project requires a cultural resources records search to be used to support preliminary design decisions. This NAHC letter is in support of an environmental impact report for a proposed stadium in San Diego at the site of the current Qualcomm stadium. The records search, submitted to the SCIC on June 25, 2015, includes a quarter-mile buffer around the project area. A single site is located within the quarter-mile records search buffer (P-37-014959) and consists of traces of a single metavolcanic flake recorded in 1990. Seventeen reports intersect the project area.

La Jolla Quad
And
La Mesa Quad

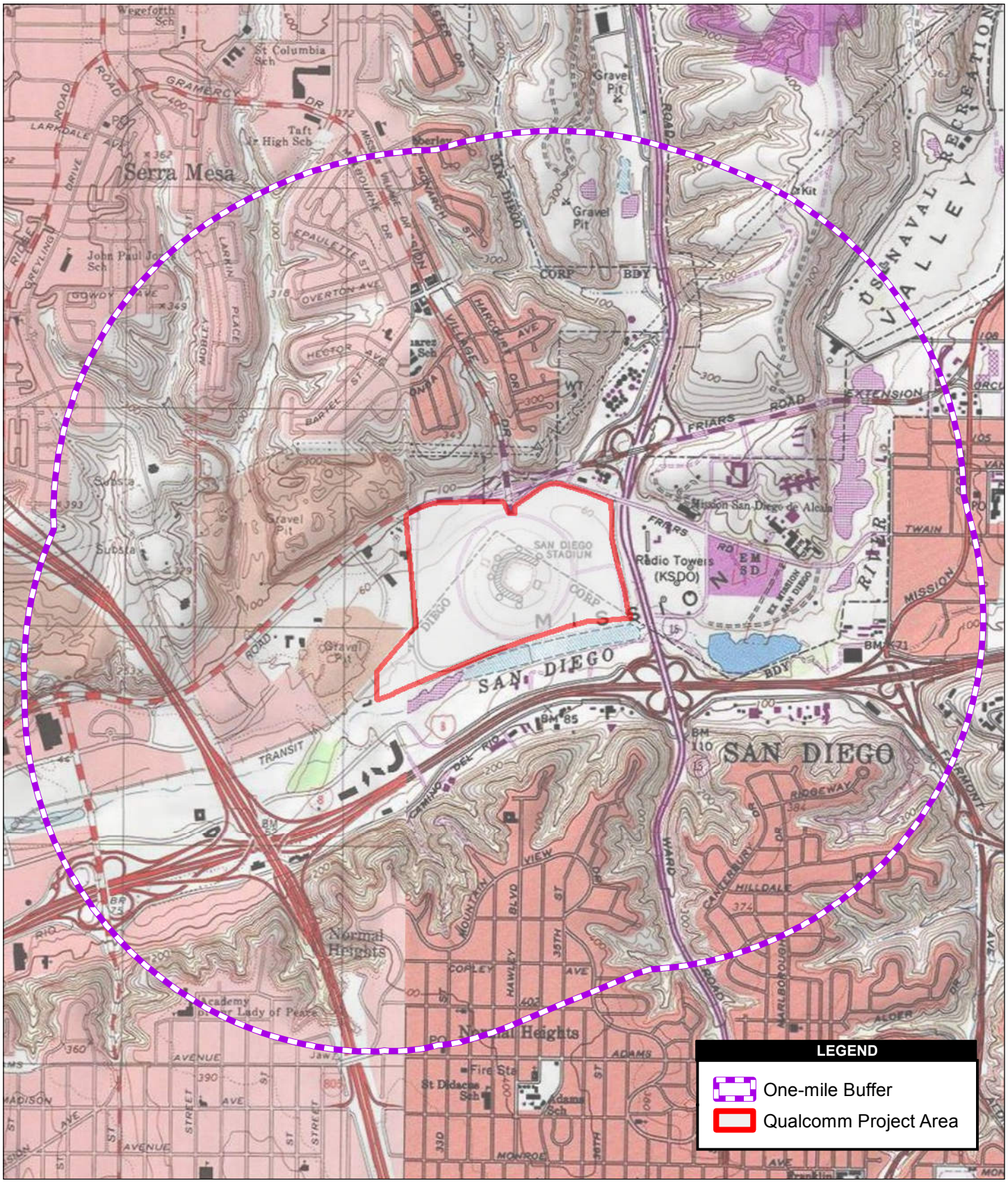
Pueblo Lands of La Jolla
and La Mesa
Unsectioned
Zone 11S NAD83 488786
mE / 3627259 mN

If you have any questions, please do not hesitate to call me at (619) 610-7638.

Sincerely,

Rachel Droessler
Archaeologist

This transmission is confidential and intended solely for the person or organization to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.



Source:

2,400 1,200 0 2,400 Feet

Scale: 1:24,000; 1 inch = 2,400 feet

Qualcomm Stadium NAHC Map

Path: \\ussdg1fp001.na.aecomnet.com\data\projects_6043\60431885_SD_StadiumEIR\900-CAD-GIS\920 GIS\922_Maps\Cultural\Qualcomm_ProjectNAHC_cultural.mxd, 7/9/2015, droesslerr

Appendix 3

Historical Resources Technical Report (Heritage, 2015)

SAN DIEGO STADIUM

9449 Friars Road - San Diego, CA 92108
Historical Resources Technical Report

Prepared for

City of San Diego

Planning Department

1222 First Avenue

San Diego, California 92101

DYETT & BHATIA

755 Sansome Street, Suite 400

San Francisco, California 94111

Prepared by

Heritage Architecture & Planning

633 Fifth Avenue

San Diego, California 92101

July 31, 2015

S A N D I E G O S T A D I U M

9449 FRIARS ROAD, SAN DIEGO, CA 92108

HISTORICAL RESOURCES TECHNICAL REPORT

Prepared for:

CITY OF SAN DIEGO
PLANNING DEPARTMENT
1222 First Avenue
San Diego, CA 92101

DYETT & BHATIA
755 Sansome Street Suite 400
San Francisco, CA 94111

Prepared by:

David Marshall, AIA, Senior Principal Architect
Eileen Magno, MA, Principal Historian
HERITAGE ARCHITECTURE & PLANNING
633 Fifth Avenue, San Diego, CA 92101
619.239.7888 | heritage@heritagearchitecture.com

July 31, 2015

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LIST OF FIGURES

EXECUTIVE SUMMARY

The City of San Diego is proposing to replace the existing 48 year old, San Diego Stadium (now Qualcomm Stadium) with a new multi-use sports, entertainment, and recreational stadium (Project). The Project also includes demolition of San Diego Stadium after the new stadium is constructed. The existing 166-acre San Diego Stadium site is located at 9449 Friars Road and is bounded by Friars Road to the north, Interstate 15 (I-15) to the east, and the San Diego River to the south, and by office and commercial buildings to the west. The Project includes construction of a new stadium on an approximately 17-acre portion in the northeast corner of the Project site and the demolition of the existing San Diego Stadium. The Project site is considered the 166-acre San Diego Stadium property. The existing stadium is located on an approximately 15-acre portion in the center of the Project site surrounding by stadium parking. The Project is not proposing any new construction or construction staging within the River Influence Area as defined in the Mission Valley Planned District Ordinance (MVPDO).

It is anticipated that the new stadium would be leased to multitude end-users such as the National Football League (NFL) San Diego Chargers ("Chargers"), for playing home games during the NFL pre-season, regular season, and post-season and other professional, collegiate and amateur sports, entertainment, cultural and commercial events, including Major League Soccer ("MLS") games, National Collegiate Athletic Association ("NCAA") football games and other major events. The new stadium and surrounding parking would also be used for events similar to what currently occurs at San Diego Stadium, however, with the new stadium; overall on-site activity is anticipated to increase.

New Stadium

The new stadium would cover an area of approximately 750,000 square feet (approximately 17 acres) with an approximate floor area of 1,750,000 square feet. It is anticipated to be a steel-structured stadium that would meet all state and local seismic standards. For design flexibility the new stadium would have a maximum height of 180 to 250 feet above the ground surface including any lighting and architectural features on top of the structure. The concept for the development is at approximately 200 feet in height. The new stadium would be four levels and include a fixed partial roof covering a portion of the seating area.

San Diego Stadium Demolition

Once the new stadium is constructed and ready for use, demolition would then begin on the existing San Diego Stadium. Demolition is expected to last approximately 12 to 14 months. An NFL team would continue to play in the new stadium during San Diego Stadium demolition. Demolition activities would be scheduled to not interfere with stadium events in the new stadium.

Heritage Architecture & Planning was hired to provide a Historical Resources Technical Report (HRTR) for the San Diego Stadium (now San Diego Stadium). The purpose of this HRTR is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local Register of historic resources. In addition, the HRTR will address proposed projects effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This Historical Resources Technical Report has identified San Diego Stadium, located at 9449 Friars Road in San Diego, as significant at the local level and eligible for historical listing in the National Register, the California Register, and the City of San Diego Historical Resources Register. Historic research and site evaluation reveal that the San Diego Stadium retains integrity to its 1967-1969 period of significance encompassing the construction of San Diego Stadium and the establishment of two professional sports teams, which marked a turning point in regional sports culture and civic history. It thus qualifies under National Register Criterion A, the California Register Criterion 1, and the City's Historical Register Criterion A.

In addition, San Diego Stadium is also significant for its architecture as a good example of Brutalist architectural style in San Diego with its monumental massing, sculptural quality utilizing exposed concrete, and repetition of forms. San Diego Stadium was also designed by renowned architectural-engineering firm Frank L. Hope & Associates and Frank L. Hope, Jr. (Frank L. Hope, III), who contributed to several well recognized Modern landmarks in San Diego. During his tenure, the firm expanded its work both nationally and internationally becoming one of the oldest and largest local architectural firm of its time. San Diego Stadium is therefore eligible for listing under National Register Criterion C, the California Register Criterion 3, and the City's Historical Register Criterion C and D.

Finally, San Diego Stadium remains substantially intact with virtually all of the original design elements and intent still visible throughout the structure and site. The architect's report to the city in 1966 reveals that the design of the stadium made room for possible expansion with its horse-shoe configuration. The design allowed for added seating capacity by enclosing the open end while maintaining the remainder of the seating bowl. The design intent was realized in the later 1984 and 1997 additions. San Diego Stadium, therefore, retains integrity to its 1967-1969 period of significance.

San Diego Stadium and site would be demolished as a result of the project and would no longer have the ability to convey its historical significance that justify its inclusion in, or eligibility for, listing on the National, State, and Local registers. The project mitigation measures described in Section V of this Report would not reduce the impacts of the proposed Stadium Replacement project on the resource to a less than significant level. Therefore, the proposed project would result in a significant, unmitigated impact to a historic resource and a statement of overriding considerations would be required.

SECTION I INTRODUCTION

A. PURPOSE AND REPORT ORGANIZATION

The purpose of this Historical Resources Technical Report (HRTR) is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local register of historic resources. In addition, the HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This report contains the following information:

- Review of the existing exterior conditions of the property.
- Review of the history of the property and its physical development.
- Review of the subject property's eligibility under local, state, and national register designation criteria.
- An analysis of the effects of proposed project on historic resources.

This HRTR has been prepared in compliance with the City of San Diego Historical Resources Board Historical Resource Technical Report Guidelines and Requirements. This report is organized into seven sections. The first section is the Introduction, providing purpose and overview of the report and resource location information. The Introduction is followed by the Project Setting, which describes the current environment as well its historical development. The third section, Methods and Results, details the work that was completed, such as research and field assessments, and provides a description of all resources within the project study area. The Significance Evaluations section provides a discussion and analysis of the significance of the resource against local, state, and national designation criteria. Section five summarizes the results of the study and provides potential impact discussion on identified historic resources. Next, the Bibliography provides all citations made in the document. The Appendices provides necessary background information regarding the resources including building development information, ownership and occupancy information, maps, DPR forms, and preparer's qualifications.

B. PROJECT STUDY AREA

The project study area has been limited to the San Diego Stadium property line. The subject property is located in the Mission Valley Community Plan Area within the City of San Diego, California. More specifically, the very prominent site is situated on the south side of Friars Road and San Diego Mission Road, the west side of Interstate 15, east and north of Stadium Road (an onsite circulation street) and north of the San Diego River, Camino Del Rio North, and Interstate 8). The location is approximately 10 miles northeast of downtown San Diego.

Current Property Name:	Qualcomm Stadium
Previous Property Names:	San Diego Stadium (1967-1979)
	San Diego Jack Murphy Stadium (1980-1997)

Current Property Address:	9449 Friars Road San Diego, CA 92108
Assessor Parcel Numbers:	43325013 43325016
Community Planning Area:	Mission Valley Community Plan
Parcel Size:	166 net acres of land

Figure 1-1: Vicinity Map.

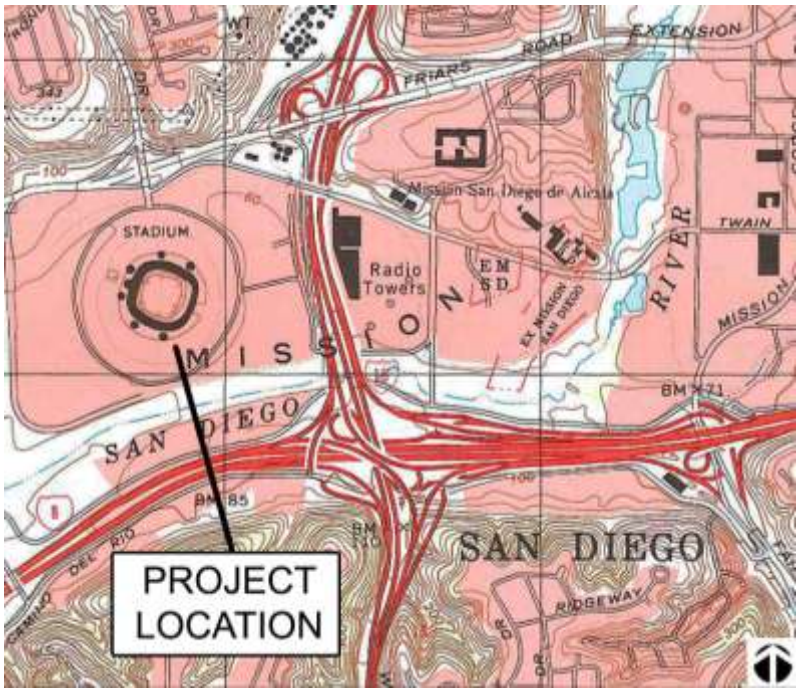

Figure 1-2: Location Map. Source: USGS, La Mesa, CA, 1994

Figure 1-3: Site Map of San Diego Stadium property showing the legal parcels owned by the City of San Diego. Source: City of San Diego.

C. PROJECT PERSONNEL

The primary investigators from Heritage Architecture & Planning are David Marshall, AIA, Senior Principal Architect and Eileen Magno, Principal Historian/Architectural Historian. All principal staff members meet or exceed *The Secretary of the Interior's Qualification Standards* as published in the Code of Federal Regulations, 36 CFR Part 61.

SECTION II PROJECT SETTING

A. ENVIRONMENTAL SETTING

San Diego Stadium is a 71,500 seat facility that is the home of the San Diego Chargers and the San Diego State University Aztecs football teams, as well as the Holiday and Poinsettia Bowl college football games. Built in 1967, the stadium has been expanded twice and undergone two name changes from San Diego Stadium to Jack Murphy Stadium and then to Qualcomm Stadium in 1997. The property is bounded by Friars Road to the north, Interstate 15 to the east, Stadium Road, the Mission City office project, and Fenton Marketplace to the west, and the San Diego River, office buildings, Camino Del Rio North and Interstate 8 to the south.

The property is irregularly shaped. Topography generally slopes down from the east to west and north to south with the perimeter around the stadium structure being built-up to create adequate drainage away from the structure. The property includes the 71,500 seat stadium and commensurate support facilities. There are also several detached small buildings and improvements at the southwest corner near the Chargers' practice field. The San Diego Trolley Station is located in the southerly portion of the stadium property and was constructed in 2005.

When the stadium was first built, the area was primarily gravel and rock quarries. Over the past 40+ years, the area has boomed with office buildings lining both the north and south side of Interstate 8, hotels and large shopping areas, as well as over 10,000 residential units in numerous mixed-use and multi-family developments.

San Diego Stadium property consists of approximately 81 acres (City General Fund owned) and an 85 acre portion of land owned by the City Water fund (total 166 acres). The property is located within the Mission Valley Community Plan Area of San Diego. The Mission Valley plan area includes the notable historical San Diego landmark, Mission San Diego de Alcala, the first of the California Missions. This Mission is located northeast of the Stadium property.

B. HISTORICAL OVERVIEW

Mission Valley History[1]

Mission Valley is rich in history and includes all the land between overlying mesas on the lower ten miles of the San Diego River from the rocky constriction of Mission Gorge to the lowlands of Mission Bay. The San Diego River runs through the center of Mission Valley, emptying into the San Diego Bay.

Mission Valley was first inhabited by the Kumeyaay tribes whose villages and settlements dotted the valley floor for centuries, as the groups were drawn by the water of the river and the abundance of plant and animal life. By 1769, the area fell into the hands of the Spanish missionaries and soldiers in 1769.

[1] Adopted from K.A. Crawford, Office of Marie Burke Lia. "Macy's, 1702 Camino Del Rio North, San Diego, CA 92108 Draft HRRR." June 2014.

Spain sought to anchor its North American empire by exploring and creating a strong military and religious presence in California to prevent the Russians at Fort Ross from encroaching further south. To accomplish this strategic move, the Spanish crown sent Father Junipero Serra, with the military support of Don Gaspar de Portola, to advance into Alta California by land and by sea from their empire in Mexico in 1769.

The various contingents began to arrive in the summer of 1769. Father Serra chose a hill at the west end of Mission Valley to begin his operations to convert the local tribes. The Royal Presidio of San Diego was established on what is still known as Presidio Hill and the first mission was established within the confines of the fort. Difficulties with the soldiers and the local tribes convinced Father Serra that the mission should be moved four miles up the river valley and the Mission San Diego de Alcala was established.

By the 1820s, due to the successful completion of the Mexican independence movement, Mission Valley was part of the Mexican empire. The vast mission lands were granted to faithful supporters of the new government, and the missions were secularized. The lands were given away to become part of large rancho holdings and the huge herds of cattle, sheep and horses moved into the hands of private owners. The local Kumeyaay tribes suffered greatly as their dependence on the Mission system had become vital to their survival, and now that the support was gone, their lives became one of poverty and despair. In later decades, they would be given reservation land, which did not truly alleviate their situation.

The Alta California area, including Mission Valley, was the northernmost part of the Mexican empire and continued to be neglected by the Mexican government. The United States was expanding rapidly at this time, spreading across the North American continent in its quest for "Manifest Destiny." Boston trading ships had called at the port of San Diego for decades, bringing hides and tallow from the local ranchos back to the industrial centers of the East Coast. Businessmen and visionaries were eyeing the possibilities of California and its fine ports in San Francisco and San Diego. Its wonderful climate also offered promises to farmers and orchardists. By 1846, various political and military events led the United States into war with Mexico and from 1846 to 1948, capturing the attention of Americans and the possibilities offered by the West Coast regions. The war concluded with the Treaty of Guadalupe Hidalgo which transferred Mexican holdings north of the Rio Grande River to the United States. California and San Diego, were now American territory. In 1850, California statehood formally brought California into the Union and life changed in San Diego as Americans thronged into California with its lush lands and promise of gold in various forms.

As Americans moved into California, the San Diego River Valley drew new residents interested in dry farming. From 1850-1870, dry farming became a major economic development on the valley floor. The valley lands would go through periods of intense agricultural development over the next 100 years, alternating with low periods, depending upon the larger political and economic developments in San Diego. Floods periodically caused havoc in the valley, damaging crops and homes and necessitating a rebuilding process.

The situation began to change significantly when Alonzo Horton purchased land further south of Mission Valley to begin his dream of a new city, which came to be known as New Town. By 1870, patterns were shifting, the move to the new city had begun, stores and residences were going up, port

facilities were under construction, and Old Town was slowly dying. By 1873, San Diego's population was over 1,500 people, the majority living in New Town. The city would continue to grow by leaps and bounds as the promise of the railroad made commercial and economic success viable. The city underwent a "boom and bust" cycle in the 1880s but recovered and has continued to grow into one of the largest cities in the United States.

As the population increased exponentially every ten years, pressure increased on local farmers to produce enough food. Mission Valley underwent continuous development to create more intensive agricultural production and the farms in the valley produced significant amounts of food. This process was aided by the improvement of pumping equipment allowing for better irrigation of the farm lands. By 1879, truck gardens and dairies extended across the bottom lands all the way to the old Mission San Diego de Alcala.

Larger statewide and national events caused changes in San Diego. Asian immigration increased during the decades of the late 1800s, resulting in a rise in population in San Diego. Many of the new immigrants leased land in Mission Valley, creating successful vegetable farms. Chinese fishermen had been in the city for decades but the Chinese farmers were working the valley lands by the 1890s. Japanese farmers arrived in the early twentieth century. The farm lands were intensively cultivated, producing tons of vegetables each year. The farmers added poultry, orchards, and vines to the list of products produced in the valley. Two large poultry ranches produced eggs and chickens for local consumption.

Dairies were also part of the economic development of Mission Valley. They developed in response to the nearby urban market and increased in numbers as that market expanded. The valley had cheap, flat land and the space needed for dairy operations. Dairymen focused on shipping cream to market until 1916 when Ernest Briden started bottling milk. Others quickly followed his lead. The Challenge Cream and Butter Association was located at the southeast corner of the valley and eventually became a major retailer of dairy products. By 1960, it had become a wholesale distributor of dairy products.

San Diego was the first port of entry north of the Mexican border, a militarily strategic point. Starting in the 1890s, with the creation of the "two-ocean navy," San Diego became a critical component in the nation's military operations. With its important harbor and location on the West Coast facing Asia, San Diego was destined to play a key role in 20th century events. This wave of development would continue to the present time, resulting in a huge military presence in San Diego County. This, in turn, led to an increased need for land, food and goods and services. In the post-World War II period, the suburbs would undergo extensive development – all of which would change Mission Valley permanently.

The large scale commercial development of Mission Valley began in this post-World War II period. Over the decades, commercial gravel and sand operations had begun to operate in the area. Horse farms and riding stables had become numerous, and a polo club drew participants. Commercialization existed on a relatively small scale until the 1950s. Three factors shaped the future of Mission Valley post-1950 – flood control, road construction and pressure from population growth. The construction of freeways through the valley changed the valley irrevocably. By 1953, the two lanes of Highway 80, the main east/west highway through Mission Valley, were expanded to four lanes and in that same year, the C.J. Brown family opened the Town & Country Hotel and Club at

the western end of the Valley. Subsequently, planning began for the second commercial development, The Mission Valley Inn, followed by the Mission Valley Lodge in 1956. In 1957, the Bowlero, "the West Coast's Largest Bowling Center," was opened. By 1957, the Mission Valley Country Club became the Stardust Motor Hotel. 1959 brought the Rancho Presidio (later Hanalei Hotel), the King's Inn and the Vagabond Motor Hotel.

Businessman C. Arnholt Smith, owner of Westgate-California Tuna Packing Co., had acquired the Pacific Coast League (PCL) Padres and immediately began to make plans to develop a new, modern stadium for the minor league team in 1955. He set his eyes on the undeveloped Mission Valley. After approval by the City Council in 1956, an aggressive construction schedule began which included the surfacing of Friars Road. Westgate Park was opened to the public on April 28, 1958.[2]

In October of 1957, the May Company announced plans for an $18 million "major department store and shopping center in Mission Valley." The store planned for the Mission Valley site in order to draw trade from the San Diego, El Centro, Oceanside, and Escondido areas.

In March of 1958, the May Company presented formal plans to the San Diego City Council for its "Mission Valley Shopping Center" project. Los Angeles based Albert C. Martin presented the plans with Frank L. Hope of Hope & Associates for a $20 million, 80 acre shopping center. In April of 1958, the City Council approved the May Company's request to rezone the 90 acres in Mission Valley for commercial use. Although the project was opposed by a variety of groups, a poll taken in 1958 found that 79% of San Diego residents favored the project. When completed, the project was to provide "the largest and most complete facility for shopping south of downtown Los Angeles." Construction of the shopping center commenced in July 1959 and was completed in February of 1961.

Also in 1958, 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.[3] They temporarily moved into the 1914 Balboa Stadium and played their first game on August 6, 1961. The Chargers continued to play at Balboa Stadium until December 1966. The following year they moved to the newly developed stadium in Mission Valley. The construction of the San Diego Stadium (now Qualcomm) from 1966-1967 took more of the valley land away for large parking lots and stadium grounds.

1958 also marked the construction on a new principal interchange for Highway 163 (395) and Interstate 8 (formerly 80). By 1960, these routes had been converted to full freeways. Lanes went from four to eight and large sections of Mission Valley land were converted from farm use to transportation use. By 1960, over 350 acres had been switched to transportation. Over 50,000 vehicles a day passed through the valley on these new highways and the traffic would grow continuously in the coming decades.

[2] Richard Crawford, "Westgate Park a Major Marvel as Home for Minor-League Padres." *The San Diego Union-Tribune.* April 9, 2009. http://www.sandiegouniontribune.com/news/2009/apr/09/1cz9history191218-westgate-park-major-marvel-home. Accessed 7/5/2015. Westgate Park was demolished in in 1967 when plans were made for a new shopping center, Fashion Valley, on site.
[3] City of San Diego, "San Diego Modernism Historic Context Statement." October 17, 2007.

Due to the unprecedented population growth and expansion of the freeway system, Mission Valley became a prime location for new uses to accommodate the growing demands of the residents of San Diego. It also offered a wide range of economic opportunities and soon the development of the farm lands began in earnest. The effect of the new transportation systems was to increase land values substantially and land use correspondingly changed and intensified. Commercial ventures moved into the lands adjacent to the interchanges and exit ramps on the freeways, slowly replacing the dairies and farms with new types of businesses.

By 1968, more than half of Mission Valley had been converted from agricultural use to commercial use. In 1969, the second largest shopping center, Fashion Valley, was added to the west end of the valley.[4] Commercial growth continued at an unprecedented pace and by 1975, the majority of the valley had been converted to commercial use. The dairies and farms had given way to the push of urbanization, following a national post-World War II pattern across the country.

C. OVERVIEW OF THE RESOURCE

Design Team

1967 Design Team

Architects and Engineers:	Frank L. Hope & Associates Architects and Engineers
	Frank L. Hope, Jr., Architect in Charge
	Charles B. Hope, Structural Engineer in Charge
	Gary Allen, AIA, Project Designer
	Ernest R. Lord, AIA, Project Manager
	Gene Kresenski, Architect
	Steve Ermenkon, Structural Engineer
	George Dunn, Mechanical Engineer
	Albert K. Eriqat, Electrical Engineer
	James E. Petteway, Site Selector & Planner
Landscape Architect:	Wimmer & Yamada
Acoustical Consultants:	Bolt, Beranek & Newman, Inc.
Wind Consultants:	General Dynamics
Scoreboard Designer:	Cubic Corp.
General Contractor:	Robertson-Larsen-Donavan
	Marlin Young, Project Manager
	John Riggens, Field Engineer
	Roger Taney, Construction Chief
	Bill Peterson, Construction Chief

1984 Expansion

Architect:	Hope Consulting Group
General Contractor:	Unknown

[4] Westgate Park was razed in 1967 and the Padres moved to San Diego Stadium. Fashion Valley Shopping Mall was built where Westgate Park was originally constructed on Friars Road.

1997 Expansion

Architect:	Leo A. Daly Planning Architecture Engineering Interiors
General Contractor:	Nielsen Dillingham Builders

Chronology of Construction

1966	Date on Construction Drawings
April 11, 1966 - August 15, 1967	Construction Period
December 18, 1966	Formal Groundbreaking Ceremony
August 20, 1967	Opening Day with approximately 52,000 seats (for football).
1978	Original black-and-white scoreboard was replaced by a full-color scoreboard.
1980	San Diego Stadium was renamed Jack Murphy Stadium.
1984	The stadium was expanded to nearly 61,000 seats, plus 50 suites were added.
1987	The scoreboard was replaced by a video screen surrounded by three message boards.
1997	The stadium was expanded to 71,350 seats plus 34 suites and four club lounges. Upgraded food service and two video boards were also added. The video board was replaced by a Sony JumboTron and a second JumboTron was installed on the west end.
1997	Jack Murphy Stadium was renamed Qualcomm Stadium.
2002	Various disabled access improvements were added, including wheelchair seating areas, ramps, and elevators.
2003	San Diego Padres departed for Petco Park ballpark after the 2003 season.

Major Sporting Events

1969	Giant's Willie Mays 600th Career Homer
1978	Major League Baseball All-Star Game
1982	Soccer Bowl
1984	National League Championship Series
1984	World Series (games 1 and 2)
1984	Holiday Bowl, National Champion BYU
1988	Super Bowl XXII
1992	Major League Baseball All-Star Game
1996	National League Division Series

1996	CONCACAF Gold Cup
1999	MLS All-Star Game
1998	World Series (games 3 and 4)
1998	Super Bowl XXXII
1999	Soccer All Star Game
2000	CONCACAF Gold Cup
2003	Super Bowl XXXVII
2008	International Friendly Soccer
2011	World Football Challenge

Other events have included drag racing along the parking lot, the Billy Graham Crusade, and twice the stadium served as a relief center for San Diego wildfires. Major concerts include the Rolling Stones, Elton John, and Billy Joel.

Building History

San Diego Stadium (later San Diego Jack Murphy Stadium and currently Qualcomm Stadium; aka "The Q" and "The Murph") is a multi-purpose stadium, in San Diego, California, in the Mission Valley Community Plan Area. Built in the Brutalist architectural style with its strikingly massive, geometric, and repetitive shapes, it is the current home of the National Football League's (NFL) San Diego Chargers and the San Diego State University Aztecs college football team. It hosts the National University (California) Holiday Bowl and the San Diego County Credit Union Poinsettia Bowl college football games every December. Until 2003, it served as the home of Major League Baseball's (MLB) San Diego Padres.[5]

Although the history of stadiums and amphitheaters date back centuries, the modern stadium began to take shape in America toward the end of the 19th century and in urban locales such as New York and Chicago. These buildings were originally crowded wooden structures without adequate life safety design. The growth in the nation's population and popularity of organized spectator sports created a need for larger, safer, and more permanent places to play. From the early 20th century and into post-WWII America, baseball, basketball, and eventually football became the driving forces in stadium and arena development. The ensuing 30 years saw the progression of concrete and steel structures that featured relatively uniform, basic designs, and amenities.[6]

Prior to the 1960s, San Diego did not have a major league sports team. Local organized sports mainly focused on baseball when the Hollywood Stars of the Pacific Coast League (PCL) relocated to San Diego and, with the help of Works Progress Administration (WPA) funds, got Lane Field quickly built for the rechristened Padres in 1936.[7] It was a basic wooden structure located at the west end of

[5] D.F. Davis Real Estate, Inc. "Appraisal Report Qualcomm Stadium." April 30, 2015.
[6] Christopher R. Lamberth, "Trends in Stadium Design: A Whole New Game." *Implications*. Vol. 4 Issue 6. www.informedesign.umn.edu. Accessed July 22, 2015.
[7] Lane Field was located at 906 West Broadway at Harbor Drive from 1936-1958. It is currently a cruise ship parking lot. The ballpark was constructed on land originally used by the City of San Diego and United States Navy as an athletic field beginning in the

downtown near the waterfront. In 1958, the Padres relocated to Mission Valley at the newly built Westgate Park. Westgate Park was constructed to accommodate 8,000, had a grandstand roof, modern angled light stands and an outfield grass berm for family picnicking.[8] Soon after, the desire to expand Westgate Park in order to welcome a major league team gained momentum.

Meanwhile in 1961, San Diego had acquired the American Football League (AFL) Los Angeles Chargers which became the first major league ball club for the city. The Chargers would initially play their games at Balboa Stadium.[9] Balboa Stadium was built as part of the 1915 Panama-California Exposition in Balboa Park with a capacity of 15,000. The original stadium use was for track and field and later auto racing prior to the Chargers taking over the field for football. Balboa Stadium proved to be an inadequate facility for the Chargers from the beginning especially when the Chargers came from hosting games at the Los Angeles Coliseum, which boasted a seating capacity of over 100,000. The major complaint was the discomfort of the seats and spectator views of the game. Later, city officials approved a $1 million remodel project that included a second deck to accommodate 34,000 spectators. Even with the expansion, the ball field did not live up to the demands for a major league team.

With both the Chargers and the Padres eagerly looking for larger playing venues, the time was right for the introduction of a new, multi-purpose stadium. A facility capable of hosting every sport from football to soccer, baseball, and other events - a trend that was also becoming recognized nationwide.

With expansion fever hitting pro sports in the early 1960s, the need for multi-purpose stadiums became a growing phenomenon nationwide. Though several stadiums supported multiple sports teams prior to the advent of the true multi-purpose stadium in the 1960s, only a handful were built to accommodate both baseball and football. Multi-purpose stadiums proved to be advantageous in that it was a singular infrastructure located on one property that could support the needs of both teams. A large expanse of parking would also meet the need of American's growing use of the automobile. As most cities lacked the space to construct stadiums with necessary parking lots near their city centers, many multi-purpose stadiums were built in the suburbs, away from the city center, but near freeways or highways. The multi-purpose stadium inaugurated a new wave of publicly funded sports venues complete with concessions. These stadiums were seen as economically viable to the cities as they would provide continued occupancy that would yield enough revenue to pay off necessary construction bonds.[10]

In the early 1960s, local San Diego Union sportswriter Jack Murphy began to build up support for a multi-purpose stadium for San Diego. He began utilizing his column to publicly push for a new facility

mid 1920s. In addition to the athletic field, the venue included a race track and uncovered bleachers. Byron Bennett, "San Diego's Lane Field." *Deadball Baseball.* http://deadballbaseball.com/?p=6168. Accessed July 24, 2015.

[8] Dick Williams, "The Ballparks: Qualcomm Stadium San Diego, California." www.thisgreatgame.com/ballparks-qualcomm-stadium.html. Accessed July 22, 2015.

[9] Balboa Stadium, originally known as City Stadium, was designed by local master architects, the Quayle Brothers. The original stadium was demolished in the 1970s and a smaller stadium built in its place in 1978 which is utilized by San Diego High School.

[10] "Cookie-Cutter Stadiums." *McClatchy Tribune.* October 12, 2011. www.bohnbooks.com/2011/12/cookie-cutter-stadiums/ Accessed July 24, 2015

when the Chargers, "well supported in San Diego but grumbling about playing at ancient Balboa Stadium, threatened a move to Anaheim if they didn't get a better place to play locally. A move to an expanded Westgate Park wasn't going to work because it was too baseball-centric."[11] It was argued that the new stadium would insure continuance of professional football in San Diego as well as provide a major inducement for a big league baseball franchise, all of which would add up to putting the city in the national sports limelight.[12]

In November 1965, a $27 million bond was passed, allowing construction to begin on a stadium. The new stadium's location would be in fast-growing Mission Valley.[13] "The…stadium is '20 minutes away from 90 percent of the population of San Diego County, making it the most accessible stadium anywhere.'"[14] The project was designed by local architecture and engineering firm, Frank L. Hope & Associates and became one of its most noted projects. According to Frank L. Hope, Jr., everyone at that time thought the city would hire an out-of-town architect, like most other cities around the country. However, the city kept the project local and were impressed by his early design concepts.[15] "Mr. Hope has come in with plans for a superb stadium…and would be 'the best multi-purpose facility in the country.'"[16] Construction began on April 11, 1966 and was completed on August 15, 1967. When completed, the facility was named San Diego Stadium.

For architects of multi-purpose stadiums, the main challenge was how they were to reconcile a rectangular football field with baseball's pizza-slice layout and make the seating sightlines equally optimal for both. In almost every case, this was solved by creating an enclosed, circular structure akin to the Roman Colosseum, made of reinforced concrete and later steel, with lower decks designed to swivel apart from baseball's V-shape to face each other across a football field.[17] This type of stadium, known as the "cookie-cutter" stadium, with its enclosed circular plan, began with the opening of D.C. Stadium in October 1951, now called Robert F. Kennedy Memorial Stadium.[18] Many of these were opened to rave reviews, "The functional facilities opened to glowing reviews between 1966 and 1971. They were hailed as modernistic, space-age edifices with no poles obstructing views, symmetrical dimensions in the playing field and cutting-edge features such as huge scoreboards with computerized

[11] Williams, "The Ballparks: Qualcomm Stadium San Diego, California."
[12] *The San Diego Stadium Story.* (San Diego, CA: Hall & Ojena Publication Division, 1967), p. 19. Jack Murphy, "All Bets Are Off—Sky's the Limit in San Diego." *The San Diego Union*. November 3, 1965.
[13] The initial concept Murphy pushed was a "floating stadium" along Mission Bay. However, a feasibility study completed by Frank L. Hope & Associates noted that a "water-borne stadium…would carry a price tag of some $43.5 million, while a multipurpose stadium in Mission Valley would cost about $23.5 million." *The San Diego Stadium Story.* (San Diego, CA: Hall & Ojena Publication Division, 1967), p. 15. Jack Murphy, "S.D. Stadium on Schedule as Promised." *The San Diego Union*. April 28, 1965. Jim Box, "S.D. Stadium Need Cited at Meeting." *The San Diego Union*. July 20, 1965.
[14] "Can't Beat Stadium, S.D. Architect Beams." *The San Diego Union*. July 11, 1967.
[15] Kay Kaiser, "Hope & Success: His Buildings Are Local Ions, Like Himself." *The San Diego Union.* January 17, 1988.
[16] Jack Murphy, "Extra #12 Million Torpedos Chances of a Floating Stadium." *The San Diego Union.* March 10, 1965.
[17] William Baker, "The Ballparks: The Eras." www.thisgreatgame.com. Accessed July 22, 2015. Christopher R. Lamberth, "Trends in Stadium Design: A Whole New Game." *Implications*. Vol. 4 Issue 6. www.informedesign.umn.edu. Accessed July 22, 2015.
[18] "Cookie-Cutter Stadiums." *McClatchy Tribune.* October 12, 2011. www.bohnbooks.com/2011/12/cookie-cutter-stadiums Accessed July 24, 2015. Other stadiums of the 1960s and 1970s include Shea Stadium, Atlanta-Fulton County Stadium, Oakland Coliseum, the Astrodome, San Diego Stadium, Riverfront Stadium, Busch Memorial Stadium, Three Rivers Stadium, Veterans Stadium, and the Kingdome. Many of these have been demolished. Only the O.co Coliseum in Oakland, CA remains functioning as a multi-purpose stadium.

animation."[19] However, purists among fans objected to the architecture stating that the stadiums were so similar that "fans complained they couldn't tell if they were in Pittsburgh…or Cincinnati."[20]

San Diego City officials directed architect Frank L. Hope, Jr. to provide a feasibility study on four design types of stadiums.[21] These included the "Conventional Type," which was a circular plan to provide a home for two major league sports, football and baseball; the "Single Purpose Type," which involved the expansion of Westgate Park for baseball and a separate new stadium for football; the "Floating Concept" at Mission Bay, which utilized separate fields for football and baseball and floating seating section adjacent to the playing fields; and, finally, the "Multi-purpose" design concept to accommodate football, baseball, and other events. After the City's initial review, they dismissed the ideas of the Convention and Single Purpose stadiums and requested further studies by Hope on the Floating and the Multi-purpose Concept.

> "Hope who recommended the multi-purpose stadium in Mission Valley during an initial briefing…presented comparative cost figures on the two designs….Hope said the city could expect extremely high costs in the floating stadium."[22]

The multi-purpose concept in Mission Valley became the preferred alternative and plan primarily due to the cost.[23] "The final cost variance---$24 million for the multi-purpose stadium and $42 million for the floating concept---was the principal reason for the unanimous vote of the council during a conference with architect Frank L. Hope."[24]

The multi-purpose design concept for the San Diego Stadium departed from the "cookie-cutter" circular plan that was being used at the time. For many of the newer multi-purpose stadia, the "cookie-cutter" circular plan offered poor sight line angles for spectators at baseball and football games. Instead, the horseshoe shape, originally termed as "supercircle" by the architectural team, would incorporate eight radiuses. The "supercircle" was developed as a result of the architectural team's studies conducted nationwide on six of the most current stadiums built.[25] San Diego Stadium's design would allow spectators of both football and baseball to have an unobstructed sight line to the entire playing field, and to provide a greater quality of choice seats between extensions of the goal lines and first and third base lines.[26] It was a unique design shape of its time and influenced other similar designs such as the 1971 Veterans Stadium in Philadelphia, no longer extant. As part of the original design, the horseshoe shape would also "allow expansion to a total of 70,000 by extending the structure to completely enclose the field."[27]

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[19] Mike Dodd. "Last Cookie-Cutter Stadium Crumbles." *USA Today.* September 20, 2005. http://usatoday30.usatoday.com/sports/baseball/nl/cardinals/2005-09-20-busch-stadium_x.htm Accessed July 24, 2015.
[20] Ibid.
[21] Jack Murphy, "Extra #12 Million Torpedos Chances of a Floating Stadium." *The San Diego Union.* March 10, 1965. "Further Study on Floating Stadium Urged: Council Revives Proposal." *The San Diego Union.* March 17, 1965.
[22] "Mission Valley OKd for Sports Stadium: Council Drops Idea of Floating Facility." *The San Diego Union.* April 28, 1965.
[23] Frank L. Hope & Associates Architects and Engineers, "San Diego All-American Stadium Phase 2 Report." Prepared for the City of San Diego. May 25, 1965.
[24] Ibid.
[25] The multi-purpose stadiums built in the 1960s include RFK Stadium (1961), Shea Stadium (1964-2009), Astrodome (1965, 2013 partial demolition), Atlanta-Fulton Co. Stadium (1965-1997), Oakland Coliseum (1966), Busch Stadium (1967-2005), and San Diego Stadium (1967).
[26] Ibid.
[27] Ibid. "Stadium 95% Complete; Solve Scoreboard Problem: Board Reviews Progress." *The San Diego Union.* July 11, 1967.

In addition, San Diego Stadium's design emphasis was also placed on the comfort and convenience of the spectator and their movement to and from their seat. The semi-depressed stadium allowed spectators to enter at mid-elevation of the seating, thereby reducing the distance of vertical travel to the upper and lower seats. The main concourse and plaza width would provide excellent space for distribution of entering crowds. Access to the upper seating by escalators and clearly defined ramps built with gentle inclines provided easy ascent.[28] The aesthetic design was also expressed in the structural elements dominated by dual concrete frames spaced to form passageways to seating areas, and by circular ramps and escalators to the upper levels, placed outside the structure and clearly indicating function as well as signaling to the spectators where to enter and exit.[29]

On August 20, 1967, the Chargers, then a member of the American Football League, played their first game ever at the stadium. San Diego Stadium included an expansive parking area capable of holding 15,000 cars and 250 buses. As originally conceptualized, the stadium's seating capacity boasted around 50,000; the three-tier grandstand was in the shape of a horseshoe, with the east end low, consisting of only one tier, partially topped by a large scoreboard.

As promised, the "supercircle" allowed the best seating arrangement for viewing two non-compatible sports, baseball and football" in one multi-purpose arena.[30] At field level, 5,000 seats were placed in three large sections on wheels that could be towed around after football games to accommodate baseball games and vice-versa.[31] According to project architect Ernest R. Lord, the design was "to make the spectator king" so that they could have closer views of the field from any angle.[32]

The structure consisted of 38 dual rigid frames of architectural reinforced concrete spaced repetitively 8 feet and 28 feet apart with cantilevered arms to support upper level seating. The frames rose above the main concourse and plaza level to support the roof and floodlight ring. Precast concrete treads and risers spanned the frames to support the upper level seating while the lower level was cast-in-place concrete, on grade, or supported.[33]

The concrete structure had cast-in-place and concrete-block interior walls separating passageways, restrooms, and service areas. The upper concourse levels and the below-grade structure were cast-in-place reinforced concrete. The moveable stands were structural steel construction with a concrete traffic surface.[34]

According to the stadium planners, all lighting and communication systems were also carefully designed to conform to the color TV needs of the time. This included the absence of traditional light

[28] Ibid.
[29] Ibid.
[30] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969.
[31] "New Stadium is Architectural Delight." *Chillicote Constitution Tribune.* June 6, 1969.
[32] Ibid.
[33] Frank L. Hope & Associates Architects and Engineers, "San Diego All-American Stadium Phase 2 Report." Prepared for the City of San Diego. May 25, 1965.
[34] Ibid.

standards. Instead, the stadium included a ring of 35 concrete light bays that encircled the top of the stadium. At the time of its design, it was considered second only to Madison Square Garden as the best lit arena.[35] Also notable at that time was the stadium's state-of-the-art scoreboard, which was equipped with "semi-computerized control for instant projection" that showed "animation accompanied by taped messages or music….[and] even show[ed] the score."[36]

Landscaping also played a role in the design of the stadium. The precedent for stadiums of this time was the use of trees inside the structure. In the plaza area, 90 liquid amber trees were planted in order to show off their colors for fall, and holly oak trees were utilized outside the entrance walk to give the effect of a "cool, pleasant park."[37]

The Chargers were the main tenant of the stadium until 1968, when the AAA Pacific Coast League San Diego Padres baseball team moved from the minor league sized Westgate Park. Due to expansion of Major League Baseball, this team was replaced by the current San Diego Padres major league team beginning in the 1969 season.

In 1969, San Diego Stadium was the recipient of the distinguished National AIA Honor Award, the nation's highest professional recognition for architectural excellence.[38] It was the first time a major sports facility received the honor and the stadium had become the "identifiable architectural statement of San Diego."[39] According to the jury panel of architects,

> "This mammoth project has a plan of diagrammatic simplicity and a structural system that is 'monumental.' The contest for dominance between the vertical and horizontal reaches a truce. Visually, it is the horizontals that are strong but there is an equally strong impression that the verticals are doing the work.
>
> Considering all the people who have to be shuffled in and out, circulation is skillfully handled. The expression of the round elevators is good; the ramping is direct; and there is nice, spatial surprise in the center of the ramps. The siting, with the ground sloping up on all sides to the harmoniously complicated structure, is easy on the foot as well as the eye.
>
> Altogether, a remarkably fine job."[40]

That same year, the stadium also received the Bartlett Award for design that "provides great consideration and mobility for the [disabled]." This award was endorsed by the Easter Seals and other

[35] Carlos Salazar, "Stadium Committee Seeks Hints from San Diego." *Albuquerque Tribune.* August 17, 1967.
[36] Ron Roach, "Chargers Debut in New Stadium Against Lions in Exhibition Tilt." *Gazette Telegraph.* August 20, 1967. Carlos Salazar, "Stadium Committee Seeks Hints from San Diego." *Albuquerque Tribune.* August 17, 1967.
[37] *The San Diego Stadium Story.* San Diego, CA: Hall & Ojena Publication Division, 1967.
[38] Jack Knudson, "San Diego Stadium Wins National Honors for Architectural Design." *San Diego Union.* May 25, 1969.
[39] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969. Another San Diego building, Louis Kahn's Salk Institute, received the National AIA 25 Year Award which recognizes architectural design of enduring significance, but did not receive a National AIA Award after its construction.
[40] Ibid.

national groups.[41] Its six ramps, eight escalators and four elevators offer easy access to all levels, the jury said, and its size also provides sloping ground at all approaches."[42]

From 1978-1983, the San Diego Sockers of the North American Soccer League (NASL) played outdoor soccer at San Diego Stadium. Although the Sockers' time at the outdoor playing field was short-lived, San Diego Stadium would continue to host many international soccer matches including Confederation of North, Central American and Caribbean Association Football (CONCACAF) Gold Cup, the U.S. Cup, the Soccer Bowl, and Major League Soccer (MLS) All-Star Game.[43]

Not only was the stadium home to many major league teams, it also was the home of the San Diego State University's Aztecs football team since the stadium's inception. The exposure of the stadium's collegiate use spearheaded college bowl games beginning in 1978 with the Holiday Bowl, an annual game played prior to New Year's Day. More recently, it became host to the Poinsettia Bowl.

After Jack Murphy's passing in 1980, San Diego Stadium was renamed San Diego Jack Murphy Stadium. In 1982, it was a recipient of the local AIA Chapter's 15 Year Honor Award, which recognizes local architectural design of enduring significance. In 1983, over 9,000 bleachers were added to the lower deck on the open end of the stadium raising the capacity to 59,022. The city, once again, contracted with Hope's firm to complete this expansion.

The most substantial addition was completed in 1997, when the stadium was fully enclosed, with the exception of the location of the current scoreboard. Nearly 11,000 seats were added in preparations for Super Bowl XXXII in 1998, bringing the capacity to 70,561. That same year, the stadium hosted the National League Championships and the World Series. San Diego Stadium had become the only sports stadium to host both the major football and baseball championships in the same year. Also in 1997, the facility was renamed Qualcomm Stadium after Qualcomm Incorporated paid $18 million for the naming rights.[44] In order to continue to honor Murphy, the city named the playing surface Jack Murphy Field.[45]

Frank L. Hope & Associates

Frank L. Hope & Associates was founded by Frank L. Hope, Sr. in 1928, which became one of the largest and most recognized architectural firms in the county.[46] The firm was passed to his son, Frank L. Hope, Jr. (Frank L. Hope, III) in 1965 after Frank L. Hope, Sr.'s retirement and fellowship into the AIA. Frank L. Hope, Jr. was born in 1931 and like his father, he became an architect.[47] He studied

[41] "Stadium Design Wins Awards." *The San Diego Union.* June 23, 1969. The Bartlett Award was named after then Democratic Senator E. L. Bartlett of Alaska, "who sponsored legislation providing for accessibility in public buildings whenever federal funds [were] used." "Stadium Cited for Service to Handicapped." *The San Diego Union.* December 11, 1969. Easter Seals was formerly known as the National Society for Crippled Children.

[42] "Stadium Cited for Service to Handicapped." *The San Diego Union.* December 11, 1969.

[43] The San Diego Sockers would go on to be the most successful indoor soccer team in sports history.

[44] Naming rights to the stadium are guaranteed to Qualcomm until 2017.

[45] As part of the naming agreement, Jack Murphy Field was not allowed to be used alongside Qualcomm Stadium.

[46] Raymond S. Brandes, Ph.D, *San Diego Architects 1868-1939: Complete Biographical Descriptions of San Diego's Historic Architects.* (San Diego: University of San Diego Department of History Graduate Division) Spring 1991. The firm closed its doors in 1993.

[47] There have been confusion over the years regarding the father-son Frank L. Hope. For clarity, the genealogy is as follows: Frank L. Hope Sr. (1873-1943) came to San Diego in 1912 as a Santa Fe railroad executive serving with them until 1941, two years before his

and graduated from the University of California at Berkeley and retained architectural licenses in California, Colorado, Georgia, Maryland, Nevada, Texas, and Washington D.C. He also held a National Council Architectural Registration Board (NCARB) certificate.

In 1955, Frank L. Hope, Jr. joined his father's office and in 1965 he took control of the firm. The San Diego Stadium became one of the first projects he was awarded as the Architect in Charge. His direct involvement with the project through early planning discussions, design, and final recommendations for the multi-purpose stadium with the city, gained him great respect and confidence to get the project completed within schedule. "'It will take superhuman effort to have the stadium ready in 1967, but I don't say it's impossible,' observed city manager Tom Fletcher. 'Frank Hope did a remarkable job getting his report ready in just 30 days.'"[48]

Under Frank L. Hope, Jr.'s leadership from 1965-1990, the firm expanded beyond its national domain to international scope, providing architectural services in Saudi Arabia, England, and the Philippines. It became one of the oldest and largest architectural firms in San Diego with employment peaking at 115 during his tenure. Offices outside San Diego included a Santa Ana branch and one in San Francisco.

As a modernist architect mostly known for his brutalist style in the 1960s-1970s, Frank L. Hope, Jr. was responsible for the design of several well recognized modern landmarks in San Diego.[49] These projects include the Oceanography Research Facility Bureau of Commercial Fisheries (1963), AIASD Award of Excellence recipient; Timken Museum (1965); Mesa College (1964-1976); Mercy Hospital (1966) and its expansions; the Cabrillo National Monument Visitors Center (1966); Oceanside Federal Savings and Loan (1967), AIASD Merit Award winner; Donald N. Sharp Memorial Hospital (1967-1975); Mercy Hospital expansion (1966-1990); St. Vincent's Church in Hillcrest (1967); Children's Hospital (1968); several buildings on the University of California San Diego (UCSD) campus including McGill Hall (1969) and the Psychology and Linguistics Building (1970); National Cash Register Co. Electronics Facility, Rancho Bernardo (1969); the San Diego State University Music Building (1970); the Union/Tribune offices and publishing plant (1973); Naval Facilities Engineering Command Western Division at Point Loma (1974), which received an AIASD Honor Award; Scripps Memorial Hospital (1975); the Federal Building and U.S. Courthouse (1976); San Diego City College (1976); Pomerado Hospital (1977); the and the San Diego International Airport terminal expansion.

Later projects include Seaport Village (1980); Scripps Clinic-Molecular Biology Building (1983); La Jolla Cancer Research Center (1985); and Hotel Inter-Continental, First Tower (now Marriott), which was the first waterfront hotel in downtown (1984). Of these many accomplishments, his work on the San Diego Stadium is the best representative and most distinguished of his work having received both National and local AIA Awards.

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death. He had a son, Frank Lewis Hope, Jr. (1901-1994), who was known as Frank L. Hope up until he had a son whom he also named Frank L. Hope, Jr. (1931-) He then changed his name to Frank L. Hope, Sr. See Vonn Marie May Cultural Resources Planning & Research, "The Frank Hope, Jr. House, circa 1967 3430 Bangor Place, San Diego, CA 92106." March 2012.

[48] Jack Murphy, "Extra #12 Million Torpedos Chances of a Floating Stadium."

[49] Most of his work in the 1980s were outside San Diego when the firm was primarily completing work abroad.

According to local architecture critic Kay Kaiser, Frank L. Hope, Jr. was known as "San Diego's architectural ambassador and the design *doyen* of the corporate boardroom."[50] Like his father, he rose to power beyond the drafting board. In 1972, he was a recipient of the distinguished Fellow of the American Institute of Architects (AIA). He served as president for the both the San Diego Chapter and the California Council of the AIA, and was Regent for the University of California for four years[51] He also became Chairman of the San Diego Chamber of Commerce and San Diegans, Inc. He was the first architect to serve as a Port Commissioner and held the office of Chairman for four years.

Charles "Chuck" Bullock Hope (1932-2011) served as the Engineer in Charge of San Diego Stadium. He was born in San Diego, CA on September 22, 1932. He was the son of prominent architect Frank L. Hope and brother of Frank L. Hope, Jr. He joined the family firm in 1958. A graduate from UC Berkeley with a BS in Civil Engineering, Chuck became one of San Diego's most accomplished structural engineers. He was founding president of the San Diego Chapter of the Structural Engineers Association of California and was named a Fellow Member in 2006. During his career, he was the Structural Engineer of Record for several San Diego architectural icons, including San Diego Stadium, the Union Tribune Building, the Federal Court House Building, many local hospitals, and several downtown high-rise buildings. Chuck became President of Hope Architects and Engineers in the early 1970s, working with his brother Frank Hope, Jr. Together they grew the business which was started by their father into what became an international firm, designing projects throughout the United States, Kingdom of Saudi Arabia, and the Philippines. The firm grew to be the largest architectural firm in San Diego and had offices in San Francisco, Seattle, Denver, Riyadh, Saudi Arabia; Manila, Philippines, and Cambridge, England at various times.[52]

Gary Allen was the Project Designer for San Diego Stadium. He was a New York native born to parents and an uncle who were all practicing architects. Before following in their footsteps, he was called to duty during the Korean Conflict. In 1958, he received his architectural degree from Pratt Institute, studying under Isamu Noguchi. His career started as an intern in the New York City offices of Philip Johnson, eventually working as Mr. Johnson's right-hand-man attending meetings with architectural luminaries Eero Saarinen, Paul Rudolph, and Gordon Bunshaft. He became Project Designer for the Sheldon Art Gallery (University of Nebraska), Project Architect for the Yale Science Campus, including the Yale Geology Building and the Kline Science Center, and was involved with the Ballet Theater in Lincoln Center.

After 10 years with Philip Johnson's office, Gary headed west to San Diego working as Vice President/Director of Design for Frank L. Hope & Associates. He was involved in complex projects, including academic architecture, campus master planning, hospitals, research laboratories, naval administration and laboratory buildings, and included numerous prestigious national and regional honor awards. Gary Allen is best known for is his design work for the San Diego Multi-Purpose Stadium, better known as Qualcomm Stadium, for which the firm won the AIA National Honor Award in 1969.

[50] Kay Kaiser, "Hope & Success: His Buildings are 'Local Icons,' Like Himself." *The San Diego Union.* January 17, 1988.
[51] Ibid.
[52] "Charles Bullock 'Chuck' Hope." *The San Diego Union-Tribune.* October 16, 2011.

Gary Allen established his own firm in 1976, choosing to remain a small office. Projects include the 170,000 sq. ft. corporate headquarters for Linkabit (now Qualcomm) and Cashman Field Sports Cultural and Convention Complex in Las Vegas, (100,000 sq. ft. convention facilities, 10,000 seat sports stadium). Gary's residential work includes modern designs in Del Mar, Cardiff, La Jolla, and Point Loma. He was later associated with the NewSchool of Architecture and Design and served as professor from 1984-1986, and Dean until 1988. In December 2013, Mr. Allen was awarded the AIA San Diego Lifetime Achievement Award.[53]

Wimmer & Yamada

The landscape architectural firm Wimmer & Yamada is an award-winning, locally recognized Master Landscape Architectural firm noted in the City of San Diego Modernism Historic Context Statement. In addition, both Harriet Wimmer and Joseph Yamada have received fellowships from the American Society of Landscape Architects.

Harriet Wimmer arrived in San Diego with her family as a child in 1912. After earning a Bachelor's degree from Stanford University in 1922, she returned to San Diego where she began teaching at Roosevelt Junior High School. She moved with her husband to Eugene, Oregon in the early 1930s where they both studied landscape architecture at the University of Oregon from 1931 to 1932. In 1934, the couple returned to San Diego where Wimmer took several jobs including a teaching position at Teacher's College, a salesperson at Lion's Clothing store, and an elementary reading teacher at Francis Parker School. Finally, at the age of 51, Wimmer decided to pursue a long-time goal and open her landscape architecture practice. Her office was located in the Design Center where Wimmer developed strong professional alliances with several young architects, including Lloyd Ruocco and Homer Delawie. In 1954, Wimmer became one of the earliest registered landscape architects in the state. In the same year, she hired Joseph Yamada. In 1960, the two established the partnership Wimmer Yamada. Wimmer retired from practice in 1967 and she passed away in 1980.

Joseph Yamada is a San Diego native and graduate of San Diego High School. He received his degree in Landscape Architecture from the University of California Berkeley. He became partners with Harriet Wimmer in 1960. The firm designed several notable modern landscapes including projects at Scripps Institute of Oceanography, Sea World, Seaport Village, and the Embarcadero Marina Park. Through the years, Wimmer Yamada was the starting point for several landscape architects including Frank Kawasaki, Michael Theilacher, Don Ueno, and Dennis Otsuji. Yamada is now Partner Emeritus at Wimmer Yamada and Caughey.

[53] "Passing—Gary Allen." www.aiasandiego.org/gary-allen/ Accessed July 22, 2015.

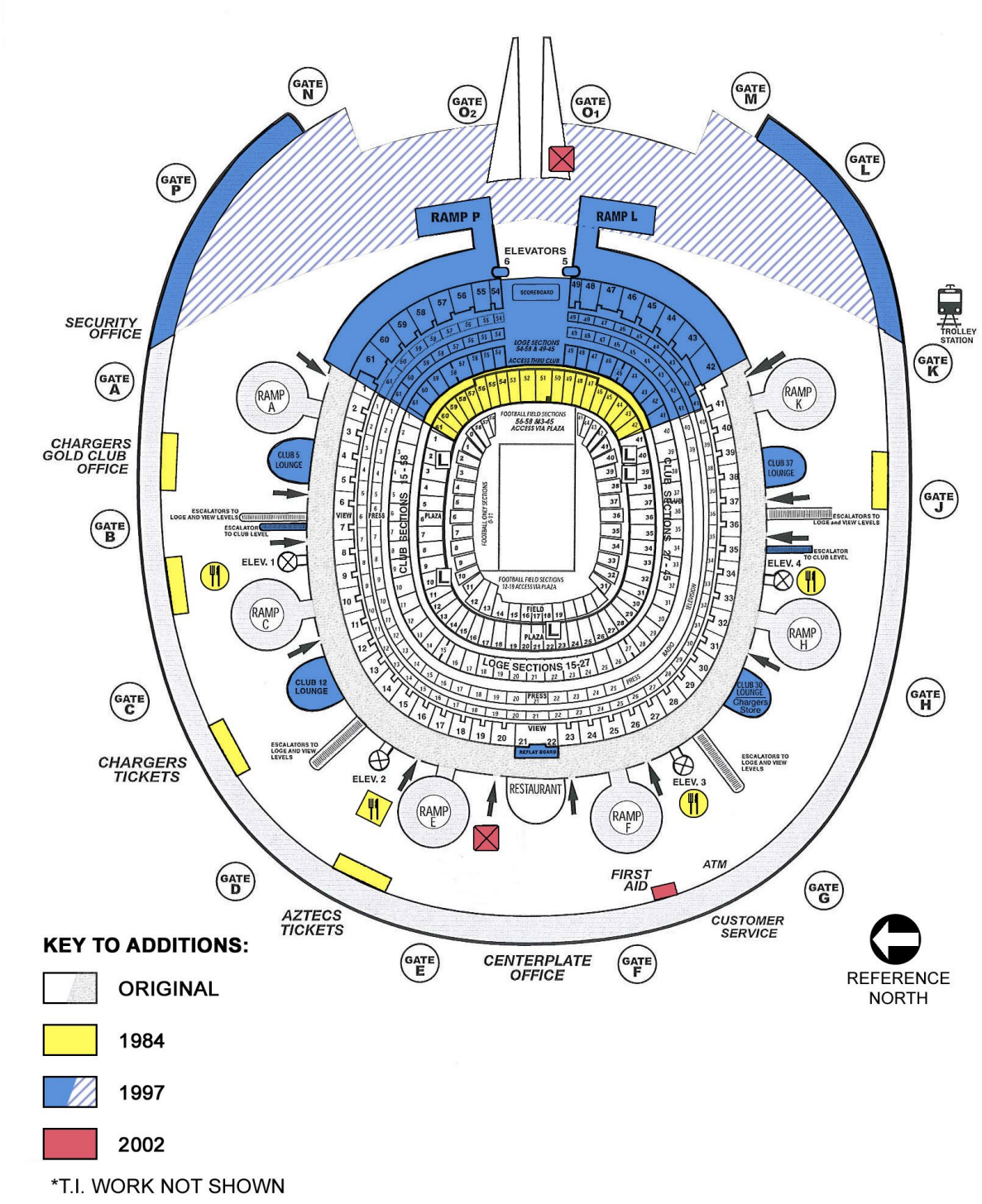


Figure 2-1: Historical development site map for San Diego Stadium.

Figure 2-2: Mission Valley, ca. 1911. Source: The San Diego History Center

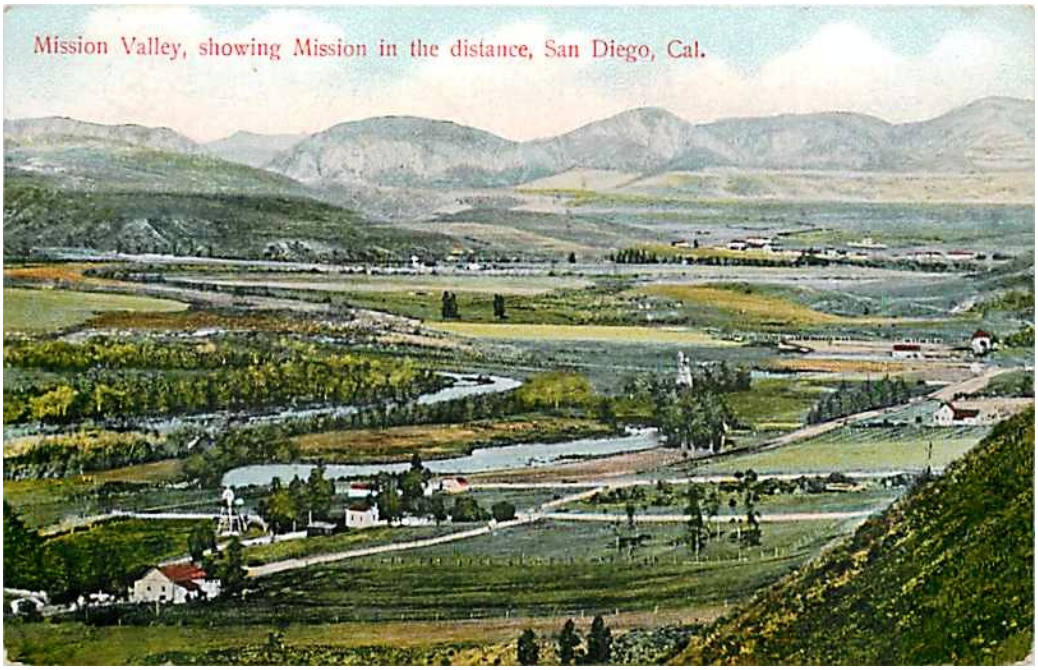


Figure 2-3: Mission Valley, ca. 1920s. Source: San Diego Public Library

Figure 2-4: Field Day, at Athletic Park, May 14, 1910. Source: The San Diego History Center.

Figure 2-5: Aerial view of Lane Field with ships along San Diego Harbor, July 29, 1936. Source: The San Diego History Center.

Figure 2-6: A Chargers game at Balboa Stadium, 1964. Source: The San Diego History Center.

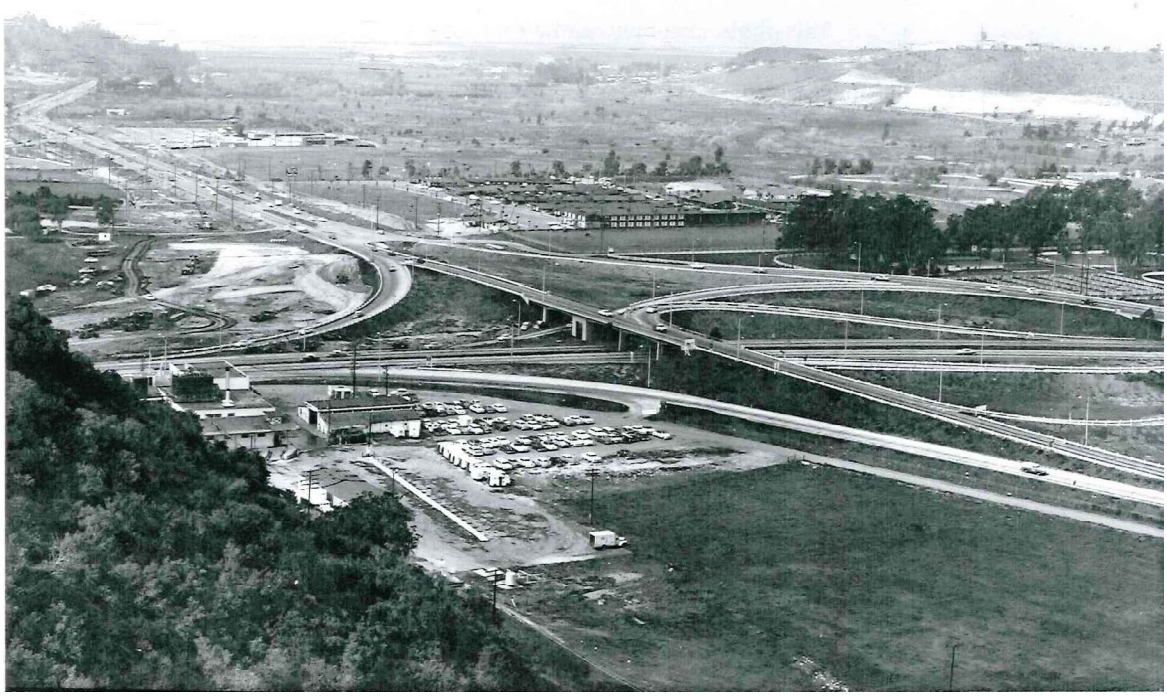


Figure 2-7: Aerial of Mission Valley at the interchange of Highway 163 and Interstate 8, ca. 1948. Source: The San Diego History Center

The San Diego Union

SAN DIEGO, CALIFORNIA, WEDNESDAY MORNING, APRIL 28, 1965

Mission Valley OKd For Sports Stadium

Council Drops Idea Of Floating Facility

San Diegos' stadium on schedule—Page b-3

The City Council yesterday indorsed construction of a multi-purpose sports stadium in a Mission Valley location.

At the same time, councilmen abandoned discussion of construction of a floating stadium in Mission Bay.

The cost variance—$24 million for the multi-purpose stadium and $42 million for the floating concept—was the principal reason for a unanimous vote of the council during a conference with architect Frank L. Hope.

City Mgr. Tom Fletcher said Hope's firm will complete its phase of a preliminary site and design study May 18 and will present a report concurrently with one on financing to be undertaken by Stone & Youngberg.

Fletcher also received council authorization to begin selection of an engineering firm to prepare working drawings for the 50,000-seat stadium.

COSTS COMPARED

Hope, who recommended the multi-purpose stadium in Mission Valley during an initial briefing March 9, presented comparative cost figures on the two designs. Councilmen had asked for additional consideration of the floating stadium because of interest in its unique design.

Both stadiums would provide essentially the same number of seats.

In the multi-purpose concept, field-level seats could be rolled from baseball foul lines to provide football sideline seats. The floating concept called for moving whole sections of seats on barges placed in dredged bay channels.

SILENT ON SITE

Hope declined to disclose which of three Mission Valley sites he considered a "prime" recommendation. One of the sites is reported to be city-owned. At the earlier briefing, Hope said the sites were Westgate Park and two unspecified locations east of Mission Valley Center and north of U.S. 80.

The multi-purpose stadium would provide 50,500 seats for football and 47,100 for baseball. The 166-acre site also would include parking for 15,000 cars, he said.

FLOATING STADIUM

In the football arrangement, Hope said, there would be 32,700 seats between the goal lines. For baseball, there would be 15,400 seats between first and third bases and a total of 37,200 seats along the foul lines.

Hope said the city could expect extremely high costs in several phases of the floating

(Continued on a-26, Col. 2)

Council OKs Stadium In Mission Valley

(Continued from Page a-19)

stadium. They would include, he said, dewatering of a south Mission Bay area to dig the barge channels, stabilization of fill and drydocking of the sections for painting and other maintenance.

If the city chose to build a floating stadium, lower costs would be found by constructing it inland on Kearny Mesa, Hope said.

In addition, he said, foundation costs would be three times greater for the floating design.

ROAD COST

A portion of the multi-purpose stadium cost would be $5 million in access road construction. Length and location of roads were not discussed.

Hope said it would cost approximately $26,000 to move the tiers of seats for football and baseball twice a year.

Fletcher said a part of the Stone & Youngberg report would include an agreement with the San Diego Chargers committing its American Football League franchise here. Fletcher said such an agreement would be an important part of any financing program.

The Chargers and a local professional baseball team would be major tenants of the stadium.

Figure 2-8: City Council approval of the multipurpose stadium in Mission Valley, April 28, 1965. Source: *The San Diego Union.*

SPORTS **The San Diego Union** SPORTS

ESTABLISHED 1868 — SAN DIEGO, CALIFORNIA, WEDNESDAY MORNING, NOVEMBER 3, 1965 — PAGE B-5

San Diego Gets Stadium! August 1967 Target Date

Jack Murphy

THE SAN DIEGO UNION'S SPORTS EDITOR

All Bets Are Off—Sky's The Limit In San Diego

The city manager of San Diego has a message for the city manager of Anaheim.

For months Tom Fletcher had been needled by Keith Murdock about the possibility San Diego would lose its American Football League franchise to Anaheim. Now the voters of San Diego have decisively approved a multi-purpose, major league facility for Mission Valley and Fletcher is wording a greeting to Murdock.

Jack Murphy

"My first telegram will go to Murdock," said Fletcher as he viewed the returns at a victory party at campaign headquarters: "Now send the Angels — we'll make them legitimate and give them a name."

It was a joyous evening for all those who supported the stadium in a strenuous six-week campaign. The trend was evident early in the evening and champagne began popping in the first quarter. The excitement began with an outpouring of voters that reached 59 per cent of the registered electorate — far above the estimated figure of 48.6 per cent.

The stadium advocates began shouting and hugging each other when the first telephonic sampling gave the Mission Valley facility (as yet unnamed) 20 of 25 votes.

"It's a great night," said Fletcher, "now we're a major league city."

Nobody savored the triumph more than Albert Harutunian, Jr., tireless and enthusiastic civic worker who has devoted most of his waking moments to the stadium project since late September. But, typically, Harutunian brushed away those who sought to congratulate him.

Harutunian headed what many people consider the best organized and most effective campaign in the city's history. He persuaded 1,200 workers to join him in the cause, he scrounged money from countless sources, he made speeches until his booming voice lost part of its volume, and the city got the message.

Next—Major League Baseball

"The credit for this victory belongs to the 1,200 people who worked for the stadium with no thought of personal gain or glory," said Harutunian. "They realized San Diego must remain a city in motion, and now the city has taken a big step forward.

"It all began with the Community Concourse that led to a new skyline for the city. Now our pattern of progress continues with the stadium. Our next step is to obtain a major league baseball team."

But that team won't be the California Angels. Fletcher tried to arrange a friendly bet with his opposite number in Anaheim before yesterday's election. If the voters rejected the stadium, San Diego would release the Chargers to Anaheim. If the voters approved the stadium, Anaheim would send the Angels to San Diego.

"Murdock kept telling me San Diego is a bush league town," said Fletcher, laughing, "but he wouldn't take my bet."

This was the day and the evening San Diego earned its credentials as a major league city. All the rumor and gossip about the Chargers moving elsewhere has been squelched. San Diego has provided a dramatic answer to its critics. Now the city is the No. 1 candidate for a major league baseball franchise.

The business of getting the 50,000-seat facility under construction begins today. The engineering and architectural firm of Frank L. Hope already has 22 men working on the stadium drawings on the 13th floor of the Home Tower Bldg.

"Those 22 men would have been out of work had the stadium been defeated," noted Frank Hope, Jr. "Instead we'll be doubling our staff of architects, engineers and draftsmen immediately."

Gillman, Chargers Delighted

Hope received a joking order from Fletcher to get back to the old drawing board by midnight.

"At least, I think he was joking," said Hope. "I told him I wanted to celebrate a while and go back to work Wednesday morning."

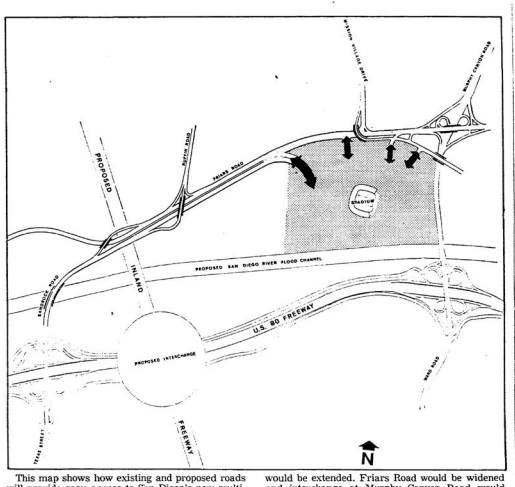
Charger head coach Sid Gillman heard the glad tidings while working with his aides on a game plan at the club's training base in La Mesa.

"I'm on cloud nine," said Gillman. "The new stadium is going to make such a difference in this town. I don't mean just football — it will help in every respect. Now the whole country knows this is truly a major league city, a place where big things happen. This is a great city and the Chargers are proud to be part of it."

The Chargers will be the first occupants of the handsome, luxuriously-appointed structure in September of 1967 and the players already are anticipating the change of address.

"It's wonderful," said Keith Lincoln. "I love San Diego, and so do the other players. We've got great fans here and now we're going to be playing in a really first-class stadium. Our fans deserve nothing less."

The electorate of San Diego, America's newest major league city, obviously agrees.



This map shows how existing and proposed roads will provide easy access to San Diego's new multi-purpose stadium in Mission Valley. Sandrock Road now terminates near San Diego River bed and would be extended. Friars Road would be widened and interchange at Murphy Canyon Road would be built. Shaded area around stadium is parking space.

Work Will Begin At Once On Site In Mission Valley

By JERRY MAGEE

The architects already are on the 35-yard line, so to speak. The construction engineers are warming up on the sidelines. And the city has been running interference for months.

Now, with the San Diego electorate's approval yesterday of the multi-purpose stadium in Mission Valley, comes the push toward completion of the project by August of 1967.

As James Casey, a city engineer who has been working in co-operation with the stadium designers, Frank L. Hope and Associates, said, "We're going to take off like a shot."

The city's first task, Casey said, will be to purchase that portion of the site at Murphy Canyon and Friars Roads that it does not own. The city owns 73.09 acres there and must buy three plots of 22.8 acres, 55 acres and 14.53 acres under terms agreed upon.

AL HARUTUNIAN
. . . spearheaded stadium

CONSTRUCTION IN APRIL

The city also will let a site grading contract the first of next month. By April, the Hope firm, which also holds a contract to build the stadium, expects to begin construction, according to Ernest Lord, project manager for the Hope firm.

Under the terms of its contract with the city, the Hope company will build the stadium ($15,300,000), prepare the parking lots ($1,650,000), groom the playing field and do the landscaping ($200,000 for both).

The city, in accepting the design of the Hope firm for the multi-purpose stadium, awarded it 35 per cent of the funds necessary to complete the working drawings. So the company has done 35 per cent of the work.

PLANS SPEED UP

These drawings have been made in Room 1301 of the Home Tower, where Lord, for whom the stadium has been his sole assignment since July, has supervised a staff of 22 architectural, structural and mechanical engineers.

With the passage of Proposition One, the stadium issue on yesterday's ballot, the preparation of plans for the stadium will be accelerated. F. B. (Bud) Pecock, general manager of the Hope firm, said this will be done two ways:

1. Shifting some persons from the company's main office to the stadium office "so the effort can come right now."

2. Employing some 25 additional engineers and draftsmen.

After studying the stadium's plans as thoroughly as he has, Lord said he is convinced this is "the best stadium in the country."

"It's very exciting and a real opportunity to work on a facility of this kind," he said.

In completing the stadium, Lord said the builders will be guided by one precept: that the spectator is king.

"The spectator being the king, our only consideration is in making him as comfortable as possible, in giving him good sight and view lines to the field and in making him convenient to rest rooms and concession stands," he said.

THEATER SEATS

The spectator will sit in theater - type seats 19 to 22 inches wide, Lord said. "We are thinking of the form-molded, plastic-type seat contoured to fit the body," he said, "but we'll settle on the most maintenance - free and comfortable seat that is within the budget."

The stadium's project manager believes the park's shape solves what he called "the one big problem: the incompatibility of the two sports, baseball and football."

CITY INSPECTION

"We've come up with a new shape not used before, a horseshoe shape," he said. It embodies the geometric principle of the "supercircle," which Lord defined as a line between a square and a circle.

"By taking this circle and flattening out the arcs of the circle, we've been able to bring the seats closer to the field of play," he said.

The stadium will rise from piles, or concrete posts driven into the ground. The soil, being

(Continued on b-8, Col. 6)

DIARY OF A YES VOTER

Sweating The Longest Day

By JACK MURPHY
The San Diego Union's Sports Editor

Diary of a man awaiting the stadium election returns.

8 a.m. — Wife brings newspaper, citrus juice and coffee to lord and master.

"How is the coffee?" wife asks sweetly.

"Cold and bitter — otherwise it's fine."

8:30 a.m. — Wife hopefully studies horoscope in newspaper, seeking omens.

"Aquarius," she advises, "it says here that you are a true humanitarian and that others will be very grateful."

"Bah, humbug," replies true humanitarian.

9:00 a.m. — Loud scratching on plate glass door which provides entry to family room. Abe of Spoon River, man's best friend, is demanding attention.

Abe swoops through family room, taking elk rug with him, and skids to stop at master's feet. Dog gets ears scratched, looks at master, eyes filled with love.

"See, Mr. Humanitarian," says wife, "somebody is already grateful."

9:20 a.m. — "Aren't you ready yet?" asks Resident Grouch. "It's time to go to the polls."

No answer.

R. G. scowls at man's best friend. "If you're so smart," he tells the dog, "why aren't you eligible to vote?"

Dog slinks behind couch, baffled and hurt.

"You should bite him," wife tells dog, cheerfully.

10 a.m. — Man and wife arrive at polls on Point Loma. Will of electorate being expressed in garage.

"If we could have the polls some year," says wife, wistfully, "maybe you'd clean the garage."

We sign name and address and nice lady instructs on use of thing that makes black dot on ballot. Ninety voters have preceded us.

"I wonder what's going on?" asks lady polling official, "99 per cent of the voters this morning have been men."

Man is wearing lapel on coat which reads, "If I were 21, I Would Vote for the Stadium." Man also wearing dour expression.

"Now, what's wrong?" asks wife.

"I thought they'd demand proof I'm old enough to vote," says Resident Grouch.

10:15 a.m.—Man and wife encounter neighbor lady en route to polls.

"You know how to vote on the stadium?" asks wife.

"Anybody for tennis?" replies neighbor.

10:45 a.m. — Man reports to office, learns that vote is unusually heavy. Latest forecast is 60 per cent. Good omen for stadium.

Secretary rings buzzer; Sid Gillman is calling.

"How does it look?" He sounds short of breath.

"It looks great; vote is big. Don't put your house up for sale yet."

"Call me back when you know something definite," says Gillman.

"But, Sid, they don't start counting the votes till seven o'clock."

"Call me, anyway. I can't stand this silence."

12 o'clock high: Lunch in Mission Valley. "How does it look?" asks Les Land.

"Looks great, big vote, think we'll win."

"Everybody has done a wonderful job on this campaign," says Land. "I'll buy drinks for the house." Nice to meet last of the big spenders.

1:30 p.m. — Buzzer sounds on desk. Lady cailing from

(Continued on b-6, Col. 6)

Charger Shea May Be Out For Season

The player among the San Diego Chargers who seemed most indestructible, sturdy guard Pat Shea, probably has been lost for the season with a knee injury.

Shea tore a cartilage in his right knee in the first period of Sunday's game here against Boston and the cartilage, the tissue which cushions the joint, has lodged there. If it does not work loose, Shea must undergo surgery soon; if it does, he faces an operation eventually.

Shea with four years experience with the Chargers, cannot play Sunday in Denver. This will mark the first time the strong, reliable offensive lineman has missed a minute of playing time with an injury.

Shea played three periods against the Patriots with his injury. "I felt a sharp pain," he said, "but it didn't slow me down too much."

Shea said he was hurt when he hit a Boston player with his upper body. "All my weight and all the guy's weight was on my leg and I felt something snap," he said. "And I've never had any knee trouble," he lamented.

"Sometimes the joint will relax and the cartilage will free itself," trainer Jim Van Deusen said, "but this one seems lodged in there pretty solidly."

Shea cannot extend his knee. "I'm going back to the doctor Thursday," he said, "and we'll decide then whether or not to operate now. I'd just as soon get it over," he said,

(Continued on b-8, Col. 4)

DEFENSIVE BACK

Chargers Claim Denver's Farr

By JERRY MAGEE

The San Diego Chargers yesterday claimed corner defender Miller Farr on waivers from Denver in a move they said should not be related to Jim Warren's recent difficulties.

Warren, the club's varsity left cornerman, was beaten for 29 and 45-yard touchdowns by Boston's Gino Cappelletti here Sunday as the Patriots dealt the Chargers a first defeat, 22-6.

The previous week, New York's Don Maynard twice outmaneuvered Warren in the end zone — but on each occasion dropped the pass.

Chuck Noll, the coordinator of a Charger defense which Sunday must impede the Broncos in Denver, admitted Cappelletti's success was "upsetting." But he emphasized that Farr was not claimed to replace Warren.

"Farr is just a good football player who happened to be available and we wanted to claim," Noll said. "Our offensive coaches who have seen him seem to like him. He is a rookie with a good background and he has the physical stuff."

EARLY STARTER

The 6-1, 192-pound Farr had been a starter in Denver's pass defense early in the season. Neimiah Wilson of Grambling, also a first-year professional, has replaced him.

Farr was the Broncos' No. 1 choice in the American Football League's latest "redshirt" draft. The native of Beaumont, Tex., passed up a season of eligibility at Wichita University in order to sign with Denver.

At Wichita, Farr led the nation in kickoff returns in 1962 and led the Missouri Valley Conference in punt returns a year later. He is a 9.7 sprinter.

To create a vacancy for Farr on their active rolls, the Chargers placed linebacker Dick Degan in an injured deferred status. Degen is expected to be died for three weeks with a separated sternum.

While reaffirming Warren's starting status, Noll did say that the swift professional sophomore from Illinois had "a bad day" against Boston.

HIT BY FLU

Warren wasn't alibiing, though he had been ill entering the game. "I had the flu in the east and I got it again when we came back," he said yesterday, "but that's no excuse for my performance."

Preventing the long touchdown pass or run is something the San Diego defense had done superbly until the Patriots' Babe Parilli and Ron Burton had hit it with a 73-yard shot in Boston in a 13-12 tie. To that point, the longest touchdown against the Chargers had been a 31-yard pass from Denver's Mickey Slaughter to Bob Scarpitto in the opening game of the season.

Noll is concerned that Boston should be able to score

(Continued on b-9, Col. 1)

72,000 Seats Already Sold For USC-UCLA

LOS ANGELES (UPI) — The biggest football crowd of the season was indicated yesterday for the USC-UCLA game Nov. 20 with the announcement that 72,000 reserved seats had been sold for the game.

Athletic directors Jess Hill of USC and J. D. Morgan of UCLA made the joint announcement to halt a mail flood of requests for the 56 reserved seats.

The two university officials said they were putting 20,000 general admission tickets priced at $3.50 on sale immediately.

Under its changed seating capacity since theater type seats were installed at the Coliseum, the stadium has a capacity for 92,000 persons.

Interest in the crosstown clash heightened this season because the game could decide the western Rose Bowl contender.

Campy Holds Record

BROOKLYN, N.Y. (UPI) — Roy Campanella of the old Brooklyn Dodgers is the only catcher ever to lead the National League in runs-batted-in for a season. Campy topped the senior circuit in 1953 when he drove in 142 runs.

AVERAGES 555.127 M.P.H.

Breedlove Sets Speed Record

BONNEVILLE SALT FLATS, Utah (AP) — A determined Craig Breedlove, who survived one crash last year and nearly had another this year, set a world land speed record of more than 555 miles per hour yesterday.

"I never had to work so hard for a record in my life!" said the jubilant, curly-haired hot rodder from Palos Verdes Calif.

He drove a new jet car, the Spirit of America-Sonic I, and was clocked at speeds of 544.382 and 566.394 m.p.h. The record 555.127 m.p.h. is the average of the two runs.

Breedlove broke the mark of 536.71 set last year by Art Arfons of Akron, Ohio, in another jet-powered car.

It was Arfons who took away the mark Breedlove set last year and he probably will try to do it again this year. Arfons has the Flats reserved for next week.

A spokesman for Breedlove's sponsor said the 28-year-old Californian probably would attempt to boost his mark to the 600 m.p.h. level this week.

This was the fourth time he had broken the record. The first time was in 1963. He did it twice last year — and walked away from a spectacular crash on the second run when the braking system failed and his car plunged into a salt pond at the end of these Western Utah Salt Flats.

Breedlove said he used only one of the three afterburner stages in his jet engine yesterday. Each afterburner adds 1,000 or more horsepower.

Using all three earlier this month Breedlove got his car close to the 600 mark, but the front end rose off the ground and the Spirit of America veered off course.

This time some special airfoils were added to the front end to keep the wheels on the ground.

Breedlove said he had but one anxious moment this time when his braking parachute didn't work. He had to use the emergency chute to slow down on the second run.

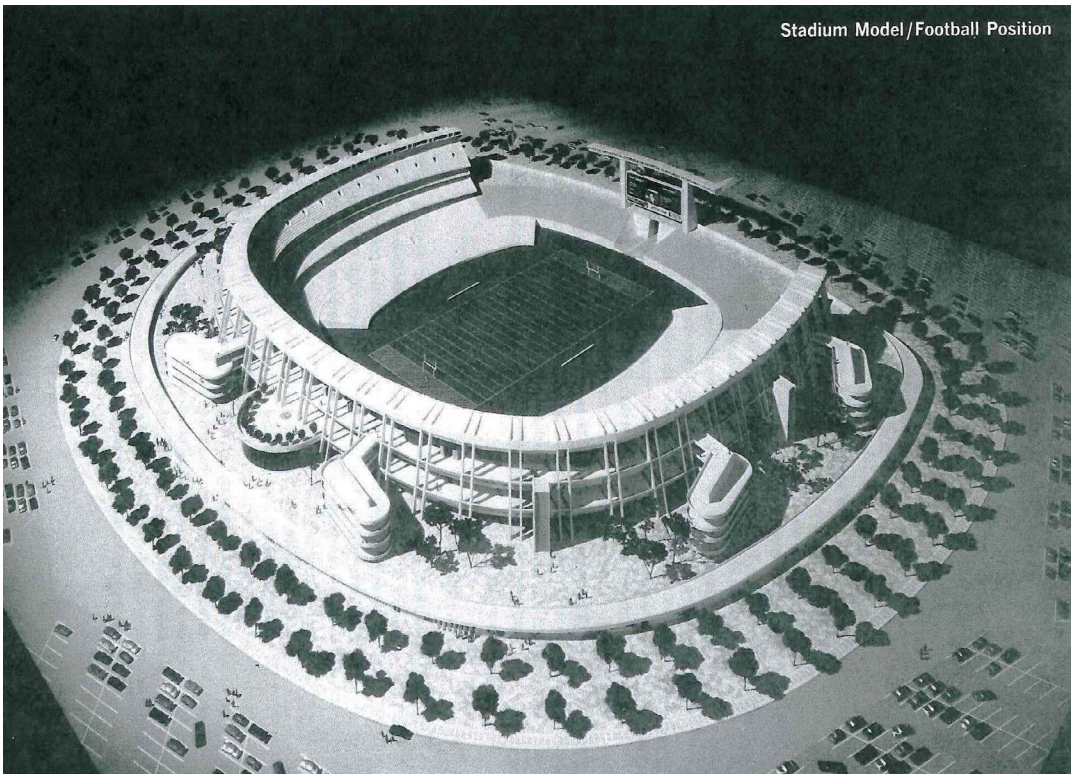
"The car accelerated well,"

(Continued on b-8, Col. 8)

Figure 2-9: Voters approve the multipurpose stadium in Mission Valley, November 3, 1965. Source: *The San Diego Union.*

Figure 2-10: Frank L. Hope & Associates design team. Source: *"The San Diego Stadium Story."*

Figure 2-11: Ground breaking ceremony with Albert Harutunian, San Diego Stadium Authority, and Chargers owner Barron Hilton at the center, December 18, 1966. Source: *"The San Diego Stadium Story."*



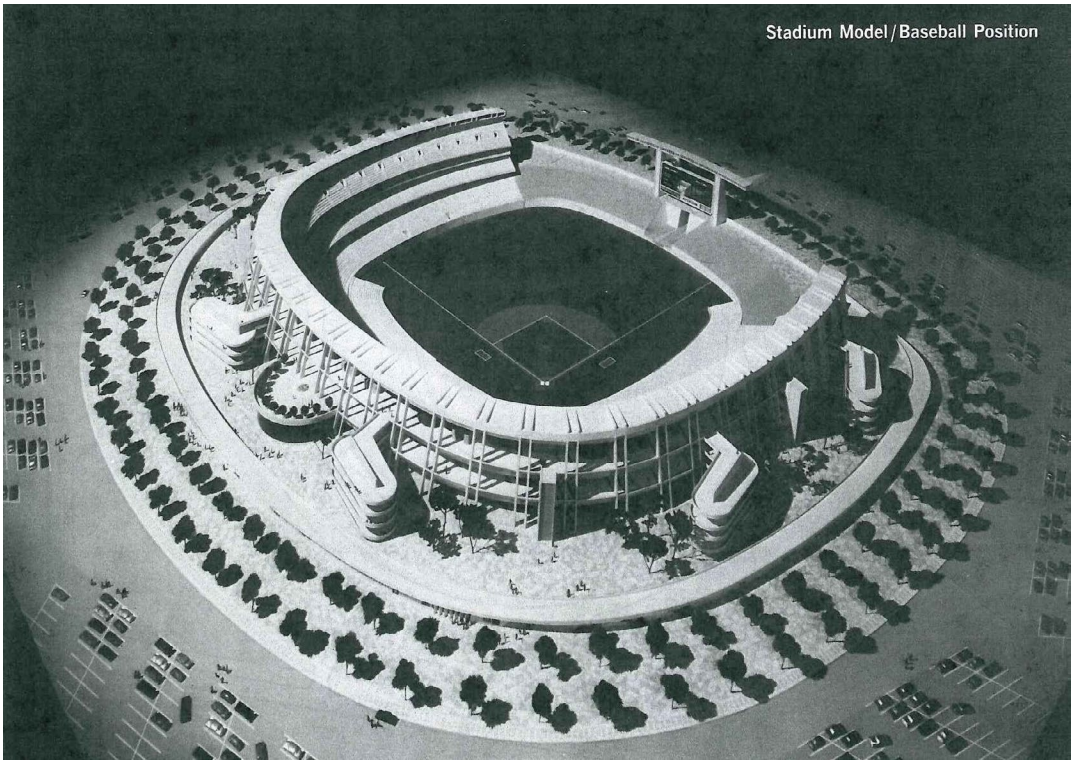


Figure 2-12: Architect's model showing seating and field positions for both football and baseball use. Source: "San Diego All-American Stadium Phase 2 Report."

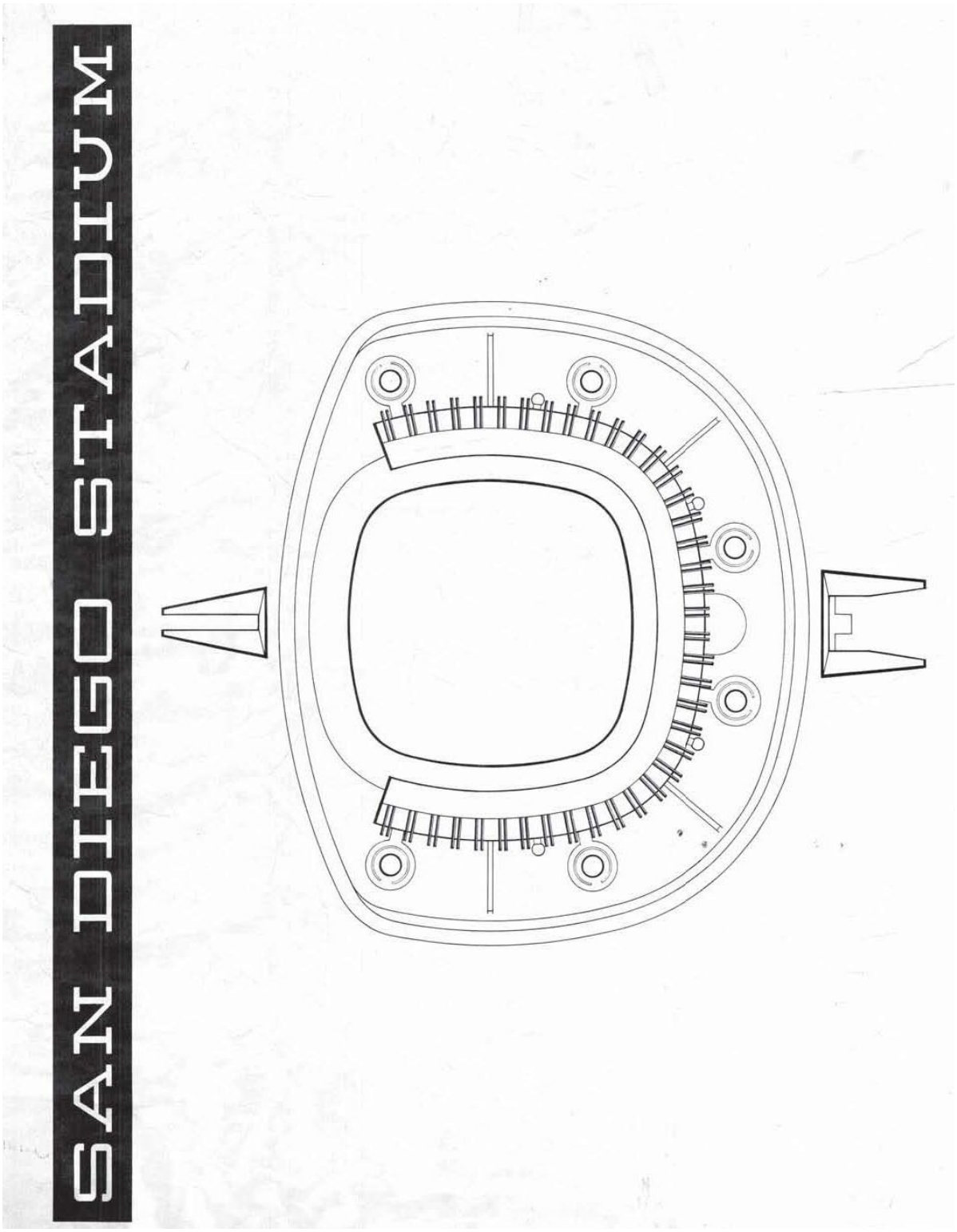


Figure 2-13: Graphic representation of the stadium on Frank L. Hope & Associates drawing cover sheet. Dated 1966. Source: City of San Diego.

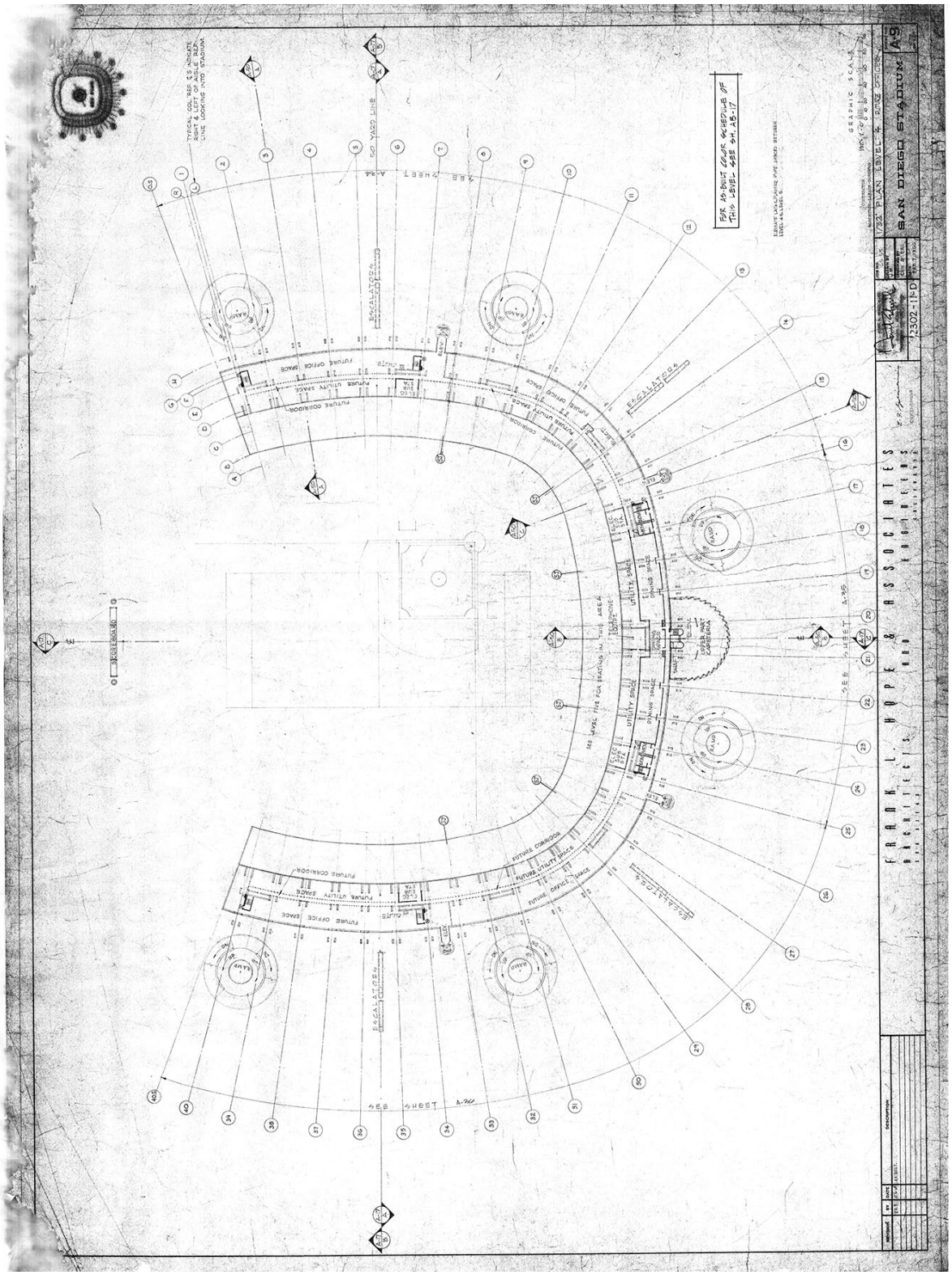


Figure 2-14: Level 4 floor plan by Frank L. Hope & Associates, February 7, 1966. Source: City of San Diego.

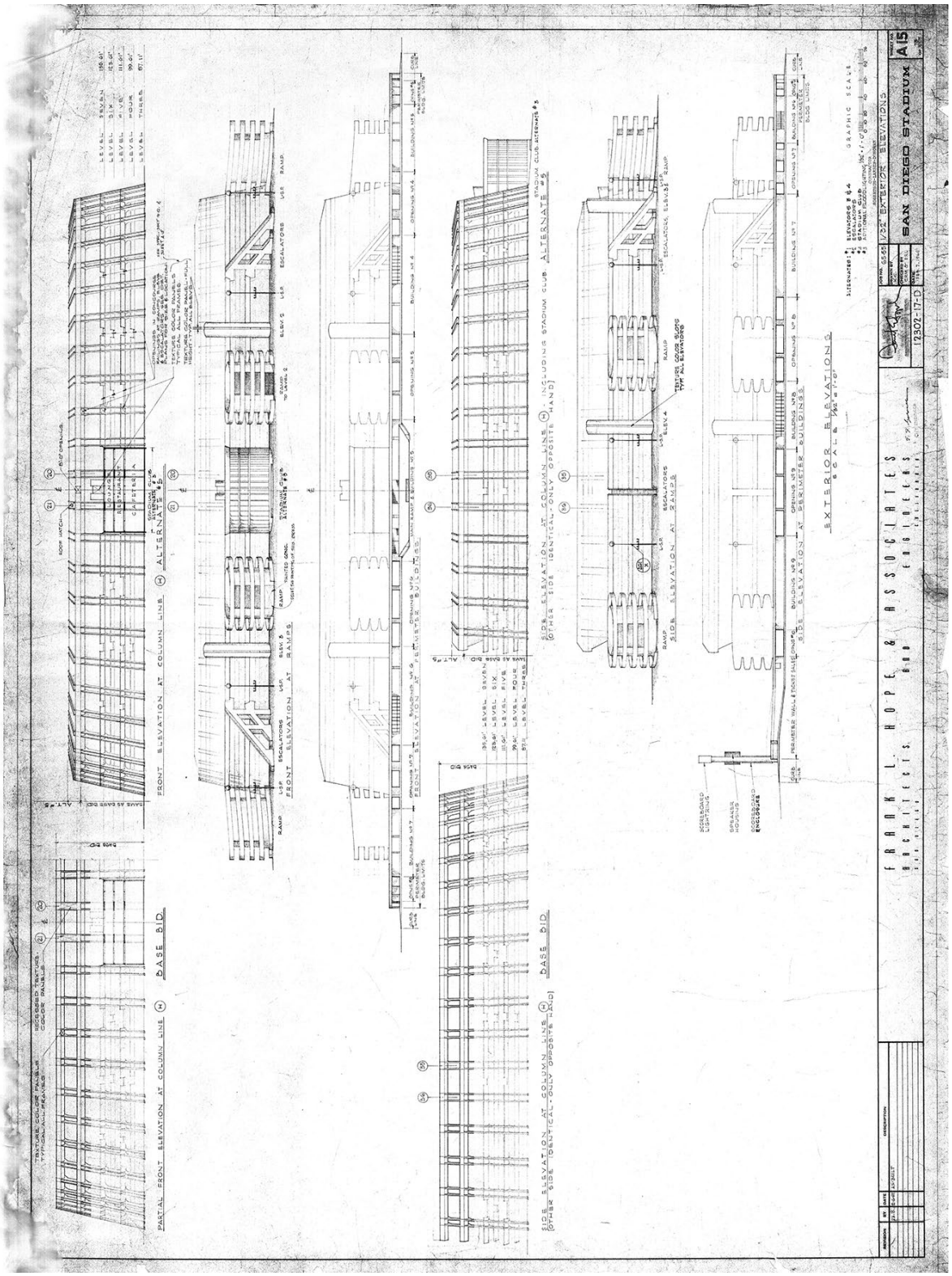


Figure 2-15: Exterior elevations by Frank L. Hope & Associates, February 7, 1966. Source: City of San Diego.

Figure 2-16: The office of Frank L. Hope & Associates as they work on the stadium drawings, ca. 1966. Photo courtesy of the San Diego History Center.

Figure 2-17: Construction of the stadium, looking northeast across Interstate 8, May 12, 1966. Photo courtesy of the San Diego History Center.

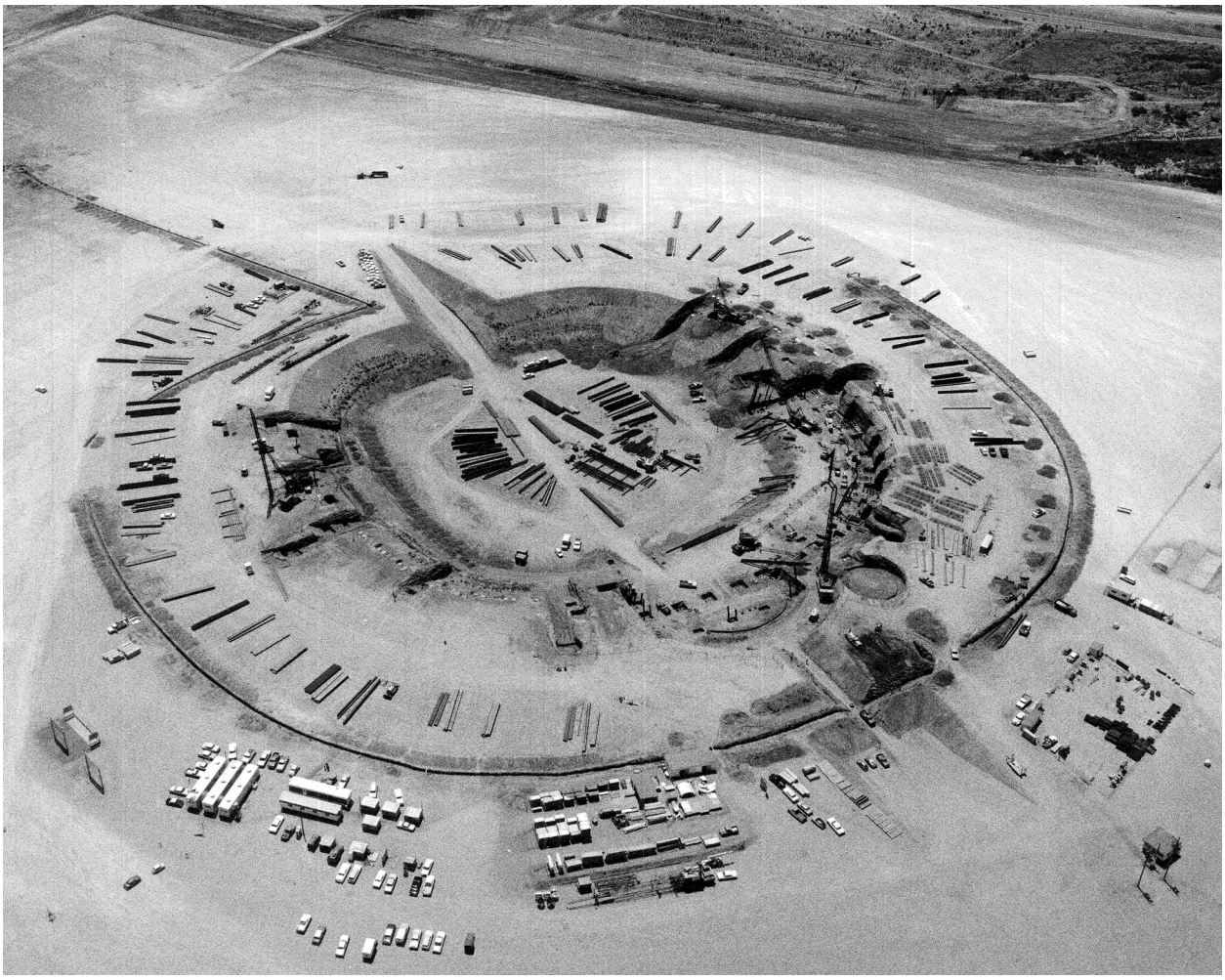


Figure 2-18: Construction of the Stadium, aerial looking southeast, May 31, 1966. Photo courtesy of the City of San Diego.

Figure 2-19: Construction of the Stadium, looking northwest, December 7, 1966. Photo courtesy of the San Diego History Center.

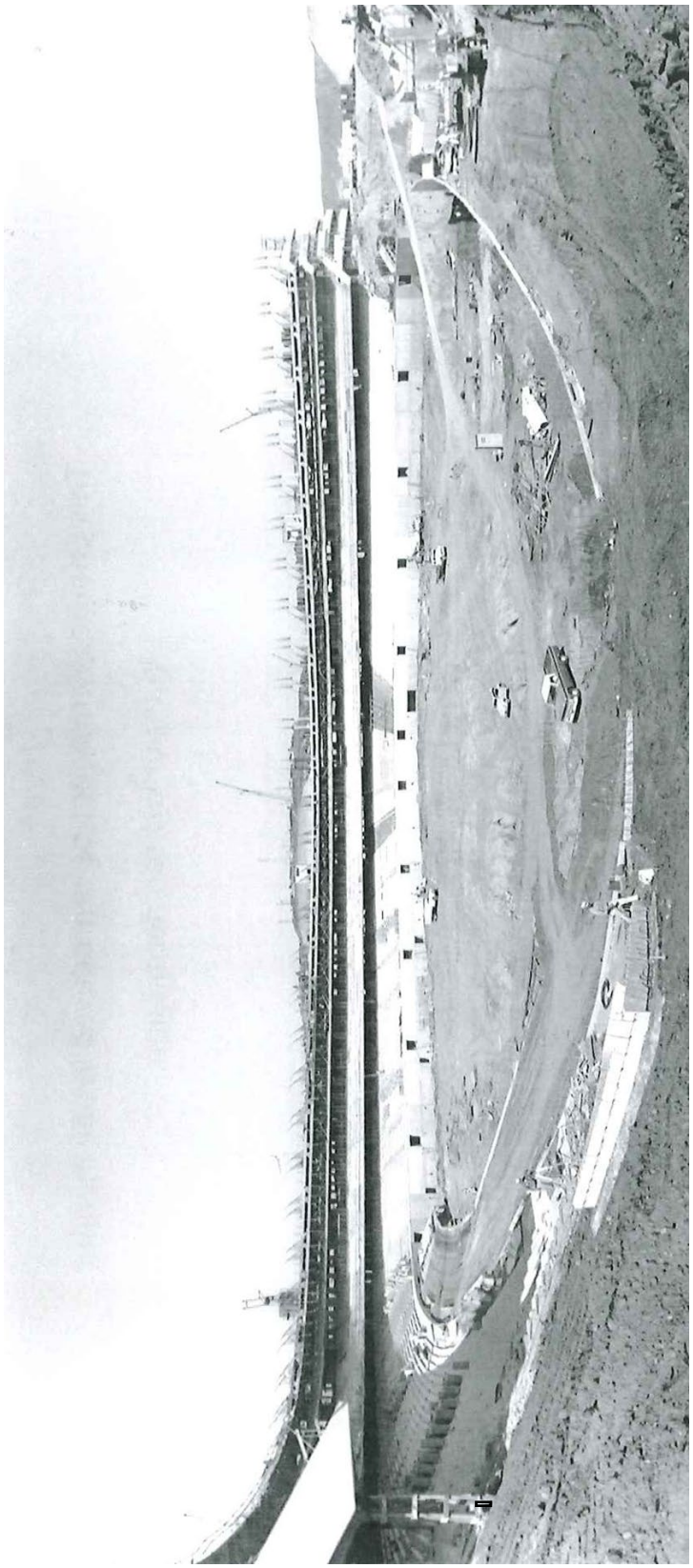


Figure 2-20: Construction view looking northwest, February 15, 1967. Photo courtesy of the San Diego History Center.

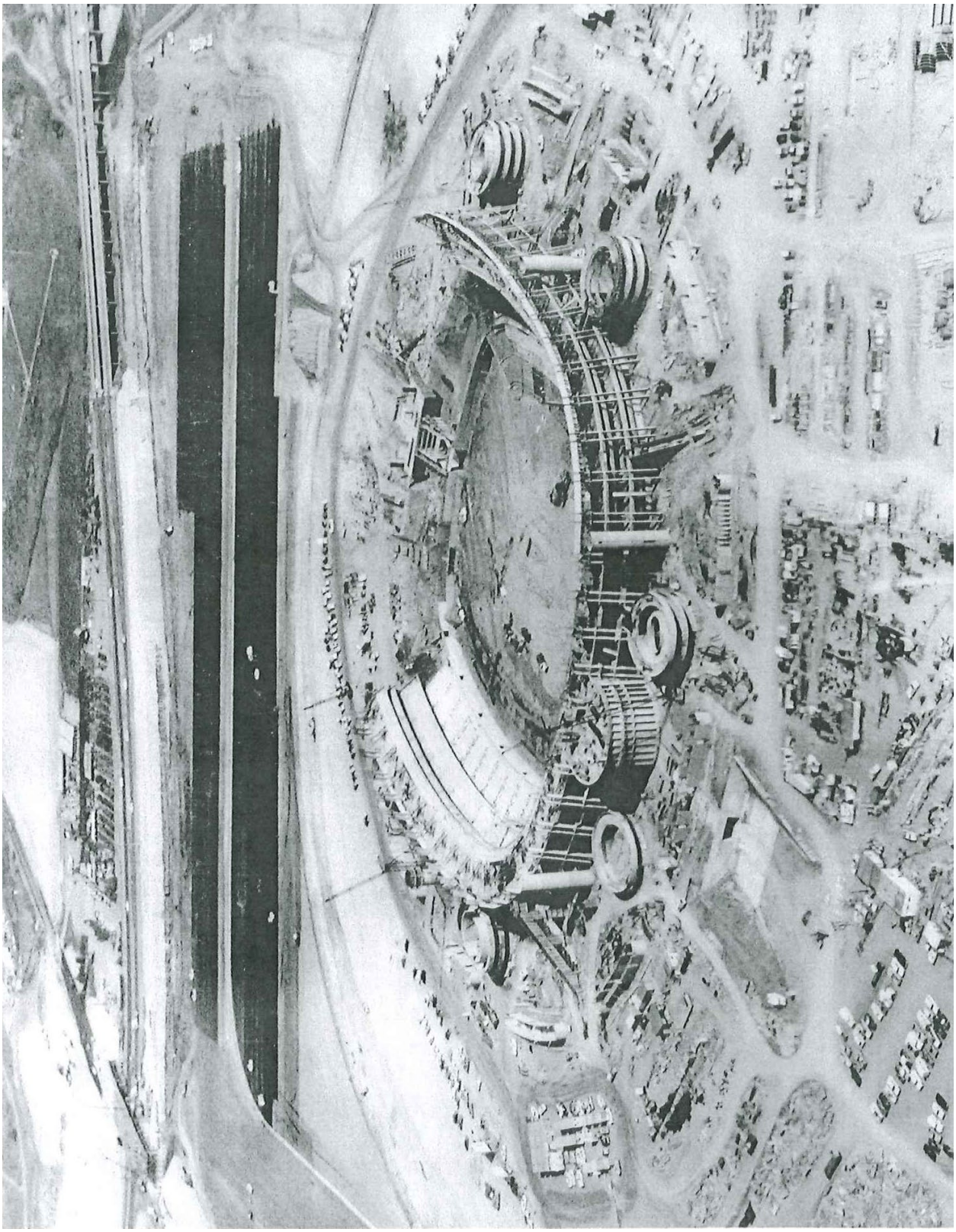


Figure 2-21: Construction view looking northeast, ca. 1967. Photo courtesy of the San Diego History Center.

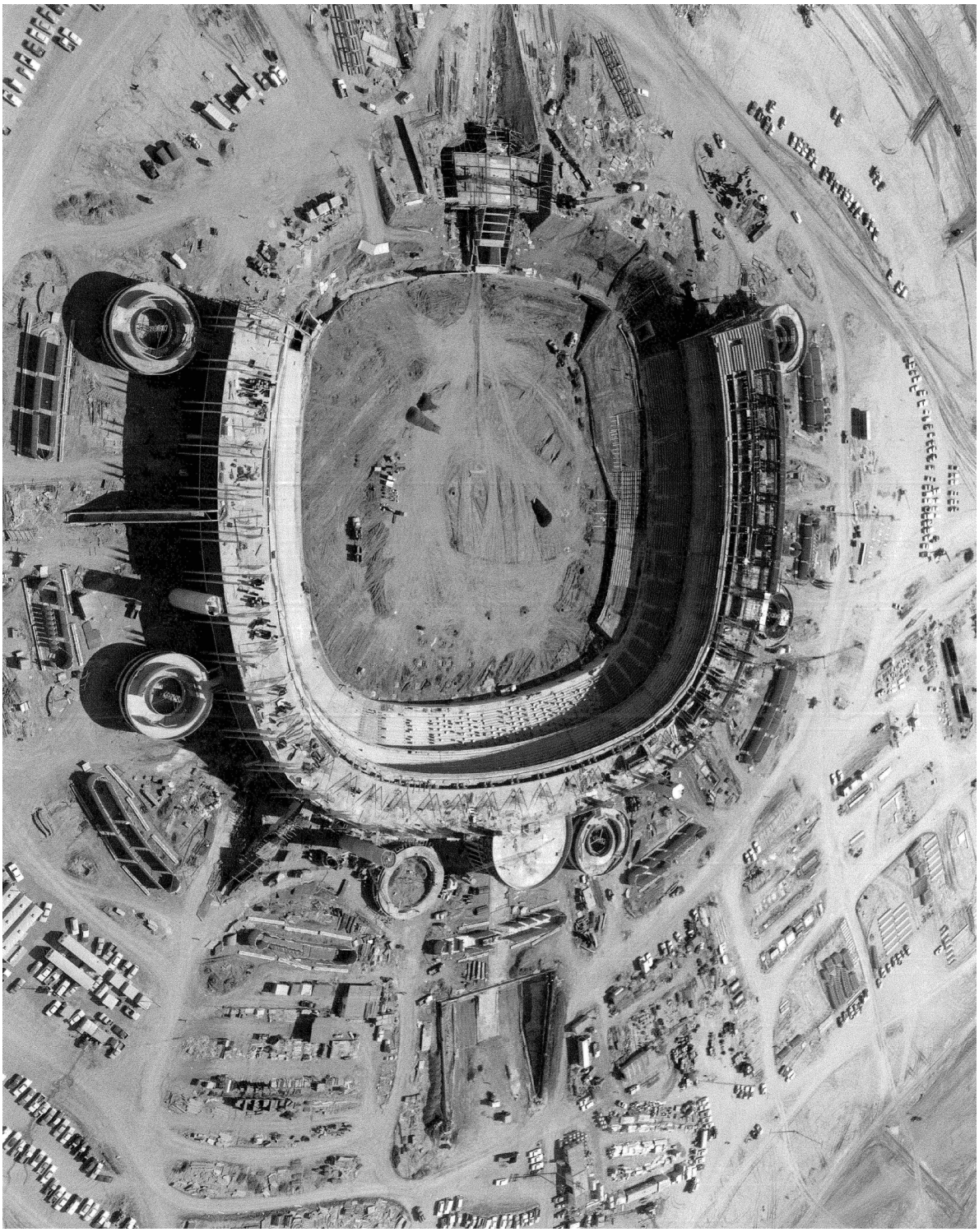


Figure 2-22: Aerial of the construction, February 28, 1967. Photo courtesy of the City of San Diego.

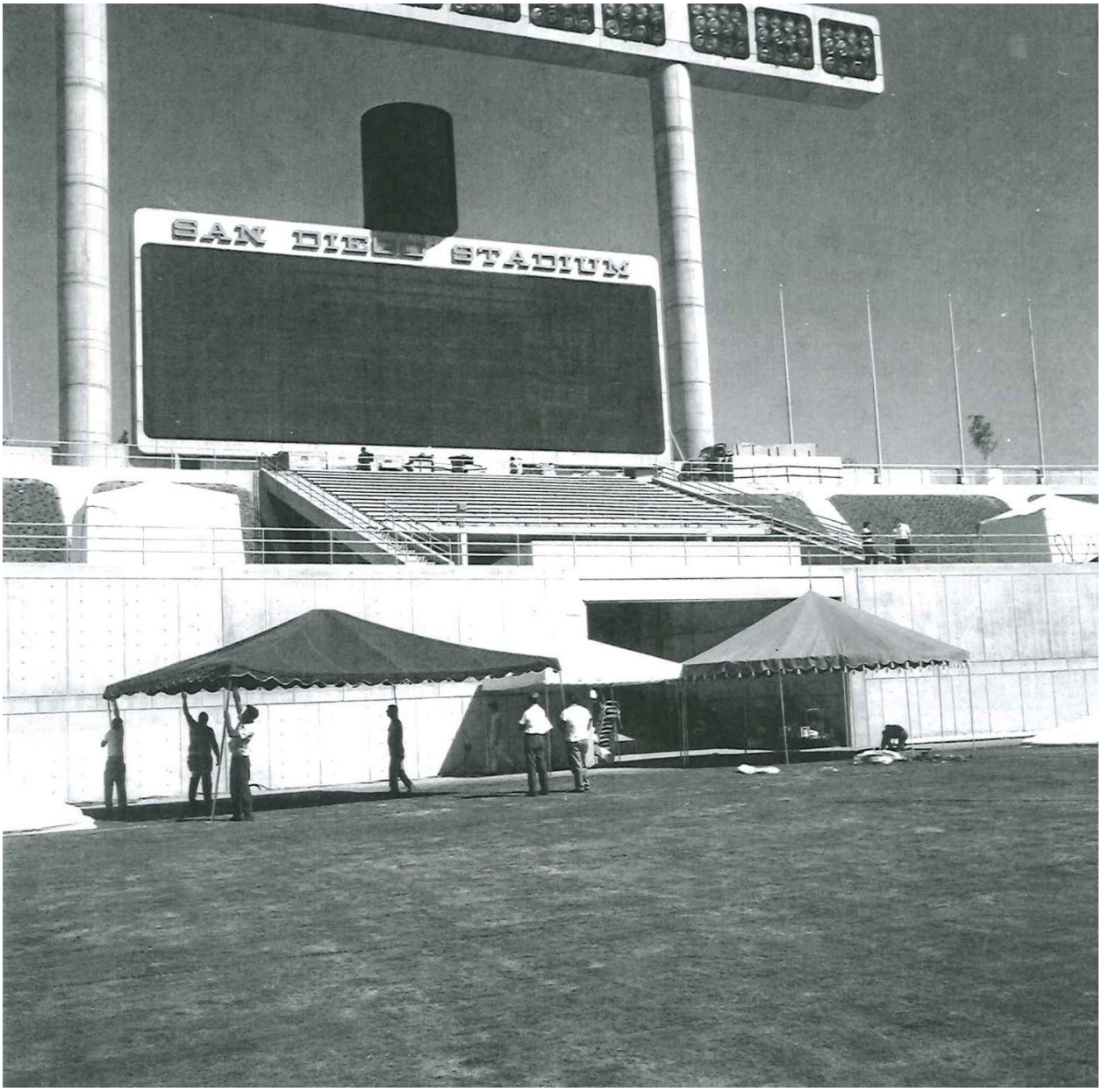


Figure 2-23: The completed stadium, three days before its first event, a Chargers' football game, August 17, 1967. Photo courtesy of the San Diego History Center.

MOSTLY SUNNY
Mostly sunny today. Expected temperature range, 68 to 79. Detailed report on Page a-7.

The San Diego Union

HOME EDITION

ESTABLISHED 1868 TELEPHONE 234-7111 SAN DIEGO, CALIFORNIA a Copley Newspaper MONDAY MORNING, AUGUST 21, 1967 42 PAGES DAILY 10 CENTS

FULL COLOR

Staff Photo by Al Sand

Nearly all the multicolored seats at the San Diego Stadium were filled yesterday as 45,988 jammed the massive new arena for an inaugural game between the Chargers and the Los Angeles Rams, the Chargers' opposition next Sunday.

The festivities also included a pre-game luncheon for 600 persons connected with the stadium project and a halftime show featuring composer Meredith Willson directing a massed band playing "76 Trombones," the hit song of his stage musical, "Music Man."

The halftime extravaganza included a medley of patriotic music backed by the uniforming of American flags, fireworks and the release of hundreds of red, white and blue balloons.

STRUCTURE HAILED

The fans — who came to see the $27.7 million stadium as much as the game — registered their approval with applause which reverberated through the triple-deck structure.

Officials, civic leaders and football fans praised the stadium as a masterpiece of architecture, color and function.

With the San Diego State Aztecs and the San Diego Padres signed up as tenants along with the Chargers and other sports and non-sport events, the city and the authority have assured that the stadium will see a lot of use.

A shirt-sleeve crowd nearly filled the bright orange, red and yellow seats in the huge stadium. A slight breeze provided air conditioning in the warm, 78-degree weather.

CAPACITY TAXED

Cars approaching the stadium site in Mission Valley from all sides were backed up for a time, but the city-county road improvement program which was coordinated with the two-year construction schedule served well, and the traffic was cleared during the pre-game ceremonies.

The big crowd taxed the capacity of the 34 concession

(Continued on a-2, Col. 5)

U.S. Warplanes Fly A Record 209 Missions

Hit Red Massed Troops

SAIGON (UPI) — American warplanes flew a record 209 missions Saturday in the intensifying air war over North Vietnam, a U.S. spokesman reported yesterday.

The strikes were concentrated in the southern panhandle where the Communists reportedly are massing men and material for a possible new offensive across the Demilitarized Zone border.

The record air missions were reported shortly before the U.S. Command announced that the North Vietnamese shot down one of their own MIG jets yesterday when they fired surface-to-air missiles at raiding American bombers in the Hanoi area.

Headquarters said the Soviet-built MIG interceptor was hit by a Soviet-made missile aimed at U.S. Air Force F4 Phantom jets coming off bombing runs against the Ha Gia railroad transshipment point 21 miles north of Hanoi.

NO DAMAGE

The U.S. flights against North Vietnamese rail targets yesterday were the first in the Hanoi area in more than a week, and one flight of U.S. warplanes was engaged by Communist MIG-17s, headquarters said.

There were no reports of damage to either side in the aerial encounter.

On the outskirts of Saigon, Vietnamese troops ambushed a Viet Cong force setting up for a mortar attack on Tan Son Nhut Air Base where Gen. William C. Westmoreland recently moved his headquarters.

A government spokesman said that a Popular Force patrol captured three Communists late Saturday night less than one mile and a half from the air base, chased off others and captured a stolen American 81mm mortar and 16 rounds of ammunition.

ATTACKS PLANNED

The troops turned their captives over for interrogation and the Communists gave enough information, the spokesman said, that five other Viet Cong were captured in a series of follow-up raids.

"The interrogation revealed enemy intentions to launch attacks on Tan Son Nhut from various positions," the spokesman said.

The 209 raids over North Viet-

(Continued on a-5, Col. 1)

* * *

PEKING IN ULTIMATUM ON HONG KONG PRESS

HONG KONG (UPI)—Communist China yesterday issued an ultimatum giving the British government and Hong Kong authorities 48 hours to lift a ban on three suspended Communist newspapers.

In the colony itself, a powerful explosion yesterday killed two children, the first fatal victims of a new wave of terror bombing.

The official New China News Agency said unless the Hong Kong authorities complied with the ultimatum they would have to "suffer the consequences," which were not specified.

NCNA said the demand was handed to the British charge d'affaires in Peking last night.

It was the first Peking ultimatum of the Hong Kong crisis, in which Peking has backed a four-month Communist campaign of violence to cripple British authority.

Previously, Peking delivered "strong protests" against British attempts to quell the violence.

45,988 See Chargers Open S.D. Stadium

By GEORGE STORY

The big, bright San Diego Stadium yesterday swung open its doors to its owners — the people of San Diego.

Inside, the festive opening-day crowd of 45,988 found bands, balloons, flags, hot dogs and an exciting football game between the San Diego Chargers and the Detroit Lions.

It was a day long-awaited, a prolonged moment of civic pride and a day for San Diego to remember.

But outside of every silver lining there is a dark cloud. The Chargers gave their fans plenty of thrills but lost their first game in the new stadium and their first against a National Football League opponent by a score of 38 to 17.

Mayor Curran, speaking on behalf of the City Council, the Stadium Authority board of governors and the Board of Supervisors, pronounced the 50,000-seat horseshoe dedicated to "good sports" a few minutes before the kickoff.

LEADERSHIP PRAISED

Lt. Gov. Robert Finch praised the "courage and leadership" of civic leaders and officials who made the stadium dream come true. He also announced the commissioning of a lieutenant governor's trophy which will be awarded annually to the winner of the game between the Chargers and the Los Angeles Rams, the Chargers' opposition next Sunday.

* * *

PLANS BEAR FRUIT

Stadium A Peach; Game Is A Lemon

By JACK MURPHY
San Diego Union's Sports Editor

"It might be the best stadium I've ever seen," said Pete Rozelle, the commissioner of football.

But, alas, he has seen better football games.

Some, a bit unkindly, suggested it was like displaying dime store jewelry in Tiffany's. The San Diego Chargers were mauled by the Detroit Lions, 38-17, in the dedication game for San Diego's magnificent new stadium in Mission Valley and everything but the scoreboard worked better than Sid Gillman's football team.

The $750,000 scoreboard was blank, still awaiting needed electrical components. The Chargers were only fitfully effective. After trailing 31-3 at the halftime recess, they entertained a festive crowd of 45,988 with a pair of second half touchdowns that gave them an aura of respectability.

Actually, the crowd wasn't quite so festive as the golden afternoon wore on. When Detroit's lead mounted to 38-3 in the third period, a voice from the masses was heard shouting, "Gillman, you're a bum." The acoustics in the new ballpark are first-rate.

Everybody was impressed by the stadium, depressed by the football game.

"This is the first multipurpose stadium actually built to serve both football and baseball," said Rozelle. "Other stadiums were built primarily for baseball before pro football became so prominent. Here, football gets an even break at worst. Regardless of where you sit, even in the end zone, the view is superb."

There were times when the partisan and noisy crowd could see almost too well. The Charger secondary, weakened by injuries, was shockingly vulnerable to the passing of

(Continued on a-2, Col. 5)

Traffic: 'Things Went Well, Considering...'

By DICK BOWMAN

Charger fans who drove to the spanking new San Diego Stadium yesterday had mixed reactions to the traffic and parking arrangements.

But law enforcement officers and parking lot attendants were unanimously enthusiastic.

California Highway Patrol Sgt. Fred Moy summed it up for the traffic directors: "Things went very well, considering the fact that the people didn't know where they were going. The big snag occured at the Mission Village Drive entrance to the parking lot—that's restricted to buses and cabs, participants and VIPs. The public can't use that part of the lot and hundreds had to be turned away."

The public entrance is off Friars Road west of Mission Village Drive, Moy said.

EXPENSIVE RIDE

Claude Thomas, of 3143 Hawthorne St., came to the stadium by cab. He said the driver didn't know which entrance to use, "so we paid $3.50 for a mile-and-a-half ride, and my wife and I still had to walk almost a mile."

Thomas said he got into the cab at Adams Avenue and Ward Road. "The traffic jam was pretty bad. That's a lot of money for such a short ride."

Les Snyder, of Yuma, Ariz., who is staying at the Hanalei Hotel in Mission Valley said, "I just breezed in. No trouble at all."

BAR STADIUM WAY

Bill Johnson, of 12567 Rios Rd., Rancho Bernardo, said he drove down Texas Street "and a policeman wouldn't let us onto Stadium Way. I thought that was what Stadium Way was for."

It is. Police were at a loss to

(Continued on a-2, Col. 8)

HIGHLIGHTS AT STADIUM

The San Diego Union's coverage of the new stadium opening includes these other features:

- Jerry Magee's account of the Charger-Lion football game—Page c-1.
- Full page of stadium pictures—Page a-3.
- Full page of game pictures—Page c-3.
- Beverly Beyette's story of how the fans reacted—Page a-2.
- The half time color — Page a-2.
- Reports from Charger and Lion dressing rooms — Page c-1.
- Jack Murphy's sports column—Page c-1.

U.S. Relief Official Found Dead In Prague

WASHINGTON (AP) — A body tentatively identified as that of Charles H. Jordan, an executive of the American Joint Distribution Committee, has been found in the Voltovo River at Prague, Czechoslovakia, the State Department reported yesterday.

Jordan, executive vice chairman of the committee which is a relief agency for needy overseas Jews, was reported missing Thursday. His wife told the U.S. Embassy he left the couple's hotel Wednesday night to buy a newspaper and never returned.

A State Department spokesman said the U.S. Embassy reported the body was found early yesterday afternoon by a civilian who was rowing on the river. The corpse was lodged in a water barrier near the First of May bridge in the Czech capital.

The civilian notified the police who reported the discovery to the American embassy.

Embassy Counsular officer Norbert J. Krieg viewed the body on the river bank and identified clothing, jewelry and general features as those of Jordan.

The State Department said a physician examined the body and said it had been in the water for several days.

Light the Shed . . .

The bright light of attention was focused on the "utility shed" offered in a U-T Want Ad recently. The advertiser reported a quick sale.

When you want to buy, swap or sell, dial 233-8080. It's the Direct Line to Classified. A courteous Ad-Writer is ready to shed a little light on your message through the pulling power of these newspapers. For in-person service, you're welcome at "Our shed" 940 Third Ave., downtown.

Index

(Four Parts)

New Evidence Stresses Hazards Of Smoking, Health Agency Says

WASHINGTON (AP) — The Public Health Service yesterday said that 3½ more years of research strengthens the conclusions of the 1964 government report which labeled cigarette smoking a major factor in lung cancer and other serious diseases.

As the report was issued, Congress prepared to hold hearings on the hazards of smoking and efforts to find a safer cigarette filter.

The new report, based on 2,000 research papers, was prepared by more than 70 scientists in and out of government service, including the 10 who wrote the 1964 surgeon general's report on smoking and health. Although that report attracted such wide attention that smoking decreased, the decline lasted for only a short time and consumption now is reported at about the original per-capita level.

The 1967 report said lung-cancer deaths are continuing to rise rapidly; cigarette smokers have substantially higher death rates from coronary heart disease than do nonsmokers — perhaps an average of 70 per cent greater and in some cases 200 per cent greater; cigarette smoking is the most important cause of chronic bronchitis, and it increases the risk of dying from this disease.

Sen. Warren G. Magnuson, D-Wash., chairman of the Senate Commerce Committee, announced the start of hearings Wednesday on the hazards of cigarette smoking and efforts to reduce the dangers.

The hearings, Magnuson said in a statement, "represent the first effort by Congress to review medical research identifying the hazardous substances in cigarette smoke and to learn about any progress made in developing and marketing a less hazardous cigarette."

Lead-off witnesses will include biochemists who have researched hazardous substances in cigarette smoke.

Sponsors of new filters and new methods to reduce tar and nicotine in cigarettes will testify Thursday, along with Dr. William Stewart, the surgeon general; and Dr. E. Cuyler Hammond, who has researched

(Continued on a-6, Col. 4)

Israelis Hunt Arms In Strike-Hit Town

By Associated Press

Bursts of machine gun and rifle fire echoed through El Arish in the Sinai desert yesterday as Israeli troops scoured shuttered buildings for arms and the organizers of an Arab general strike that began Saturday.

Few Arabs defied the 24-hour curfew imposed on the town by the military governor of the area, paratroop Col. Mordechai Motta Gur, after an Egyptian flag was hoisted and the strike began.

Egyptians who dared show themselves ran for cover as patrols in halftracks and Jeeps roared by.

NO ARMS FOUND

Army officers reported at least 20 persons were arrested, but military sources said no arms were found in the exhaustive, day-long search.

Several of the estimated 5,000 Egyptians still living in the damaged town claimed the troops were shooting up their homes to terrorize them into staying indoors.

The Arabs said the strike was called to protest Israeli restrictions which resulted in total unemployment.

Meanwhile, Arab war refugees crossed the Allenby Bridge across the River Jordan yesterday to their homes in Israeli-occupied territory at a rate of about 400 an hour. However, Red Cross officials said it will be impossible to repatriate all the refugees to former Jordan territory by the Aug. 31 deadline fixed by Israel.

Only 305 refugees from the June war crossed over on the first day of repatriation Friday. The process was suspended Saturday, the Jewish Sabbath.

In stifling heat, displaced persons with belongings bundled on their shoulders or balanced on their heads, many with small children in their arms, crossed the Biblical stream on two bridges under the eyes of armed Israeli soldiers. Arab and Red Cross officials said all was going smoothly, without incident.

A total of 34,446 families — about 170,000 refugees — have applied to return. Roland Troyon, representative of the International Red Cross, said it would take until the end of October to get all of them back home. The Red Cross is negotiating with Israel to extend the deadline.

In Jerusalem, Prime Minister Levi Eshkol yesterday told the Israel cabinet that the Aug. 31 deadline will stand.

NEW WAR URGED

At the Arab economics ministers' conference in Baghdad, Iraq's top military leader demanded a new war with Israel.

The five-day session ended with no agreement announced on reprisals against Israel's Western supporters.

It was believed the ministers sought to arrange an oil embargo to punish the United States and other Western nations accused of supporting Israel in the June Middle East war.

The ministers approved several resolutions to be acted on at a meeting of Arab leaders in Aug. 29 in Khartoum.

2 DIE, 2 SURVIVE

Copters Try To Save GIs From Viet Cong Torturers

DA NANG, Vietnam (AP) — Answering a radioed call for help, U.S. Marine helicopter pilot Steve Pless saw 50 Viet Cong torturing four wounded American soldiers on the beach below.

With the help of four U.S. Army gunships, Capt. Pless and his three-man crew killed 29 of the guerrillas, kept the others at bay and rescued the Americans out alive. The other two died.

Pless said later the Viet Cong cut the Americans with bayonets and struck one in the face with a rifle butt. All four soldiers also had been wounded in a gunfight before Pless' helicopter arrived.

HECTIC MINUTES

"They had all of the guys together," Capt. Rupert Fairfield, the copilot, said. "It looked like they wanted to mutilate them, strip them and leave them in a line for display."

It took 20 hectic minutes of scrambling across a soft South China Sea beach 65 miles south of Da Nang Saturday to drag three of the Americans aboard Pless' helicopter. A South Vietnamese air force helicopter picked up the body of the fourth, whose throat had been cut.

Pless, of Foley, Ala., began his operation before setting his helicopter down by ordering one of his door gunners, Sgt. Leroy Polson of Mason City, Iowa, to fire at the Viet Cong. The guerrillas began running for a hamlet 100 yards away. Some fired at the helicopter.

"I put my sight on the back pocket of the last man and walked my rockets through the middle of the crowd," Pless said.

After he landed, the Viet Cong started inching back, firing weapons and throwing grenades.

Polson jumped out and dragged one of the wounded soldiers to the helicopter. The second man was too big for him and the other gunner, Lance Cpl. John Phelps of Louisville, Ky., leaped out to help.

The guerrillas moved closer. Fairfield, of Lake Charles, La., jumped out and knocked three of them down with fire from his light machine gun.

"One had brown eyes," he said Sunday at a news conference. "They were that close."

Four U.S. Army gunships arrived overhead. One, piloted by Capt. Bernie L. Young of San Antonio, Tex., took three hits as it made six strafing passes against the guerrillas.

HUGE MAN

Fairfield and Polson kept sliding in the sand with the second American as they carried him to the helicopter. Finally they lifted him in.

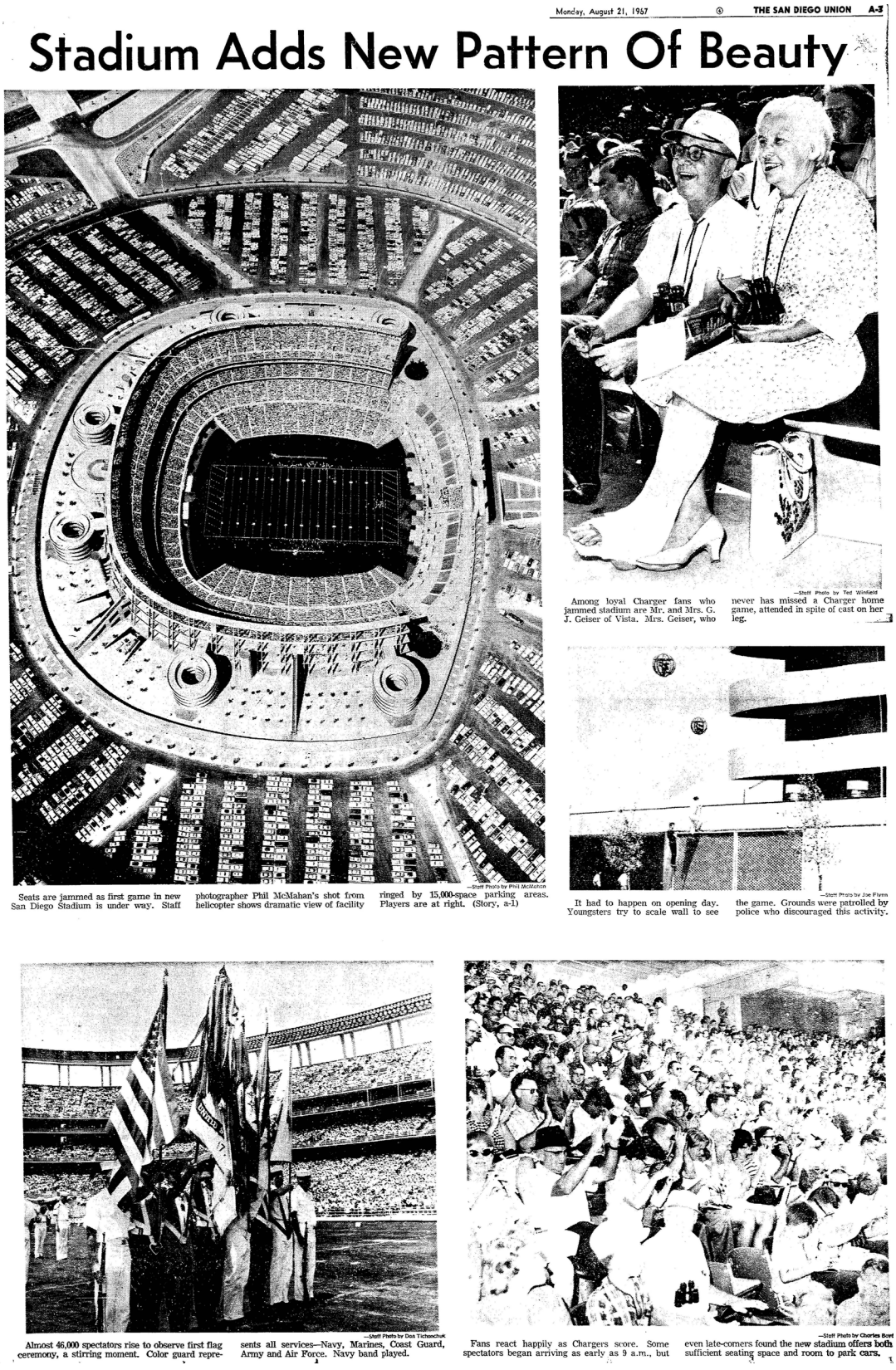
The first soldier was able to cradle a machine gun in his arms. Pless turned and was startled when he heard the machine gun fire.

"At first I thought the guerrillas were inside," he said.

Pless said he saw Phelps

(Continued on a-3, Col. 1)

Figure 2-24: Headlines covering opening day at the San Diego Stadium, August 21, 1967.
Source: *The San Diego Union.*



Monday, August 21, 1967 © THE SAN DIEGO UNION A-3

Stadium Adds New Pattern Of Beauty

—Staff Photo by Phil McMahan

Seats are jammed as first game in new San Diego Stadium is under way. Staff photographer Phil McMahan's shot from helicopter shows dramatic view of facility ringed by 15,000-space parking areas. Players are at right. (Story, a-1)

—Staff Photo by Ted Winfield

Among loyal Charger fans who jammed stadium are Mr. and Mrs. G. J. Geiser of Vista. Mrs. Geiser, who never has missed a Charger home game, attended in spite of cast on her leg.

—Staff Photo by Joe Flynn

It had to happen on opening day. Youngsters try to scale wall to see the game. Grounds were patrolled by police who discouraged this activity.

—Staff Photo by Don Tichenchuk

Almost 46,000 spectators rise to observe first flag ceremony, a stirring moment. Color guard represents all services—Navy, Marines, Coast Guard, Army and Air Force. Navy band played.

—Staff Photo by Charles Bont

Fans react happily as Chargers score. Some spectators began arriving as early as 9 a.m., but even late-comers found the new stadium offers both sufficient seating space and room to park cars.

Figure 2-25: Coverage of opening day at San Diego Stadium, August 21, 1967.
Source: *The San Diego Union.*

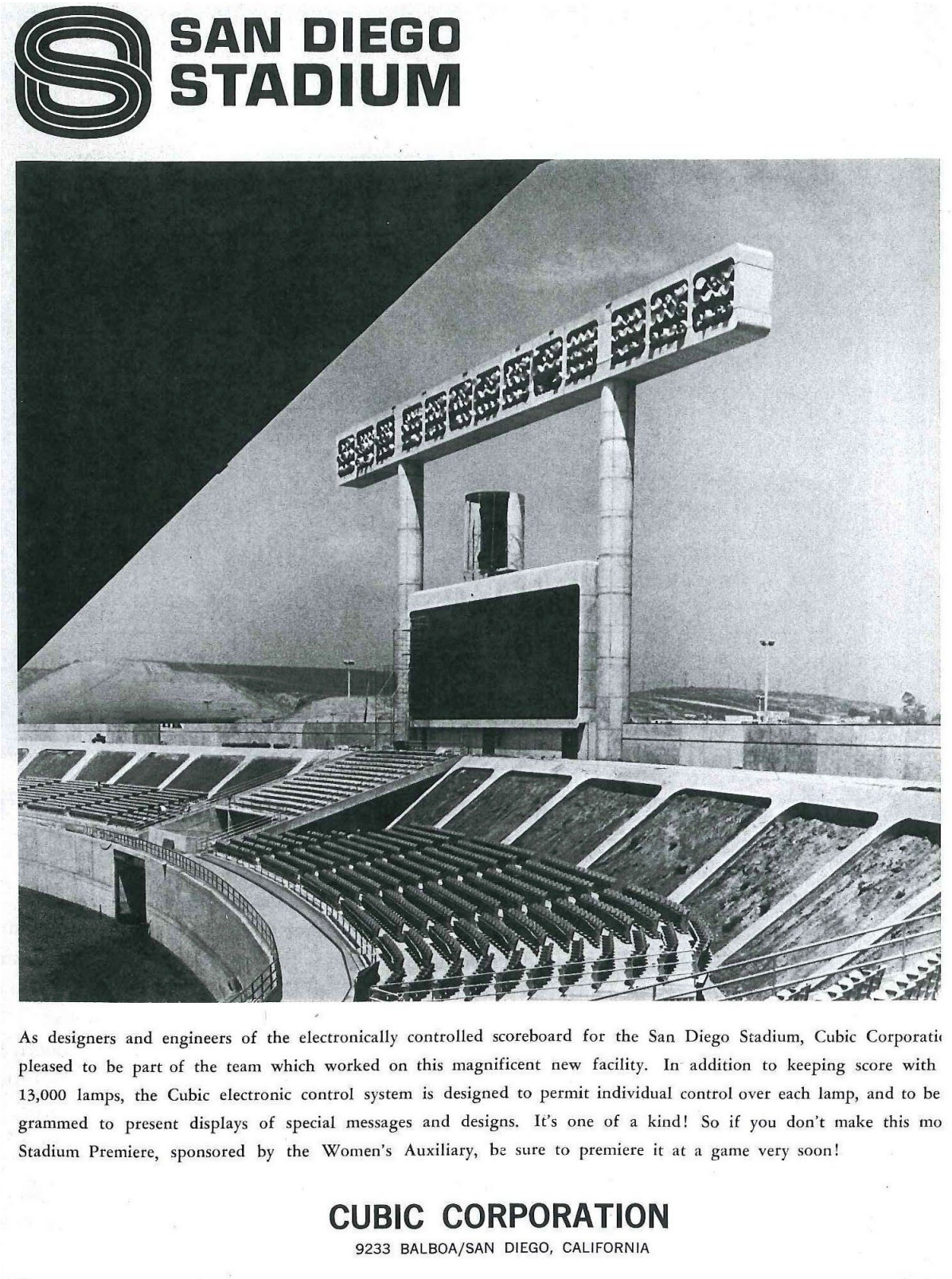
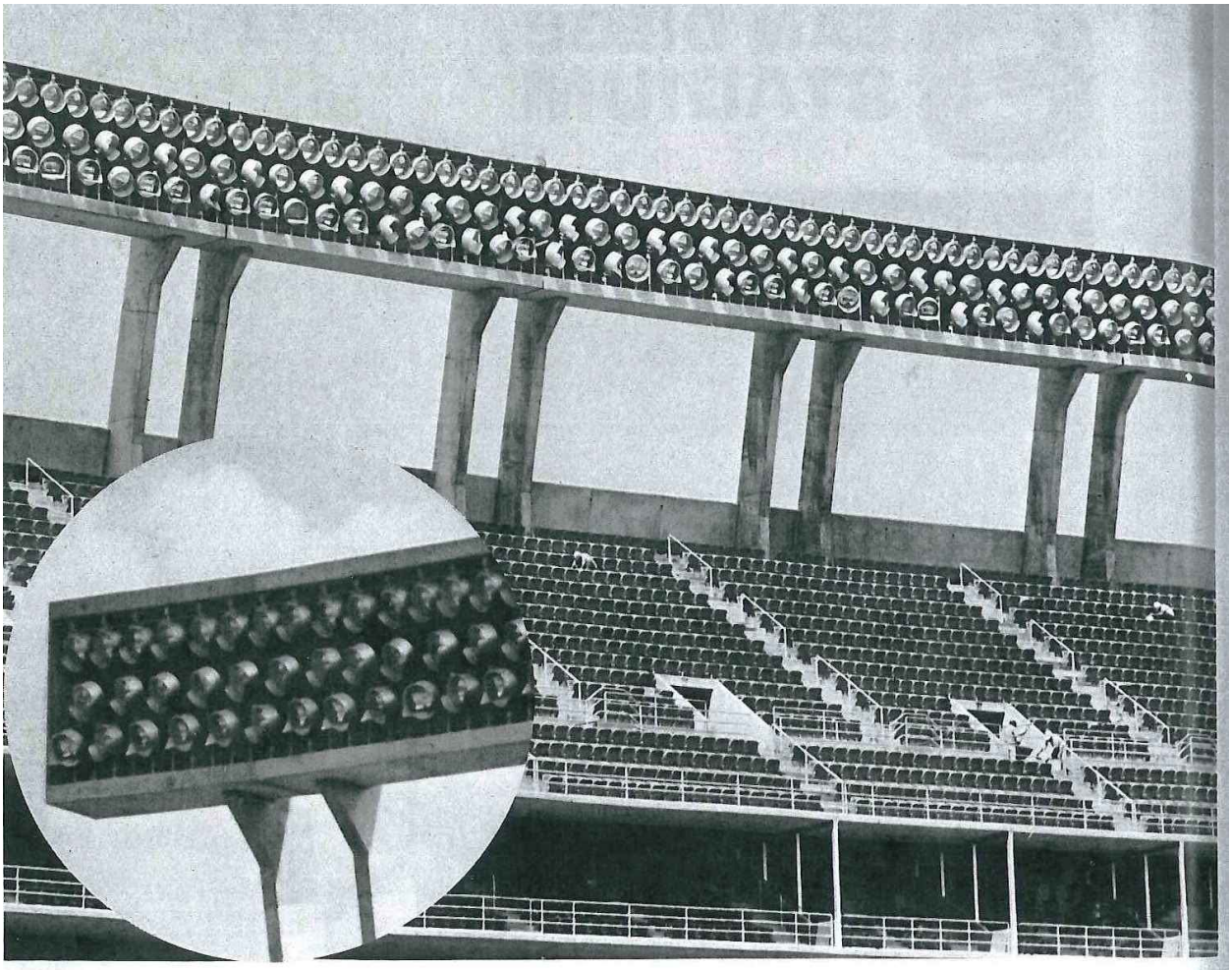


Figure 2-26: Electronic Scoreboard. At the time of its construction, the stadium boasted of the state-of-the-art electronically controlled scoreboard. Source: *"The San Diego Story."*



HERE'S THE FIRST STADIUM FLOODLIGHTING SPECIFICALLY DESIGNED FOR COLOR TV

The high level illumination of the San Diego Stadium for color telecasting is a major league first. INFRANOR Floodlights were chosen because of their outstanding beam control and high beam utilization factor. 1,166 of these fixtures achieve the necessary foot-candle level...about 30% fewer than any other system would have required. Fewer fixtures mean simpler installation and less maintenance.

Another first in major league stadium illumination is the use of metallic additive lamps in 800 of the INFRANOR Floodlights. The remaining fixtures have incandescent lamps.

For the most effective, most modern floodlighting, look to INFRANOR, manufacturer of standard and custom engineered fixtures.

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Figure 2-27: Concrete light bays. Unique for its time, the stadium included a continuous ring of 35 concrete light bays that encircled the top of the stadium. Source: *"The San Diego Story."*

Figure 2-28: Aerial postcard of the stadium, looking east, ca. 1967. Source: Heritage Architecture & Planning Archives.

Figure 2-29: Aerial postcard during a Chargers football game, ca. 1967. Source: Heritage Architecture & Planning Archives.

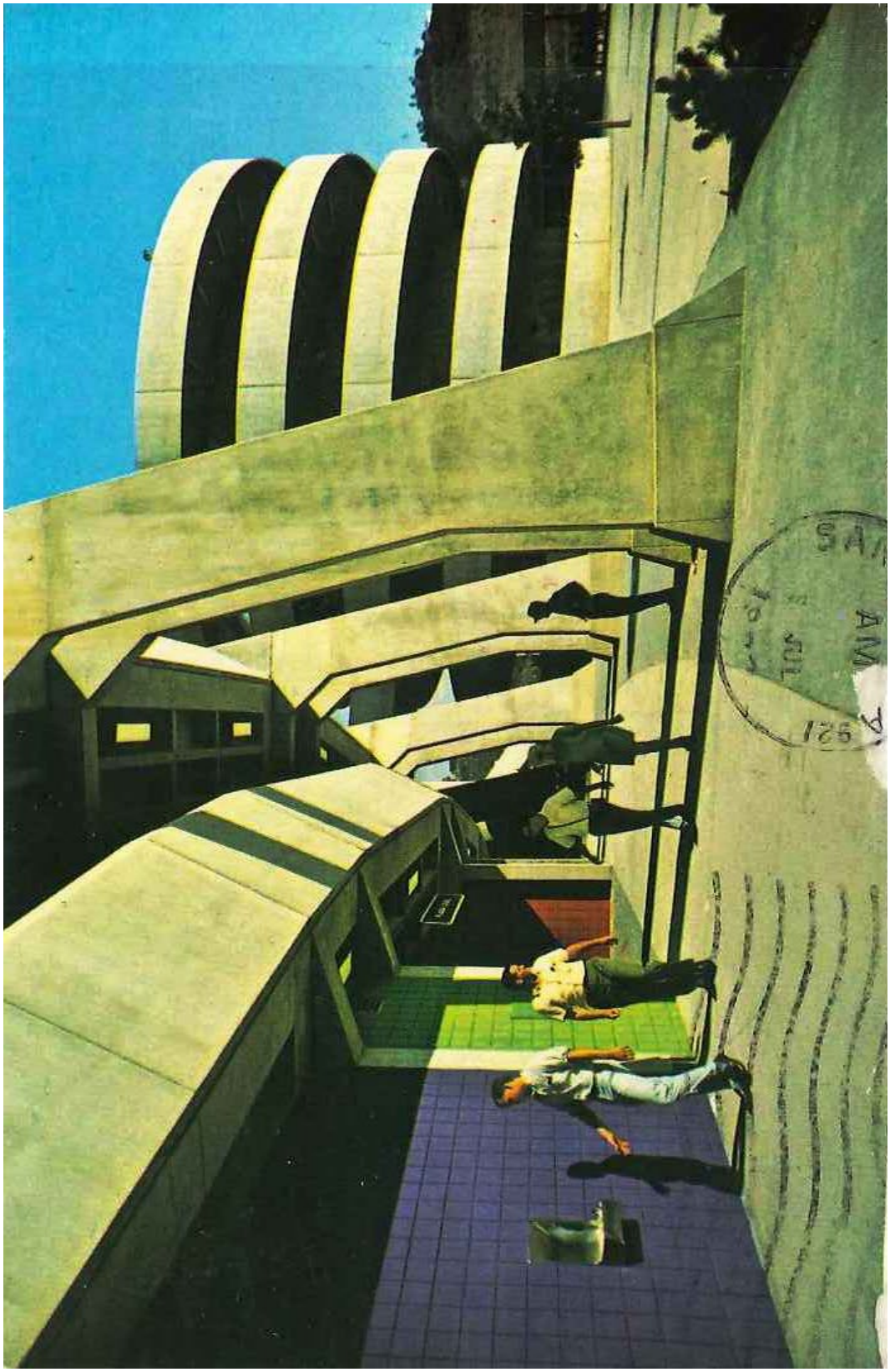

Figure 2-30: Postcard view of the plaza concourse. Note the paint colors, ca. 1967. Source: Heritage Architecture & Planning Archives.

Figure 2-31: View of the field configured for baseball, looking northeast, February 17, 1968. Photo courtesy of the San Diego History Center.

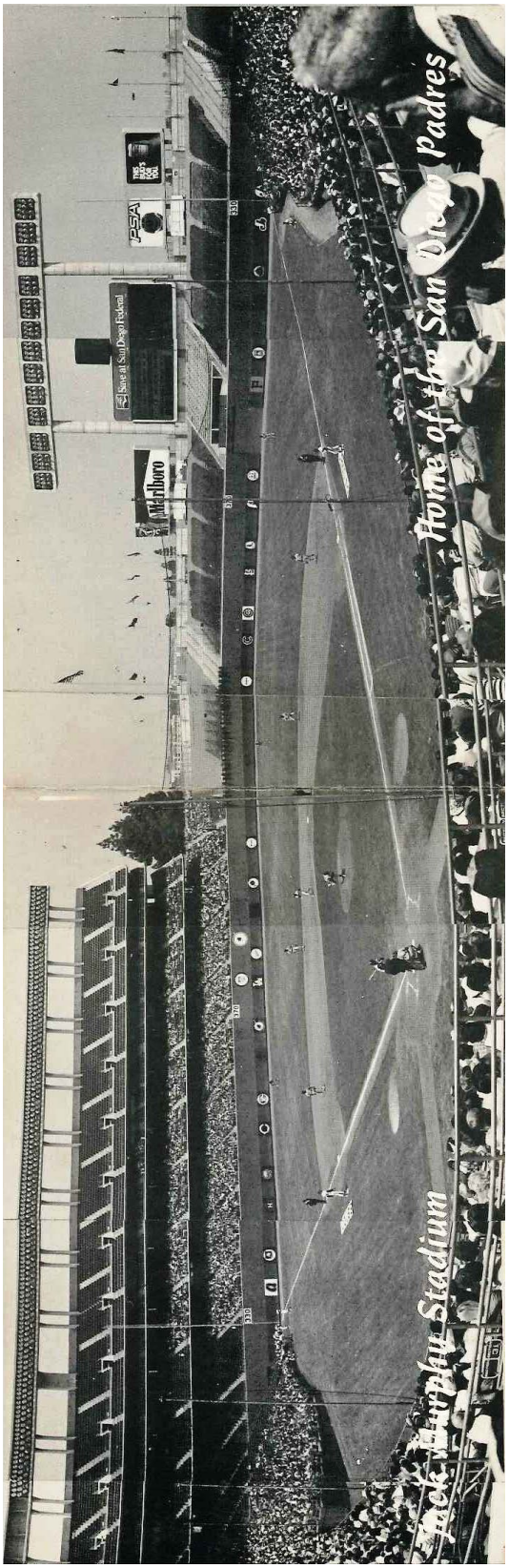

Figure 2-32: Fold-out postcard view of the Stadium during a Padres Baseball game, ca. 1968. Source: Heritage Architecture & Planning Archives.

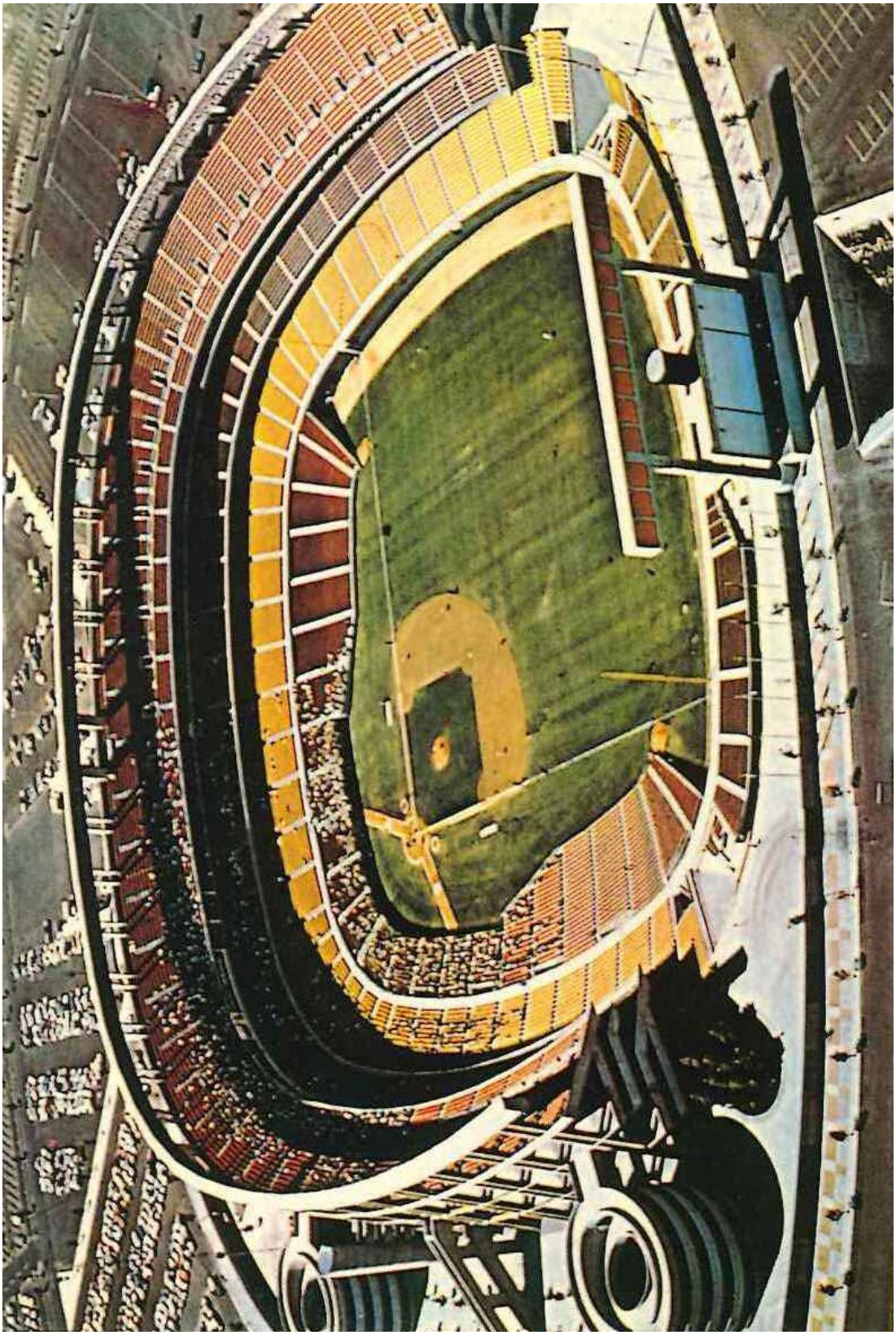

Figure 2-33: Aerial postcard of the stadium during a Padres baseball game, ca. 1968. Source: Heritage Architecture & Planning Archives.

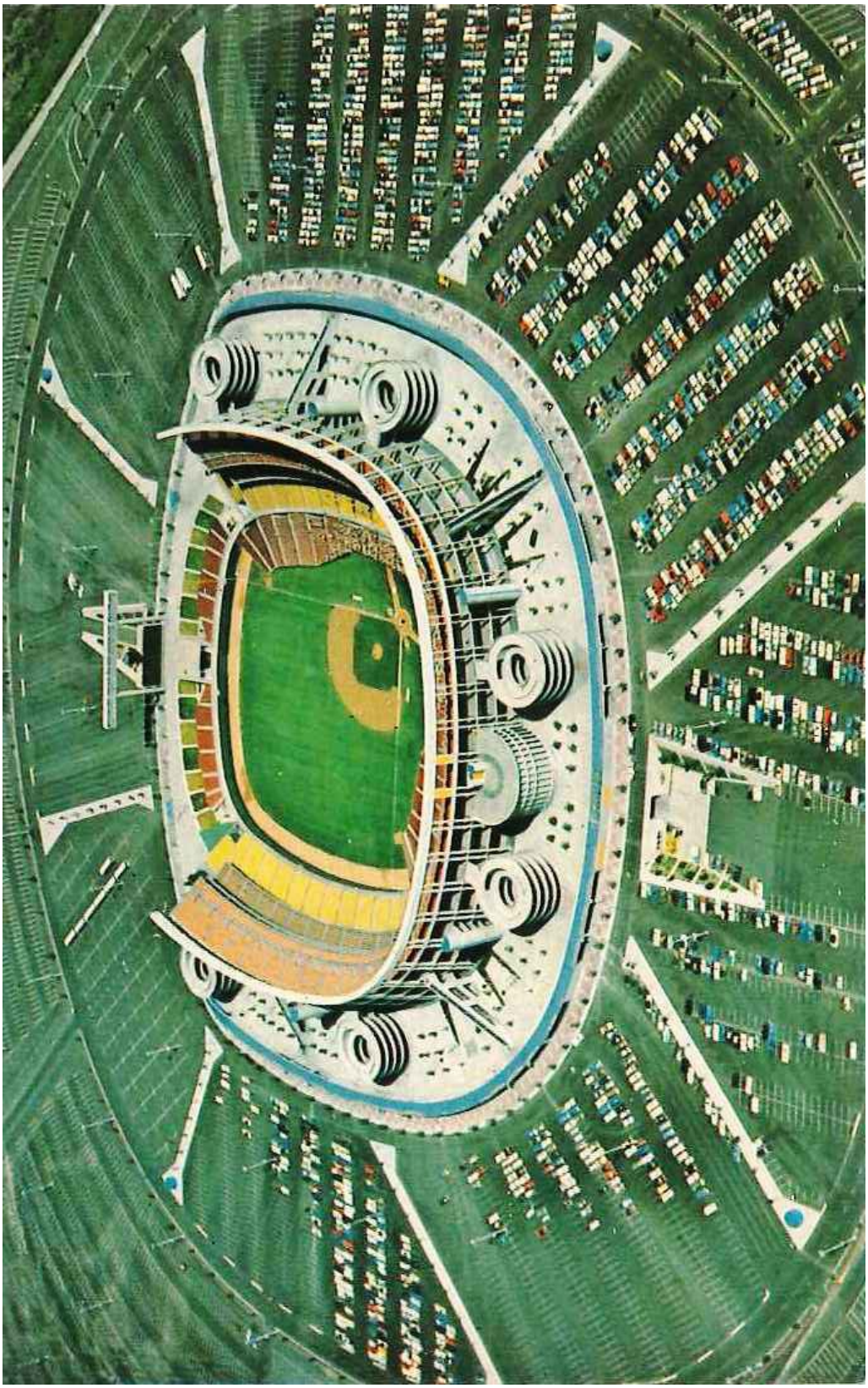

Figure 2-34: Aerial postcard of the stadium, looking east, ca. 1968. Source: Heritage Architecture & Planning Archives.

F-6 THE SAN DIEGO UNION Sunday, May 25, 1969

MASSIVE FLOW: Concrete formed into shapes that meet the needs of people, thousands of them, going into and out of the San Diego Stadium, forms an oriented mass that helps move crowds. This is a design that has won national honors for the firm of Frank L. Hope and Associates.

San Diego Stadium Wins National Honors For Architectural Design

By JACK KNUDSON
San Diego Union Staff Writer

Maybe the Padres and the Chargers don't win as often as we'd like, but the stadium does. It's a solid winner.

San Diego Stadium has won national honors for architectural excellence for its designers and engineers —Frank L. Hope and Associates.

The stadium design was one of 16 winners of 1969 AIA Honor Awards, the nation's highest professional recognition for architectural excellence.

Yes, we know it was completed in 1967. Take a job of that size and some time is required for word to get around —word has to get around quite a bit to encompass San Diego Stadium.

And it's a select group. The 16 award winners were named from a list of 465 submissions for honor awards. Last year there were 20 selections out of 377 submitted.

In selecting the stadium as a winner, the American Institute of Architects (AIA) announced as follows:

"1969 Honor award. San Diego Stadium, 9449 Friars Road, San Diego, California."

It's a fairly safe bet that very few people knew the street number for the stadium. After all it would be hard to misplace. But then, again, a number like 9450 would put the stadium on the wrong side of the street.

But, to get back to the honors, the credits are listed as follows:

"Architects and Engineers, Frank L. Hope and Associates. Architect in charge: Frank L. Hope Jr., AIA. Engineer in charge, Charles B. Hope. Project designer, R. Garry Allen, AIA. Project architect, Ernest R. Lord, AIA. Owner, The City of San Diego. Landscape architect, Wimmer & Yamada. Acoustical consultants, Bolt, Beranek & Newman, Inc. Wind consultants, General Dynamics. General contractor, Robertson-Larsen-Donovan."

The jury panel of architects that selected the stadium for design honors stated:

"This mammoth project has a plan of diagrammatic simplicity and a structural system that is 'monumental.' The contest for dominance between the vertical and horizontal reaches a truce. Visually, it is the horizonals that are strong but there is an equally strong impression that the verticals are doing the work.

"Considering all the people who have to be shuffled in and out, circulation is skillfully handled. The expression of the round elevators is good; the ramping is direct; and, there is nice, spatial surprise in the center of the ramps. The siting, with the ground sloping up on all sides to the harmoniously complicated structure, is easy on the foot as well as the eye.

"Altogether, a remarkably fine job."

Kitchen Carpet Care Is Easy

Kitchen carpet is one of the newer ideas for homes. Designed with a low pile, the carpet is easy to clean and easy to walk on, being teamed with a backing of latex rubber to give it a cushiony feeling underfoot.

The latex foam backing is a money saver, eliminating the separate carpet pad. New fibers and colors resist stains and spots, making carpet truly practical for kitchens.

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with views of water, m
Three car garages, cove
rear view decks. Price
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The
All Season Pa

Figure 2-35: Local news covering the stadium's National AIA Design Award, May 28, 1969. Source: *The San Diego Union.*

Architectural Delight

San Diego Stadium: First Ball Park To Win National Award

NEW YORK—(NEA)—It all depends, of course, on how you look at it, whether it is going uphill or downhill for sports to share an award with a library, a cafeteria, a convent, a girls' dormitory and, yes, a rehabilitation center for former narcotics addicts.

The San Diego Stadium, home of the Chargers and Padres, was one of 16 buildings to win design awards in the American Institute of Architects' 1969 Honor Awards program announced recently.

The building design awards have been given out since 1949. But this is the first time that a major sports facility has received the honor—and that includes the Astrodome ("One of the eight wonders of the world," a Houston brochure reads) and Shea Stadium ("It houses the Mets, another wonder of the world," note New York baseball fans).

To set the record straight, however, two other sports facilities have received awards. The Sea Ranch Swim and Tennis Club of Sea Ranch, Calif., and the Washington and Lee High School gymnasium. Both received the award last year.

When the San Diego architects, Frank L. Hope and Associates, submitted their design, along with some 465 other entrants, they said the stadium "has become the identifiable architectural statement of San Diego."

This is equivalent to the Space Needle in Seattle, the Eiffel Tower in Paris and the Constitutional Elm in Corydon, Ind.

The five-man AIA jury looked over the design, gave several mighty and approving harumphs, then unfurled their tongues and pronounced: "This mammoth project has a plan of diagrammatic simplicity and a structural system that is monumental."

That's not all: "The contest for dominance between the vertical and horizontal reaches a truce: visually, it is the horizontals that are strong but there is an equally strong impression that the verticals are doing the work. . . . Altogether, a remarkably fine job."

All this for a joint in which the center of attraction in summertime is guys wallowing around in dirt, and the center of attraction in wintertime is guys wallowing around in mud.

The point that sets San Diego Stadium apart from others of its stripe is that the innovative "supercircle" shape supposedly allows the best seating arrangement for viewing two noncompatible sports, baseball and football. (A "supercircle," incidentally, is a hybrid between a circle and a square.)

The stadium, completed in August, 1967, has five tiers, and at field level 5,000 seats are placed in three large sections on wheels and can be scooted around after a football game to accommodate a baseball game.

Another major structural departure for the San Diego Stadium is that the building and the "vertical transportation"—the ramps and escalators—are separated. The vertical transportation curves around the building and is connected by small, concrete bridges. This is to avoid congestion between people coming into the park and those huddled in front of the psychedically colored concession stands and lavatories.

"The Stadium is designed," said project architect Ernest R. Lord, "to make the spectator king."

Which, at bottom, is also the theory of burlesque houses. And none of them have ever won any architectural awards, though they've been noted for some pretty impressive structures, too.

San Diego Stadium: 'The Spectator is King.'

Lolich Fans 16, But Suffers 3-2 Decision

The Herald Journal—5
Tuesday, June 10, 1969

Bullens Blank Autocare

Special to The Herald Journal

Joe Blanch, of Bullens, shutout Autocare 3-0 on four hits last Saturday night in Cache Valley Softball action.

Blanche, who has allowed only three earned runs in three games, struck out four autocare hitters while issuing only two walks to gain his first victory of the young season.

All four hits by the autocare team were singles, one each by Cary Campbell, Kent Nyman, Dave Nielson and Dave Johnson.

Meanwhile, Bullens were collecting seven hits off starter Campbell. The big blow came in the second inning when Craig Yeates belted a home run.

Dave Zimmer and Blanch each had two hits in three trips to aid the victors.

The final games of the first round will be played tonight at the Wellsville Park at 7:30. Bullens will take on Logan Hardware in the first contest. At 9:00 Clearfield Cheese plays Autocare.

Autocare	000	000	0—0 4 1
Bullens	020	010	x—3 8 1

Figure 2-36: National news noting San Diego Stadium as the first major league ballpark to receive the distinguished National AIA Design Award, June 10, 1969. Source: *The Herald Journal.*

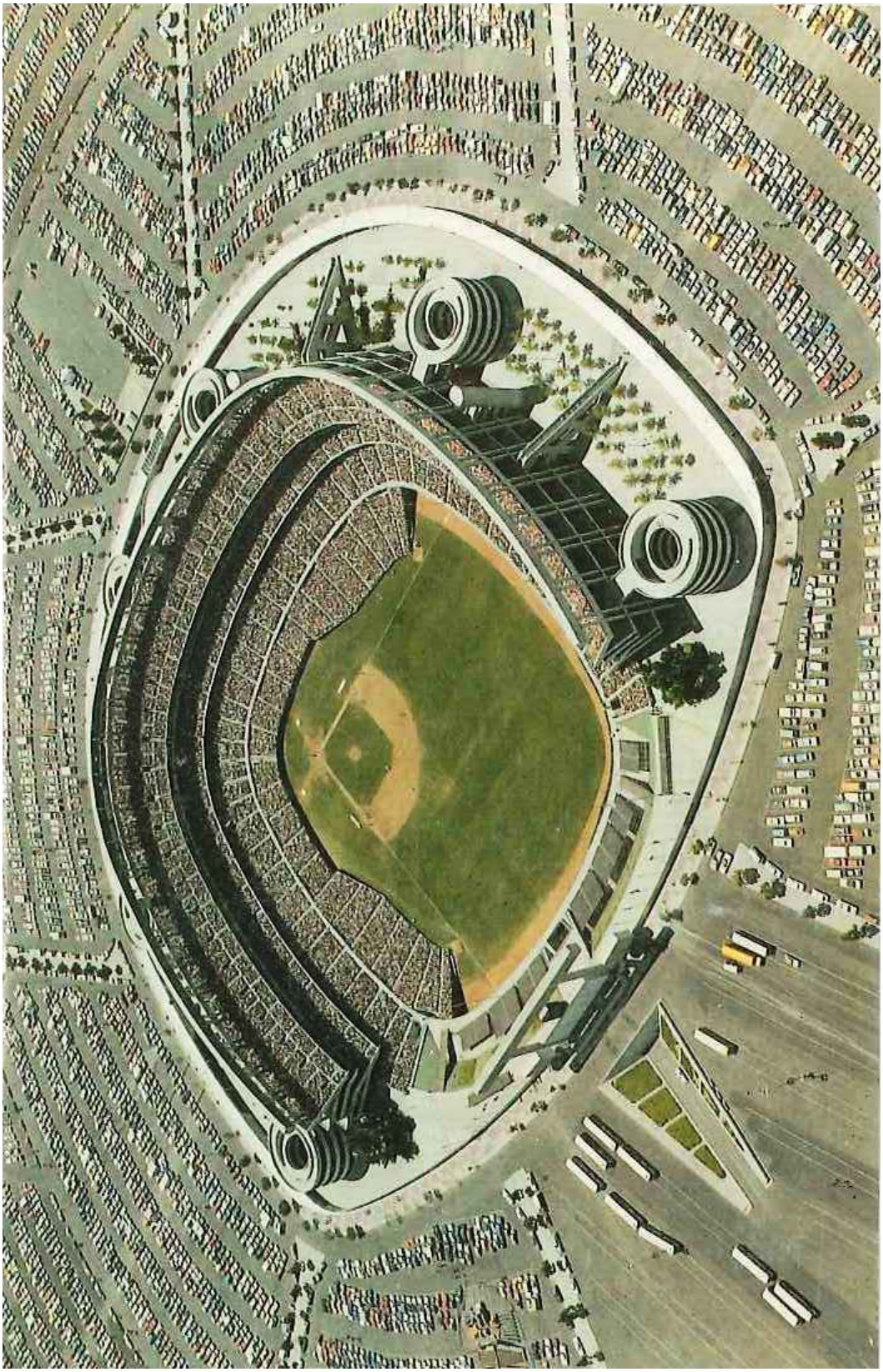

Figure 2-37: Aerial postcard, looking southwest, ca. 1970. Source: Heritage Architecture & Planning Archives.

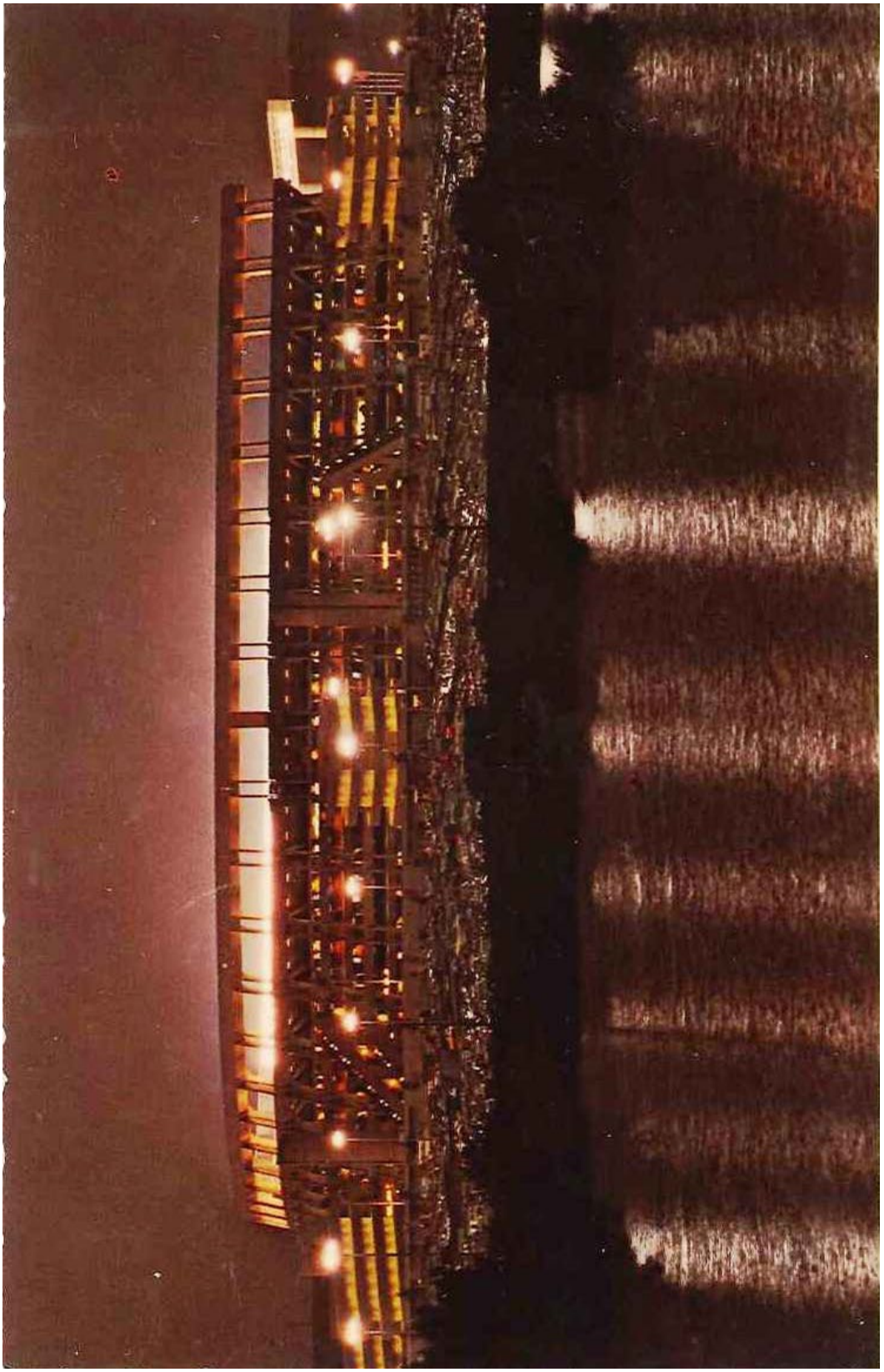

Figure 2-38: Postcard view across the San Diego River, looking north, ca. 1970. Source: Heritage Architecture & Planning Archives.

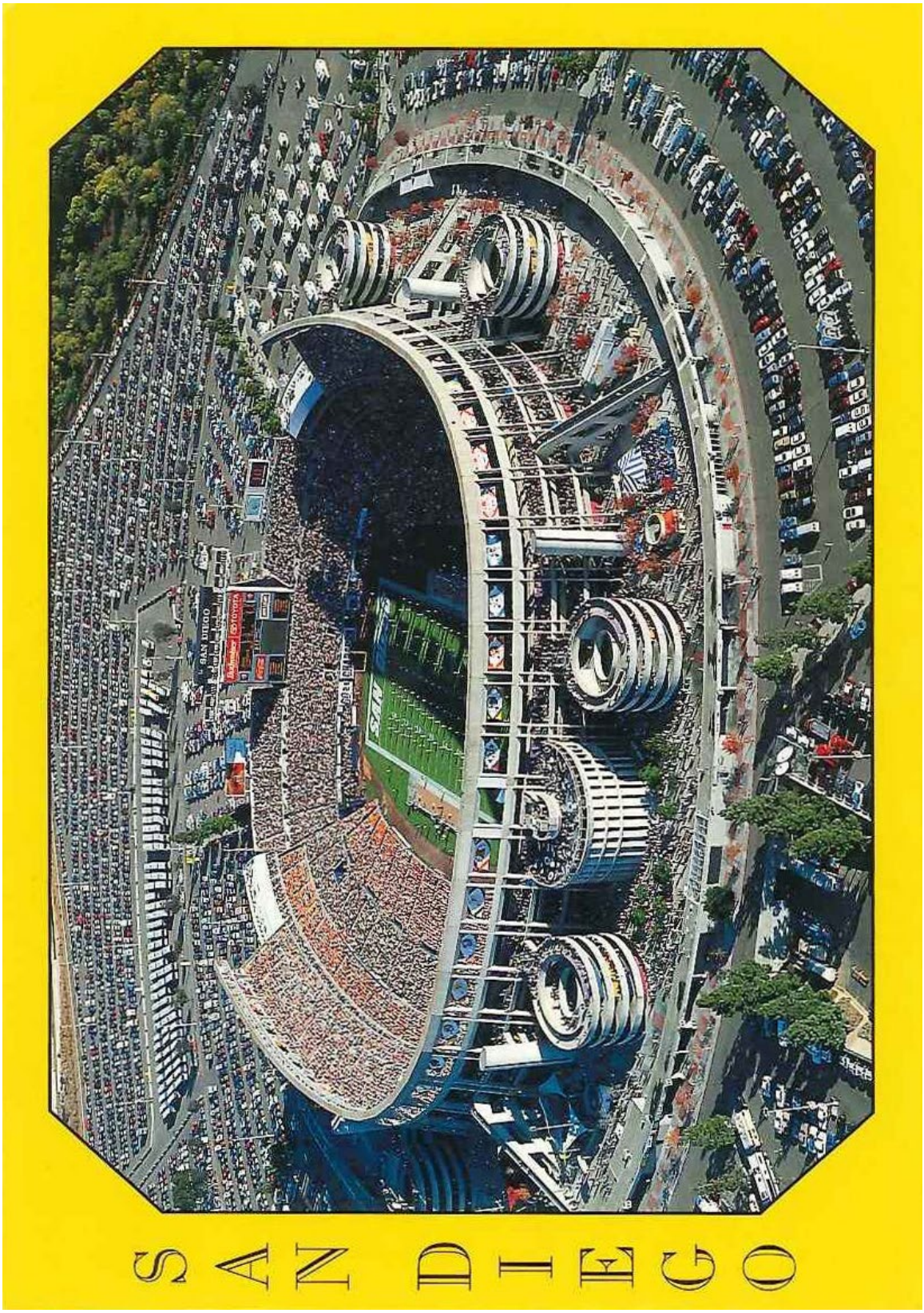

Figure 2-39: Postcard aerial after the 1984 expansion, looking east, ca. 1985. Source: Heritage Architecture & Planning Archives.

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SECTION III METHODS AND RESULTS

The architectural investigation is a critical first step in assessing historical resources. The following steps were undertaken in the documentation and evaluation process for the San Diego Stadium:

A. ARCHIVAL AND HISTORICAL RESEARCH

This report was prepared using primary and secondary sources related to the resource's site development history.

Archival research has been conducted to determine the location of previously documented historic and architectural resources within the project study area and to help establish a context for resource significance. National, state, and local inventories of architectural/historic resources were examined in order to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles.

Information was solicited regarding the location of historic properties in the project area from local governments, public and private organizations, and other parties likely to have knowledge of or concerns about such resources. The following inventories, sources, and persons were consulted in the process of compiling this report:

- National Register of Historic Places
- California Historical Resources Information System (CHRIS) Information Center
- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historic Resources
- County of San Diego Assessor's Office
- City of San Diego Planning Department
- City of San Diego Historical Resources Board
- City of San Diego, Development Services Department, Records Office
- City of San Diego Water Department
- San Diego History Center
- San Diego Central Public Library, California Room
- San Diego State University, Love Library
- American Institute of Architects San Diego
- American Institute of Architects

Materials included documentation of previous reports, photographs, architectural drawings, building permits, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and location designation requirements. Research for the report was not intended to produce a large compendium

of historical and genealogical material, but rather to provide selected information necessary to understanding the evolution of the site and its significance.

B. FIELD SURVEY

A site walk through, existing conditions survey, and field photographs was conducted by David Marshall, Historic Architect and accompanied by Thomas Ritz, Building Maintenance Supervisor at San Diego Stadium. The survey was conducted to understand the existing condition of the site, identify character-defining features, and assess the structure's historical integrity. Analysis focused on the structure's exterior and did not include detailed assessment of the archaeological, structural, electrical, mechanical systems, or structure interiors.

C. DESCRIPTION OF SURVEYED RESOURCE

Architectural Style: Modern – Brutalist, Substyle[1]
(ca. 1965-1975, in San Diego, earlier elsewhere)
The name "Brutalism" originated from the French *béton brut* which means "raw concrete." The term refers to the honest expression of materials, not a social attitude toward people. The style was largely inspired by Swiss architect Le Corbusier.

Brutalist buildings are generally strikingly blockish, geometric, and composed of repetitive shapes. The predominant building material is concrete, frequently revealing the intentional textures of the wood formwork. The concrete is intended to be fully expressed as both the primary structural material and finish. Critics of the style argued that it disregarded the social environment, making such structures inhuman, stark, and out of place, but the architectural philosophy behind Brutalist architecture is actually associated with a socialist utopian ideology.

Primary character-defining features of Brutalism includes exposed and expressing structural system, monumental massing, angular and rectilinear forms, and exposed concrete as building finish. Secondary features include repetitive patterns and intentional avoidance of traditional elements or ornament.

Resource Description
San Diego Stadium was completed in 1967 in San Diego's Mission Valley. Over the years the large concrete structure has undergone a series of remodels, expansions, and code upgrades.

San Diego Stadium was designed at a time when flexible, multi-purpose stadiums were in vogue. The use of a symmetrical, geometric layout with sections of movable bleachers enabled the stadium to host a wide array of events and sports, primarily football and baseball. The stadium features a natural grass playing surface and occupies 15 acres of land. The parking lot consists of an additional 122 acres accommodating over 19,000 cars.

[1] City of San Diego, "San Diego Modernism Historic Context Statement." October 17, 2007.

The overall configuration of San Diego Stadium utilizes a series of circular forms radiating from a central, horseshoe-shaped structure. The east "open end" of the stadium originally featured a scoreboard and speaker system. Later the scoreboard incorporated a video screen ("JumboTron") and a second scoreboard and video screen were added to the west side in 1997.

A view of the simplified geometry can be seen on the cover sheet of Frank L. Hope & Associates 1966 construction drawing set. Spaced evenly around the central structure are various methods for vertical pedestrian circulation. These originally consisted of six circular ramps, four pairs of escalators, and four cylindrical elevator towers. Additional ramps, escalators, stairs, and elevators have since been added. Behind the center of the closed end is a semi-circular building with a roof deck and angled windows. It was originally the Stadium Club and cafeteria. This area is now Murphy's Bar and a food court on the plaza level, Bud Zone at the loge level, the Stadium Club on the press level, and Oggi's Terrace on the rooftop.

At the open end, a wedge-shaped ramp leads from the parking lot into a tunnel where a steel roll-up door allowed access to the playing surface. This is where service vehicle and marching bands enter the field. At either side of the ramp, sloped planter beds provide some greenery. The ramp, tunnel, and planters remain mostly unchanged.

San Diego Stadium's Brutalist design style results in an efficient, streamlined look with a complete absence of ornamental flourishes. Whereas Brutalist-style buildings are rectilinear, made up of grids with sharp corners, San Diego Stadium utilizes circles and sweeping curves, resulting in a softer, more humane design. Despite its height, the stadium has a strong horizontal emphasis, highlighted by the lighting catwalk band that crowns the structure.

The design of the original lighting system represented a significant departure from stadiums before it. Rather than a series of open-frame steel supports, awkwardly spaced and not matching the rest of the stadium, Frank L. Hope & Associates created a continuous concrete band that followed the curve of the seating bowl and provided abundant space to neatly tuck-away hundreds of lights. This lighting band also created a dramatic "halo-like" termination to the full-height piers that were arranged in pairs, and also provided support for the seating tiers and walkways.

The look of the various components, such as the support piers, are dictated by function rather than aesthetics. The use of raw, unpainted concrete is an important characteristic of the Brutalist style. Joints were left exposed and form tie holes celebrated the method of cast-in-place concrete construction.

Functioning as both the architect and structural engineer, Frank L. Hope & Associates had full control over the design of the stadium. This enabled the design team to keep things simple and efficient, maintaining clean lines and avoiding superfluous elements. As a Modernist building, the stadium's form indeed followed its function.

Among the most unique, creative, and recognizable features of San Diego Stadium are the circular ramps than run from the plaza concourse to the upper view level. These are made up of a series of concrete disks and rings that are tilted in two directions and connected at the ends, enabling a pedestrian (or small vehicle) to efficiently travel on a continuous figure-eight path from bottom to top

and back again. The circular ramps are supported by a concrete core that subdivides each ring into two paths. There are no open railings at the edges, just simple low concrete walls. The six circular ramps, which are four stories tall and highly visible from the exterior, provide the stadium with one of its few decorative features. The design of the ramps recalls Frank Lloyd Wright's famed Guggenheim Museum in New York City (1937) and even the Capitol Records Building on Hollywood Boulevard (1956).

The landscape was designed by local Master Landscape Architects, Wimmer & Yamada. Other than the grass playing surface, the landscape was sparse, but had a noticeable impact at the ground level. Simple rows of trees provided shade to pedestrians as they traversed the sidewalks that extended from the parking lot. Most of these trees remain. A single row of trees also ringed the perimeter walkways outside the entry gates. Inside the walls, three rows of shade trees were evenly spaced on the concourse, filing the spaces between the ramps and escalators. Only a handful of the concourse trees remain.

In addition to trees, there were several large planter beds that were located on the east side of the stadium. Unprecedented to stadium design were 14 sloped planters that were originally located below the scoreboard where seating is now located. Eight sloped planter beds were located at either side of the east ramp to the field. On the concourse, two large circular planters contained trees and shrubs. Landscaped planters also wrapped the four broadcasting truck parking areas on the concourse. Only the ramp planters remain.

The original color scheme of the stadium was dominated by the natural gray of unpainted concrete, especially from the perimeter, but there were also significant splashes of color on concourses and in the seating bowl. As seen in old postcards, the original stadium featured 52,000 molded plastic seats that matched popular 1960s-70s colors. From top to bottom, the view level had burnt orange seats, the loge/club level had brown seats, the plaza level had yellow seats, and the field level had burnt orange seats. Today the seats are Chargers dark blue.

Recessed panels behind the lights above the scoreboard were also painted burnt orange. Those areas now have murals. The concourses utilized bright paint colors on the concrete block infill walls. An old postcard indicates a combination of purple, lime green, and dark red paint. Today most of these walls are painted Chargers dark blue.

The concrete structure functions as a simple shell, allowing for a multitude of alterations, infills, modernizations, and expansions without disrupting the overall look of the stadium. Upon examination of a long list of alterations from 1974 through 2002, it is surprising how little of the original structure has been removed. Almost every upgrade and alteration, at least to the exterior, resulted in a new element being "plugged-into" an existing void space rather than replacing an existing piece. It is also relatively easy to recognize the additions because of changes in materials, differences in design, and use of seismic joints which separate old from new.

The two most significant expansions to San Diego Stadium occurred in 1984 and 1997. Both added seats to the eastern open end. The 1984 remodel included the removal of the bleacher seating and large recessed planters below the scoreboard. The 1997 remodel replaced the 1984 seating and created new upper tiers that flanked the scoreboard, enclosing the open end.

The scoreboard was also enlarged and modified by this time, removing the cylindrical speaker, filling in the entire space below the lights and clipping off the cantilevered portions of the light bank. This remodel also widened the east concourse, pushing out the east perimeter wall and gates. Two large circular planters were removed on the concourse that originally contained trees and shrubs.

When dealing with additions to historic, or potentially historic, buildings *The Secretary of the Interior's Standards for Rehabilitation (The Standards)* note the following:

> "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
>
> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."[2]

Even though San Diego Stadium has never been designated as historic or been required to comply with *The Standards*, most of the work on the building since 1967 appears to meet the intent of *The Standards,* resulting in a structure that has retained most of its design integrity. Refer to the Chronology of Construction & Significant Additions. The most significant loss of original fabric has been the replacement of the 52,000 multi-colored seats and the loss of several large planting areas.

Existing Building Conditions Assessment

This historic architectural survey was mostly confined to the primary public spaces and did not include a visual review of every space in the stadium. Most of the lower "bowels" and back-of-house areas were excluded.

The stadium still functions well for a facility of its age. There were no visible signs of settlement or structural damage. Some small hairline cracks and spalling of concrete were observed, but nothing that appeared to indicate a hazard.

Most of the condition issues are aesthetic rather than structural or functional. Staining of the unpainted concrete is the most prevalent aesthetic problem, but that is to be expected given the building's age and heavy use. Exposed pipes, conduit, fixtures, A/C units, and wiring also create some visual clutter.

There is documentation that during periods of sustained, heavy rain, San Diego Stadium and its parking lot are subject to flooding from the San Diego River as well the structure's own drainage system. This may pose public safety issues if the facility is in use at the time of the flooding.

Disabled access, including compliance with the Americans with Disabilities Act (ADA), was upgraded in 2002 and appears to be satisfactory, although this analysis did not verify specific ADA or code compliance requirements.

[2] Gary L. Hume, H. Ward Jandl, and Kay D. Weeks, *The Secretary of the Interior's Standards for Rehabilitation.* (Washington D.C.: National Park Service, Revised 1990), p. 62.

Overall, the condition of San Diego Stadium can be classified as good. The building has been well maintained and continuously upgraded since it was first constructed 1967.

Existing Landscape Conditions Assessment

The original landscaping around the perimeter of the stadium was relatively sparse, limited to evenly spaced rows of shade trees on the concourse, a single row of trees ringing the perimeter walkway outside the entry gates, and eight radial lines of pine trees extending into the parking area. Other planting areas included 14 rectangular planting beds on the east side (open end) of the stadium and similar planting beds located at the two subterranean entrances. At the time of construction, it was the only stadium in the country to incorporate trees inside the structure. According to the design team, the plaza area included 90 liquid amber trees to "blaze with colors for fall and holly oak trees outside the entrance wall…[to] give the effect of a cool, pleasant park."[3]

There have been several changes to the plantings since the original construction of the Stadium. Most of the original shade trees in the concourse have been removed. A few trees remain, but it appears likely that they have been replaced due to the size of the existing trees. Some perimeter trees remain on the walkway surrounding the stadium, but the walkway was altered and pushed out on the east side to accommodate the stadium expansion in 1997, eliminating the original walkway and plantings along approximately 1/3 of the outer perimeter. Early photographs show alternating squares of red-colored concrete paving on the perimeter walkway. Some of the colored paving remains at unaltered sections of the walkway on the north, south, and west sides of the stadium. The subterranean entrances on the east and west ends of the facility remain as do the planting beds, although all of the plant material within the beds appears to have been replaced. The eight radial walkways in the parking area remain, but some of the original pine trees have been removed. The 14 rectangular planters on the east side of the stadium have been removed to provide room for the added seats that were installed during the 1984 and 1997 stadium expansions.

In general, the original landscape design at the San Diego Stadium can be described as understated. Even in its original state, it was a secondary features that was largely overshadowed by the massive building. Functionally, it softened the pedestrian areas and provided shade, but the visual impact of the stadium property has always been defined by the building not its landscape. Although the stadium project was likely a significant award for the firm of Wimmer Yamada due to the size of the building and its prominence in the community, the landscape design, itself, is not exemplary of their work as a firm. There are numerous other projects, including large-scale landscape installations and institutional projects, which are more representative of Wimmer Yamada's work.

Despite the changes over the years, overall the condition of the remaining landscape has been maintained and can be classified as good.

[3] *The San Diego Stadium Story.* San Diego, CA: Hall & Ojena Publication Division, 1967.

Figure 3-1: Gateway to the stadium at the foot of Mission Village Drive. This feature is not original.

Figure 3-2: The original Friars Road marquee sign.

Figure 3-3: Overall view of Qualcomm Stadium from the parking lot, looking north.

Figure 3-4: View of the stadium, looking west, behind the scoreboard.

Figure 3-5: View of the stadium, looking south.

Figure 3-6: View of the stadium, looking southeast.

Figure 3-7: One of the original sidewalk extensions with a round concrete block transformer building and row of mature trees.

Figure 3-8: Original perimeter walkway near entry Gate A.

Figure 3-9: View of Gate H from the interior showing the original cast-concrete walls and steel roll-up gates.

Figure 3-10: An added first aid structure near Gate F. Several small buildings have been added around the gateway structure.

Figure 3-11: An original circular ramp, one of six. Note the added cell phone antennae.

Figure 3-12: View of the base of one of the circular ramps. The lights arranged in a radial pattern are original.

Figure 3-13: Looking up from the base of a circular ramp.

Figure 3-14: Looking down from the top of a circular ramp. Note the original "porthole" light fixtures.

Figure 3-15: Original stacked escalators serving the loge and view levels. The smaller escalator in the foreground was added in 1997 to serve the club level.

Figure 3-16: View of the concourse between Gates A and P. The cantilevered portion at the upper level signifies the 1997 addition to enclose the east end. The ramp structure to the left was also added at that time.

Figure 3-17: One of four original escalators serving the (top) view level.

Figure 3-18: One of four original cylindrical elevator towers connected by bridges.

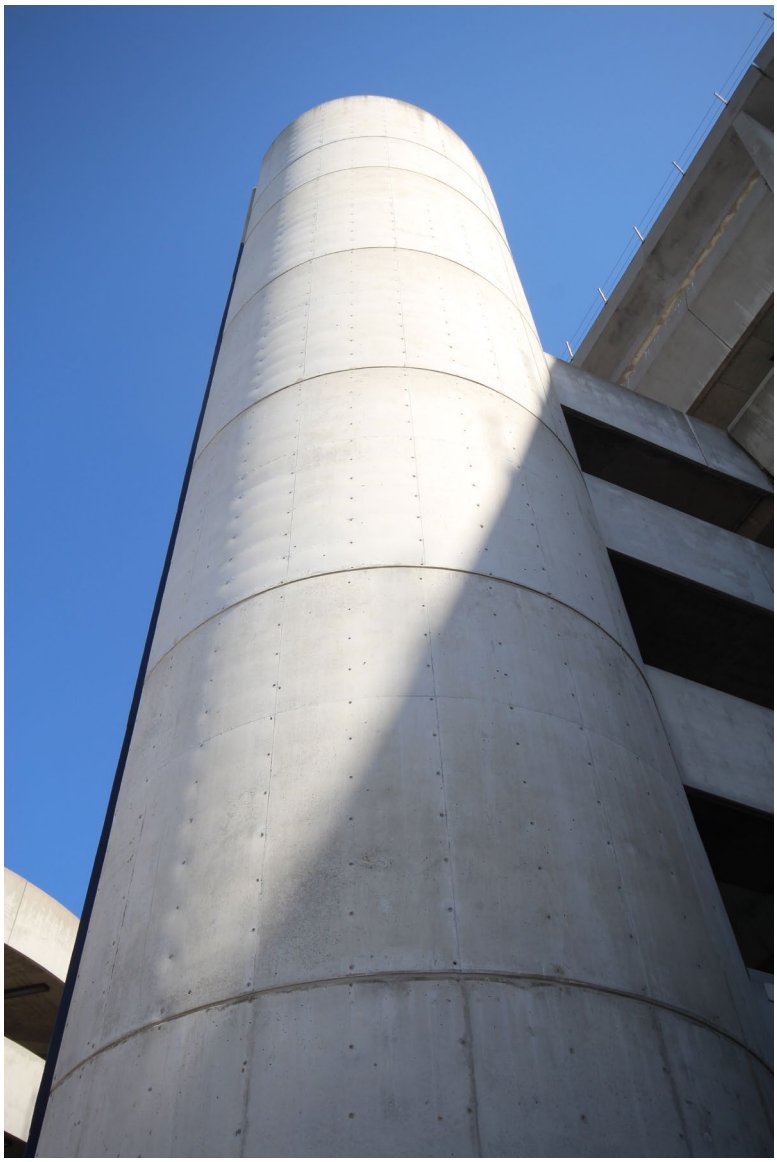

Figure 3-19: Close up of an elevator tower. Note the grid of concrete form tie holes and unpainted finish.

Figure 3-20: The original curved Stadium Club, now called Murphy's. Note the angled concrete fins infilled with glass.

Figure 3-21: A non-original concession stand on the roof deck of Murphy's. The portion to the right is an original elevator penthouse.

Figure 3-22: One of four 1997 curved additions added in the spaces between the original ramps and escalators.

Figure 3-23: Another curved 1997 addition with busts of stadium luminaries displayed below.

Figure 3-24: One of four free-standing food service buildings added to the concourse. These were apparently added in 1984.

Figure 3-25: An elevator structure with ramps added after in 2002 to serve the disabled.

Figure 3-26: Additions to the club level from 1997. The glass windscreen and escalator (right) are not original.

Figure 3-27: A typical seating entry at the plaza level. The textured rubber flooring is not original.

Figure 3-28: Typical circulation area at the view level.

Figure 3-29: The view level at the top of ramp F. Note the original paired structural piers on each side.

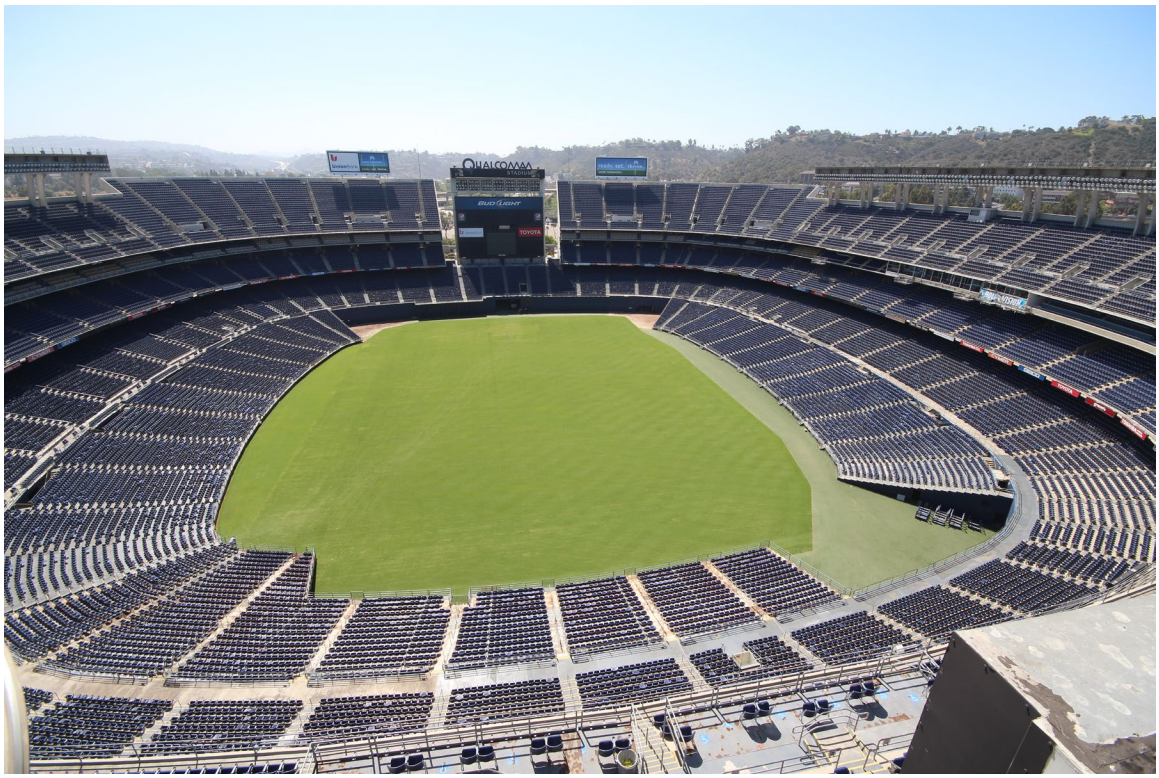

Figure 3-30: An overall view of the seating bowl and field, looking east toward the end that was enclosed in 1997.

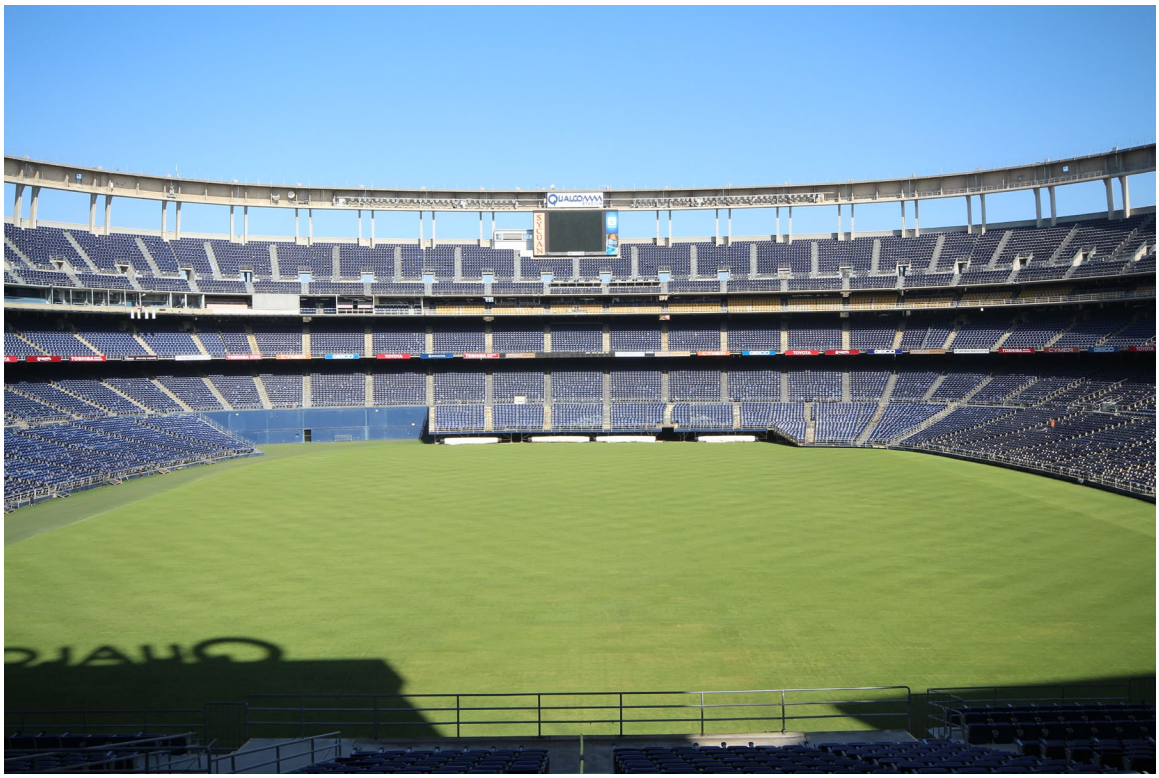

Figure 3-31: View of the seating and field, looking west. The west scoreboard/screen was added in 1997.

Figure 3-32: The east (main) scoreboard and video screen modified at various times over the years. "Qualcomm" was added in 1997.

Figure 3-33: View of typical seating, concrete stairs, and galvanized metal railings.

Figure 3-34: View of the west scoreboard/screen and non-original wood security booth. The safety rails at the top of the light ring were added recently.

Figure 3-35: View from the continuous lighting ring that wraps the original U-shaped portion of the stadium.

Figure 3-36: An original light fixture and spherical speaker cage on the concourse.

Figure 3-37: View from the field looking at the end of an original metal-clad movable seating section.

Figure 3-38: The wheels that enable the seating sections to be moved.

Figure 3-39: View looking up the east ramp which accesses the field. The fence and gate are not original.

Figure 3-40: An elevator structure that was added in 2002, adjacent to the east ramp.

Figure 3-41: View looking into the east tunnel. Note the 1997 murals added to the rear of the scoreboard and the 2002 elevators and stairs (left).

Figure 3-42: A non-original extension allowing for more seats at the east side of the field, date unknown.

Figure 3-43: Bronze shield depicting Jack Murphy near the east tunnel entrance.

Figure 3-44: Bust of Jack Murphy located on the concourse.

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SECTION IV SIGNIFICANCE EVALUATION

A. EVALUATION CRITERIA

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego's Local Register of Historical Places) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic.

1. National Designation: The National Register of Historic Places

The National Register of Historic Places (commonly referred to as the "National Register" or "NRHP") is a Congressionally-authorized inventory of "districts, sites, building, structures, and objects significant in American history…" (16 U.S.C. § 470a). To be eligible for listing in the National Register, a resource must meet the following requirements.

a. Determine which prehistoric or historic context(s) the property represents. A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.

b. Determine whether the property is significant under the National Register Criteria. This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

   Criterion (A): associated with events that have made a significant contribution to the broad patterns of our history

   Criterion (B): associated with the lives of persons significant in our past

   Criterion (C): embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation

   Criterion (D): has yielded or is likely to yield information important in prehistory or history.

c. Determine if the property represents a type usually excluded from the National Register. If so, determine if it meets any of the Criteria Considerations.

d. Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

   Criteria Consideration A: A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

   Criteria Consideration B: A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

   Criteria Consideration C: A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

   Criteria Consideration D: A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

   Criteria Consideration E: A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

   Criteria Consideration F: A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

   Criteria Consideration G: A property achieving significance within the past 50 years if it is of exceptional importance.

e. Determine whether the property retains integrity. Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

(36 C.F.R. § 60.4)

2. State Criteria Evaluation: California Register of Historical Resources

The California Register of Historical Resources ("California Register" or "CRHR") identifies historical and archeological resources significant to the state. The eligibility requirements for listing in the California Register are very similar to the eligibility requirements for listing in the National Register, though they have a somewhat stronger focus on California-specific issues.

More specifically, to qualify as an historical resource for purposes of the California Register, a resource must meet at least one of four criteria:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Criterion 2: Associated with the lives of persons important to local, California, or national history

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

Criterion 4: Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

(Cal. Pub. Res. Code § 5024.1).

In order to be eligible for listing in the California Register, an historical resource must have integrity. (Cal. Code Regs. tit. 14, § 4851). Integrity is "evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" and it "must be judged with reference to the particular criteria under which a resource is proposed for eligibility."

3. Local Criteria Evaluation: City of San Diego Historical Resources

The Historical Resources Guidelines of the City of San Diego's Land Development Manual (LDM) identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object, typically over 45 years old, regardless of whether they have been altered or continue to be used, may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation 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 or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- **E.** Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- **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.

B. RESOURCE SIGNIFICANCE

Completed in 1967, San Diego Stadium is an architectural and engineering achievement of its time. One of the more prominent Brutalist style buildings in San Diego, the stadium is also one of San Diego's most recognizable structures nationwide due to its regular appearances in televised

sporting events. It received national accolades for both its design and function from the National and local American Institute of Architects (AIA) and the Easter Seals. San Diego Stadium also served as a multi-use facility for sporting and non-sporting events and is the only sports stadium to host both professional football (NFL) and major league baseball (MLB) championships in the same year (1998).

Based on Heritage's site visit, research, and review of the sources cited in this report, and examination of drawings and photographs, San Diego Stadium meets the eligibility requirements for individual listing in the National, State, and Local registers at a local level of significance, as detailed below. Its period of significance spans from 1967-1969, encompassing the construction of San Diego Stadium and the establishment of two professional sports teams, which marked a turning point in regional sports culture and civic history.

Federal Level Evaluation

Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history
San Diego Stadium derives its local significance under National Register Criterion A in the area of recreation/entertainment based on the role that the stadium played in the cultural and civic life of the San Diego region.

Prior to the construction of San Diego Stadium, San Diego had other, smaller stadiums and sporting venues located within the city, mainly built for minor league baseball and track and field. These venues included the 1914 Balboa Stadium designed by the Quayle Brothers, Lane Field, and Westgate Park. All of these facilities are no longer extant and none were designed with the intention of hosting major league sports events, although Balboa Stadium was enlarged to host the new AFL Chargers. The San Diego Sports Arena (now Valley View Casino Center) was constructed in 1966 with a seating capacity of approximately 12,000 – 15,000 people, and previously hosted WHL and NBA teams. Still extant, the Sports Arena currently hosts the American Hockey League, professional indoor soccer and numerous concert events.

Designed to host both professional football and baseball teams, as well as other sporting and non-sporting events; San Diego Stadium was constructed with a seating capacity of 50,000 – roughly four times larger than the Sports Arena - with expansion potential up to 70,000. Upon its completion in 1967, the San Diego Chargers relocated from Balboa Stadium to San Diego Stadium, where they continue to play. Two years later, in 1969, the San Diego Padres joined the ranks of Major League Baseball as one of four new expansion teams, and took up residence at San Diego Stadium, where they would stay until 2004. For the first time its history, San Diego was home to two national, professional sports teams and a world-class multi-purpose stadium that would serve as the undisputed center of San Diego's sports culture for the next four decades. To date, San Diego Stadium is the only stadium venue to host both the Super Bowl and World Series in the same year (1998) and one of only three stadiums to host the World Series, MLB All-Star Game, and the Super Bowl. Nationally, there are only three of the seven remaining multi-purpose stadiums constructed in the 1960s. These multipurpose stadiums were avant-garde for major league ball fields and proved economical for the sports realm, having occupancy throughout the year.

The construction of San Diego Stadium changed local and regional sporting culture and history in San Diego. An architecturally distinctive, world-class multi-purpose stadium housing two national, professional sports teams, San Diego Stadium catapulted San Diego onto the national sports stage and brought the city national and later international sports exposure. [1]

Therefore, San Diego Stadium is significant under National Register Criterion A.

Criterion C: Embodies 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 represents a significant and distinguishable entity whose components may lack individual distinction.
The 1967 San Diego Stadium, now Qualcomm Stadium, is eligible under National Register Criterion C at the local level of significance in the area of architecture as a good example of the Brutalist architectural style in San Diego. Its monumental massing, sculptural quality of exposed concrete, and repetition of forms are primary character-defining features typical of the Brutalist style.

Although Brutalist architecture is more often associated with angular and rectilinear building forms, there are numerous examples which incorporate curved building forms as well. Notable American examples include the Guggenheim Museum in Manhattan designed by Frank Lloyd Wright (1959); Prentice Women's Hospital in Chicago designed by Bertrand Goldberg (1959, demolished in 2013); the Marina City Towers also in Chicago and designed by Bertrand Goldberg (1972); and the Robert C. Weaver Federal Building in Washington D.C. designed by Marcel Breuer (1965). San Diego Stadium is an excellent example of the use of curved building forms in Brutalist architecture. The stadium features monumental curved forms in the overall building shape as well as the circular pedestrian ramps.

Other characteristic features of Brutalist architecture include monumental massing, exposed structural concrete, and repetitive patterns. San Diego Stadium incorporates each of these elements in a way that typifies Brutalist architecture. Reinforced cast-in-place concrete is the primary building material of San Diego Stadium. Exposed concrete is used not only to comprise the building's structural system, but it is also the primary exterior building finish. Repetitive patterns are evident in the massive support piers, seating platforms, ramps, and escalators.

Local examples of Brutalist architecture are relatively rare, but include some prominent structures such as the Salk Institute (designed by Louis Kahn, 1959-66) as well as large concentration of buildings on the campus of UC San Diego, and several office buildings in the downtown area. San Diego Stadium is among the most prominent and well-recognized examples of Brutalist architecture in the region.

San Diego Stadium is also one of the earliest forms of the horse-shoe or "supercircle" shaped multi-purpose stadiums, which was comprised of eight-radius sides, as opposed to previous cookie cutter stadiums which were more circular in shape. In addition, it is the first time a major sports facility had received the National AIA Honor Award for its architectural excellence which became an "identifiable architectural statement of San Diego."[2]

[1] The multi-purpose stadiums built in the 1960s include RFK Stadium (1961), Shea Stadium (1964-2009), Astrodome (1965, 2013 partial demolition), Atlanta-Fulton Co. Stadium (1965-1997), Oakland Coliseum (1966), Busch Stadium (1967-2005), and San Diego Stadium (1967).
[2] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969.

San Diego Stadium is also recognized by many prominent local architects of the Modern era as being significant. In a 2002 interview (later published) "Retro Files: Modern Architects View of San Diego Design in 2002," modern-era architects Hal G. Sadler, Homer T. Delawie, and Ward Deems were asked to name the most significant project built in the last 40 years "not" completed by their firms.[3] The following are their responses:

> "The San Diego Stadium by Frank L. Hope & Associates…is one of the most successful stadiums in the country, both functionally and aesthetically, it presents an outstanding example of the use of concrete as a fluid, dynamic material and is especially well suited to the San Diego environment. Despite opinions to the contrary, it is quite acceptable for both football and baseball with ample parking and infrastructure to support its functions." ---Ward Deems
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In addition, the stadium is associated with architect, Frank L. Hope, Jr. and the architectural-engineering firm Frank L. Hope & Associates. The firm's founder, Frank L. Hope, Sr., is a locally recognized master architect. Frank L. Hope, Jr. has yet to receive that recognition, but should be acknowledged as a local master architect on his own right. It was under his leadership from 1965-1990, that the firm was awarded the San Diego Stadium project, which was unusual during that period time when most large stadium projects went to large, out-of-town firms. As Architect in Charge, he had a direct role in the early planning concept, design, and recommendations for the San Diego Stadium project. It was also under Frank L. Hope, Jr. that the firm expanded beyond its national domain to include international work, providing architectural services in Saudi Arabia, England, and the Philippines. The firm became one of the oldest and largest architectural firms in San Diego with employment peaking at 115 during his tenure.

As a modernist architect mostly known for his brutalist style in the 1960s-1970s, Frank L. Hope, Jr. was responsible for the design of several well recognized modern landmarks in San Diego.[4] These projects include the Oceanography Research Facility Bureau of Commercial Fisheries (1963), AIASD Award of Excellence recipient; Timken Museum (1965); Mesa College (1964-1976); Mercy Hospital (1966) and its expansions; the Cabrillo National Monument Visitors Center (1966); Oceanside Federal Savings and Loan (1967), AIASD Merit Award winner; Donald N. Sharp Memorial Hospital (1967-1975); Mercy Hospital expansion (1966-1990); St. Vincent's Church in Hillcrest (1967); Children's Hospital (1968); several buildings on the University of California San Diego (UCSD) campus including McGill Hall (1969) and the Psychology and Linguistics Building (1970); National Cash Register Co.

[3] Thomas Shess, "Retro Files: Modern Architects View of San Diego Design in 2002." *Pillar to Post.* April 8, 2013. http://www.pillartopost.org/2013/04/retro-files-modern-architects-view-of.html Accessed July 22, 2015.
[4] Most of his work in the 1980s were outside San Diego when the firm was primarily completing work abroad.

Electronics Facility, Rancho Bernardo (1969); the San Diego State University Music Building (1970); the Union/Tribune offices and publishing plant (1973); Naval Facilities Engineering Command Western Division at Point Loma (1974), which received an AIASD Honor Award; Scripps Memorial Hospital (1975); the Federal Building and U.S. Courthouse (1976); San Diego City College (1976); Pomerado Hospital (1977); and the San Diego International Airport terminal expansion.

Later projects include Seaport Village (1980); Scripps Clinic-Molecular Biology Building (1983); La Jolla Cancer Research Center (1985); and Hotel Inter-Continental, First Tower (now Marriott), which was the first waterfront hotel in downtown (1984). Of these many accomplishments, his work on the San Diego Stadium is the best representative and most distinguished of his work having received both National and local AIA Awards.

According to architecture critic Kay Kaiser, Frank L. Hope, Jr. was known as "San Diego's architectural ambassador and the design *doyen* of the corporate boardroom."[5] His work also went beyond the drafting table. In 1972, he was a recipient of the distinguished Fellow of the American Institute of Architects (AIA). He served as president for the both the San Diego Chapter and the California Council of the AIA, and was Regent for the University of California for four years[6] He also became Chairman of the San Diego Chamber of Commerce and San Diegans, Inc. He was the first architect to serve as a Port Commissioner and held the office of Chairman for four years. Because of these achievements and his own contributions to San Diego, Frank L. Hope, Jr. should be recognized as a local master architect.

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The firm, under the leadership of Frank Hope, Jr. and Charles B. Hope, has contributed significant architecture to San Diego throughout the years, with San Diego Stadium being their pinnacle which earned them a distinctive National AIA Honor Award in 1968, the first major sports facility to receive this recognition.

Therefore, San Diego Stadium is significant for National Register Criterion C.

Criteria Consideration G
A property achieving significance within the past 50 years if it is of exceptional importance.
At the federal level, the 1967 San Diego Stadium does not yet meet the 50-year age minimum, but is eligible for Criteria Consideration G. While San Diego Stadium qualifies for Criterion A and C, it also rises to the level of "exceptional significance" as required by the National Register due to its local architectural style and its application to a recreation/entertainment facility which inaugurated the

[5] Kay Kaiser, "Hope & Success: His Buildings are 'Local Icons,' Like Himself." *The San Diego Union.* January 17, 1988.
[6] Ibid.

sports venue to the distinguished national level hosting football, baseball, and soccer events. No other sports facility in San Diego has achieved this importance. The Brutalist design with its exposed and expressive structural system, monumental massing, angular and rectilinear forms, and exposed concrete surfaces, is reflected throughout the structure. It is also reaches "exceptional significance" for its association with architect Frank L. Hope, Jr. and is the only structure of its kind designed by the firm and the first major sports facility to receive a National AIA Award.

Therefore, San Diego Stadium is significant for National Register Criterion G.

State Level Evaluation

Criterion 1 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

Similarly to the National Register, San Diego Stadium derives its local significance under California Register Criterion 1 for recreation/entertainment based on the role that the Stadium played in the culture and civic life of the San Diego region by providing a venue for professional and college sports. The construction of San Diego Stadium changed local sporting history in that it catapulted the city into major sports league status granting the City national and later international sports exposure.

Prior to the construction of San Diego Stadium, San Diego had other, smaller stadiums and sporting venues located within the city, mainly built for minor league baseball and track and field. These venues included the 1914 Balboa Stadium designed by the Quayle Brothers, Lane Field, and Westgate Park. All of these facilities are no longer extant and none were designed with the intention of hosting major league sports events, although Balboa Stadium was enlarged to host the new AFL Chargers. The San Diego Sports Arena (now Valley View Casino Center) was constructed in 1966 with a seating capacity of approximately 12,000 – 15,000 people, and previously hosted WHL and NBA teams. Still extant, the Sports Arena currently hosts the American Hockey League, professional indoor soccer and numerous concert events.

Designed to host both professional football and baseball teams, as well as other sporting and non-sporting events; San Diego Stadium was constructed with a seating capacity of 50,000 – roughly four times larger than the Sports Arena - with expansion potential up to 70,000. Upon its completion in 1967, the San Diego Chargers relocated from Balboa Stadium to San Diego Stadium, where they continue to play. Two years later, in 1969, the San Diego Padres joined the ranks of Major League Baseball as one of four new expansion teams, and took up residence at San Diego Stadium, where they would stay until 2004. For the first time its history, San Diego was home to two national, professional sports teams and a world-class multi-purpose stadium that would serve as the undisputed center of San Diego's sports culture for the next four decades. To date, San Diego Stadium is the only stadium venue to host both the Super Bowl and World Series in the same year (1998) and one of only three stadiums to host the World Series, MLB All-Star Game, and the Super Bowl. Nationally, there are only three of the seven remaining multipurpose stadiums constructed in the 1960s. These multipurpose stadiums were avant-garde for major league ball fields and proved economical for the sports realm, having occupancy throughout the year.

The construction of San Diego Stadium changed local and regional sporting culture and history in San Diego. An architecturally distinctive, world-class multi-purpose stadium housing two national,

professional sports teams, San Diego Stadium catapulted San Diego onto the national sports stage and brought the city national and later international sports exposure.
Therefore, San Diego Stadium meets California Register Criterion 1.

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value
Like National Register Criterion A, the 1967 San Diego Stadium, now Qualcomm Stadium, is eligible under the California Register Criterion 3 at the local level of significance in the area of Architecture as a good example of the Brutalist architectural style in San Diego. Its monumental massing, sculptural quality of exposed concrete, and repetition of forms are primary character-defining features typical of the Brutalist style.

Although Brutalist architecture is more often associated with angular and rectilinear building forms, there are numerous examples which incorporate curved building forms as well. Notable American examples include the Guggenheim Museum in Manhattan designed by Frank Lloyd Wright (1959); Prentice Women's Hospital in Chicago designed by Bertrand Goldberg (1959, demolished in 2013); the Marina City Towers also in Chicago and designed by Bertrand Goldberg (1972); and the Robert C. Weaver Federal Building in Washington D.C. designed by Marcel Breuer (1965). San Diego Stadium is an excellent example of the use of curved building forms in Brutalist architecture. The stadium features monumental curved forms in the overall building shape as well as the circular pedestrian ramps.

Other characteristic features of Brutalist architecture include monumental massing, exposed structural concrete, and repetitive patterns. San Diego Stadium incorporates each of these elements in a way that typifies Brutalist architecture. Reinforced cast-in-place concrete is the primary building material of San Diego Stadium. Exposed concrete is used not only to comprise the building's structural system, but it is also the primary exterior building finish. Repetitive patterns are evident in the massive support piers, seating platforms, ramps, and escalators.

Local examples of Brutalist architecture are relatively rare, but include some prominent structures such as the Salk Institute (designed by Louis Kahn, 1959-66) as well as large concentration of buildings on the campus of UC San Diego, and several office buildings in the downtown area. San Diego Stadium is among the most prominent and well-recognized examples of Brutalist architecture in the region.

San Diego Stadium is also one of the earliest forms of the horse-shoe or "supercircle" shaped multi-purpose stadiums, which was comprised of eight-radius sides, as opposed to previous cookie cutter stadiums which were more circular in shape. In addition, it is the first time a major sports facility had received the National AIA Honor Award for its architectural excellence which became an "identifiable architectural statement of San Diego."[7]

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Therefore, San Diego Stadium is significant for California Register Criterion 3.

Local Level Evaluation
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.
San Diego Stadium derives its significance in the area of social development for the role it played in sports recreation/entertainment within the City of San Diego. The construction of San Diego Stadium changed local sporting history in that it catapulted the city into major sports league status granting the City national and later international sports exposure.

Prior to the construction of San Diego Stadium, San Diego had other, smaller stadiums and sporting venues located within the City, mainly built for minor league baseball and track and field. These venues included the 1914 Balboa Stadium designed by the Quayle Brothers, Lane Field, and Westgate

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Therefore, the San Diego Stadium is significant for City of San Diego Criterion A for changing local and regional sporting culture and history in San Diego.

Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
San Diego Stadium, now Qualcomm Stadium, derives its significance under the City of San Diego Criterion C for its distinctive characteristics of a style, type, and period of architecture in the region of San Diego. San Diego Stadium is a good example of Brutalist architectural style in San Diego.

Brutalist architecture dates to San Diego's modern era in architectural history (1965-1975). According to the *San Diego Modernism Historic Context Statement*, "…examples of Brutalism are rather rare in San Diego...Local examples of Brutalist architecture include some prominent structures such as Qualcomm Stadium…."[12] San Diego Stadium's monumental massing, sculptural quality of exposed concrete, and repetition of forms are primary character-defining features typical of the Brutalist style.

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[12] City of San Diego. *San Diego Modernism Context Statement*. (San Diego: City of San Diego, 2007), p. 79.

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Therefore, the San Diego Stadium is locally significant under City of San Diego Register Criterion C.

Criterion D: Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

San Diego Stadium is significant for its association with Frank L. Hope, Jr. (Frank L. Hope, III) and the architectural-engineering firm Frank L. Hope & Associates. According to the *San Diego Modernism Historic Context Statement*, "In most cases these massive [brutalist] buildings are associated with the work of a recognized master architect, and would be considered for designation individually."[15] The firm's founder, Frank L. Hope, Sr., is a locally recognized master architect. Frank L. Hope, Jr. has yet to receive that recognition but should be acknowledged as a local master architect on his own right.

During Frank L. Hope, Jr.'s leadership of the firm from 1965-1990, that the firm was awarded the San Diego Stadium project, which was unusual during that period time when most large stadium projects often went to out-of-town firms. As Architect in Charge, he had a direct role in the early planning concept, design, and recommendations for the San Diego Stadium project. It was also under Frank L. Hope, Jr. that the firm expanded beyond its national domain to include international work, providing architectural services in Saudi Arabia, England, and the Philippines becoming one of the oldest and largest architectural firms in San Diego with employment peaking at 115 during his tenure.

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Therefore, San Diego Stadium is significant for the City of San Diego Register Criterion D for its association with the firm Frank L. Hope & Associates and Frank L. Hope, Jr. as its master architect.

C. Integrity

Evaluation of San Diego Stadium includes the application of the seven aspects of integrity as follows:

Location – is the place where a resource was constructed or where an event occurred.
San Diego Stadium retains integrity of location as the structure has not been moved.

Design – results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
To retain integrity of design, the complex must retain elements which exhibit its historic form, space, and style. The exterior of the complex remains relatively intact with moderate expansions in 1984 and 1997. Both added seats to the eastern open end. The 1984 remodel included the removal of the bleacher seating and large recessed planters below the scoreboard. The 1997 remodel replaced the 1984 seating and created new upper tiers that flanked the scoreboard, enclosing the open end.

The scoreboard was also enlarged and modified by this time, removing the cylindrical speaker, filling in the entire space below the lights and clipping off the cantilevered portions of the light bank. This remodel also widened the east concourse, pushing out the east perimeter wall and gates. Two large circular planters were removed on the concourse that originally contained trees and shrubs.

[17] Kay Kaiser, "Hope & Success: His Buildings are 'Local Icons,' Like Himself." *The San Diego Union.* January 17, 1988.
[18] Ibid.

Although there have been changes throughout the years, these alterations have not changed the overall design intent. The stadium retains its exterior finishes, its curved exterior circular network, multilevel seating areas, and open playing field. The 1984 and 1997 upgrades resulted in new elements being "plugged-into" an existing void space rather than replacing an existing piece. Moreover, the original horseshoe design intent of Frank L. Hope & Associates was intended to allow expansion to a total of about 70,000 seats by extending the structure to completely enclose the field, as noted in his "San Diego All-American Stadium Phase 2 Report" submitted to the City of San Diego. The additions are differentiated through changes in materials and use of seismic joists which separate the old from the new. Therefore, San Diego Stadium has retained a good level of its design integrity.

Setting–applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
San Diego Stadium is located in its original setting nestled in the east end of Mission Valley, although more recent surrounding development has occurred since its original construction. However, the vast parking lot has helped buffer the stadium from encroaching development. Therefore, the property has retained its integrity of setting.

Materials–comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
The vast majority of the original structure's materials have been retained throughout the years including its primary construction material, concrete, which is still intact. Therefore, the stadium has maintained its material integrity.

Workmanship–consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
Architectural/engineering influences reflect popular building or structural movements of the times. The overall workmanship demonstrated and the materials used in the construction of the stadium are reflective of the era in which it was constructed and are intact. The integrity of workmanship is clearly retained.

Feeling–Integrity of feeling relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
San Diego Stadium possesses a high degree of integrity of feeling, expressing the Modern style of the era in which it was constructed. The stadium is monumental in feeling while the parking lots continue to be the major visible feature surrounding the structure. San Diego Stadium remains a structural icon and retains its significance as a local architecture/engineering landmark. Thus, the integrity of feeling is retained.

Association–directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character.
San Diego Stadium was commissioned by the City of San Diego for use a multi-purpose stadium initially for the Chargers, the SDSU Aztecs, and later to include the Padres. Although the Padres

franchise played their final game there in 2003, the stadium continues to be utilized as a sporting venue as well as for other events. Therefore, San Diego Stadium retains its association integrity.

Therefore, it is our professional opinion that the San Diego Stadium remains substantially intact with the majority of the original design intent still visible throughout the structure and site. For the most part, the existing conditions still reflect what is shown in the original 1966 drawings. The architect's report to the city in 1966 reveals that the design of the stadium made room for possible expansion in their horse-shoe design layout. The open end would allow for added seating capacity by enclosing the area. This design intent was realized in the later 1984 and 1997 additions. San Diego Stadium, therefore, retains integrity to its 1967-1969 period of significance.

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SECTION V FINDINGS AND CONCLUSIONS

The purpose of the Findings and Conclusions section is to assess the impacts of the proposed Stadium Replacement project on identified historical resources of the built environment.

A. PROPOSED PROJECT DESCRIPTION

The City of San Diego is proposing to replace the existing 48 year old, San Diego Stadium (now Qualcomm Stadium) with a new multi-use sports, entertainment, and recreational stadium (Project). The Project also includes demolition of San Diego Stadium after the new stadium is constructed. The existing 166-acre San Diego Stadium site is located at 9449 Friars Road and is bounded by Friars Road to the north, Interstate 15 (I-15) to the east, and the San Diego River to the south, and by office and commercial buildings to the west. The Project includes construction of a new stadium on an approximately 17-acre portion in the northeast corner of the Project site and the demolition of the existing San Diego Stadium. The Project site is considered the 166-acre San Diego Stadium property. The existing stadium is located on an approximately 15-acre portion in the center of the Project site surrounding by stadium parking. The Project is not proposing any new construction or construction staging within the River Influence Area as defined in the Mission Valley Planned District Ordinance (MVPDO).

It is anticipated that the new stadium would be leased to multitude end-users such as the National Football League (NFL) San Diego Chargers ("Chargers"), for playing home games during the NFL pre-season, regular season, and post-season and other professional, collegiate and amateur sports, entertainment, cultural and commercial events, including Major League Soccer ("MLS") games, National Collegiate Athletic Association ("NCAA") football games and other major events. The new stadium and surrounding parking would also be used for events similar to what currently occurs at San Diego Stadium, however, with the new stadium; overall on-site activity is anticipated to increase.

New Stadium

The new stadium would cover an area of approximately 750,000 square feet (approximately 17 acres) with an approximate floor area of 1,750,000 square feet. It is anticipated to be a steel-structured stadium that would meet all state and local seismic standards. For design flexibility the new stadium would have a maximum height of 180 to 250 feet above the ground surface including any lighting and architectural features on top of the structure. The concept for the development is at approximately 200 feet in height. The new stadium would be four levels and include a fixed partial roof covering a portion of the seating area. Table 5-1 shows a comparison of key features between the existing San Diego Stadium and the proposed new stadium.

Table 5-1. Comparison of San Diego Stadium to the Proposed Stadium Reconstruction

Stadium Features	San Diego Stadium	New Stadium [1]	Net Change
Site Size	166 acres	166 acres	-
Stadium Footprint	15 acres	17 acres	+ 2 acres
Square Footage	1,100,000 sf	1,750,000 sf	+ 650,000 sf
Parking Spaces	18,870 spaces	13,860 spaces	- 5,020 spaces
Maximum Stadium Height Including Lighting	120 feet	180 - 250 feet	+ 60 - 140 feet
Seating	70,560 seats	68,000 seats	- 2,560 seats
General	61,088 seats	57,000 seats	+ 1,677 seats
Suites	1,872 seats	3,000 seats	- 4,637 seats
Boxes	7,600 seats	8,000 seats	+ 1,600 seats

[1] In final design development, actual seating distribution may vary.

San Diego Stadium Demolition

Once the new stadium is constructed and ready for use, demolition would then begin on the existing San Diego Stadium. Demolition is expected to last approximately 12 to 14 months. An NFL team would continue to play in the new stadium during San Diego Stadium demolition. Demolition activities would be scheduled to not interfere with stadium events in the new stadium.

B. IDENTIFYING HISTORICAL RESOURCES OF THE BUILT ENVIRONMENT

Historical resources are recognized as part of the environment under the California Environmental Quality Act (CEQA) (PRC Sections 21002(b), 21083.2, and 21084.1). According to Public Resources Code §5020.1(j), "historical resource" includes, but is not limited to, any object, building site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, the California Environmental Quality Act (CEQA) Guidelines (Section 15064.5(a)(1-2) state that the term "historical resources" applies to such resources listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register), included in a local register of historical resources, or determined to be historically significant by the Lead Agency.

The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA. The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC §5024.1, 14 CCR §4850).

Moreover, the City of San Diego's CEQA Significance Determination Thresholds (Development Services Department, January 2011) notes that if a resource is not listed in, or determined eligible for listing in, the California Register, or not deemed significant in a historical resource survey, it may nonetheless be historically significant. The significance of a historical resource is based on the potential for the resource to meet one or more of the criteria presented below, including the potential to address important research questions as documented in a site specific technical report as part of the environmental review process.

C. METHODOLOGY AND SIGNIFICANCE THRESHOLDS

The City of San Diego's CEQA Significance document was has been established to aid in determining whether, based on substantial evidence, a project may have a significant effect on the environment under Section 21082.2 of the CEQA, and therefore any the environmental impact requires mitigation.

Federal, state, and local criteria have been established for the determination of historical resource significance.

National Register of Historic Places

The National Register criteria, contained in National Register Bulletin 16 state that: The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structure and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and;

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That 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. That has yielded, or may likely to yield information important in prehistory or history.

Criteria Consideration Exceptions. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years will not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. A birthplace or grave of a historical figure of outstanding importance, if there is no other appropriate site or building directly associated with his or her productive life; or

D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. A property achieving significance within the past 50 years, if it is of exceptional importance.

California Environmental Quality Act

For the purposes of CEQA, a significant historic resource is one which qualifies for the California Register of Historical Resources or is listed in a local historic register or deemed significant in a historical resource survey, as provided under Section 5024.1(g) of the Public Resources Code. A resource that is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historic resources, or not deemed significant in a historical resource survey may nonetheless be historically significant for purposes of CEQA.

The City's determination of significance of impacts on historical and unique archaeological resources is based on the criteria found in Section 15064.5 of the State CEQA Guidelines.

City of San Diego Progress Guide and General Plan

Significance criteria as outlined in the Progress Guide and General Plan reflect a broad definition of historical, architectural and cultural importance; a perspective of local, rather than state or national significance; and the belief that all aspects of history are potentially of equal importance.

City of San Diego Historical Resources Register

Any improvement, building, structure, sign, interior element and fixture, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any 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 on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the California OHP for listing on the State Register of Historical Resources; or
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.

City of San Diego CEQA Significance

As stated above, if a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register, or not deemed significant in a historical resource survey, it may nonetheless be historically significant. The significance of an historical resource is based on the potential for the resource to meet one or more of the criteria presented above, including the potential to address important research questions as documented in a site specific technical report prepared as part of the environmental review process. Research priorities for the prehistoric, ethnohistoric and historic periods of San Diego history are discussed in Appendix A (San Diego History) to the City's —Historical Resources Guidelines and should be used in the determination of historical significance. As a baseline, the City of San Diego has established the following criteria to be used in the determination of significance under CEQA.

The determination of significance for historic buildings, structures, objects and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

Non-Significant Resource Types

Historic buildings, structures, objects and landscapes are generally not significant if they are less than 45 years old. A non-significant building or structure located within an historic district is by definition not significant.

Resources found to be non-significant as the result of a survey and assessment will require no further work beyond documentation of the resources (including site records) and inclusion in the survey and assessment report.

This Historical Resources Technical Report has identified San Diego Stadium, located at 9449 Friars Road in San Diego, as significant at the local level and eligible for historical listing in the National Register, the California Register, and the City of San Diego Historical Resources Register. Historic research and site evaluation reveal that the San Diego Stadium retains integrity to its 1967-1969 period of significance encompassing the construction of San Diego Stadium and the establishment of two professional sports teams, which marked a turning point in regional sports culture and civic history. It thus qualifies under National Register Criterion A, the California Register Criterion 1, and the City's Historical Register Criterion A.

In addition, San Diego Stadium is also significant for its architecture as a good example of Brutalist architectural style in San Diego with its monumental massing, sculptural quality utilizing exposed concrete, and repetition of forms. San Diego Stadium was also designed by renowned architectural-engineering firm Frank L. Hope & Associates and Frank L. Hope, Jr. (Frank L. Hope, III), who contributed to several well recognized Modern landmarks in San Diego. During his tenure, the firm expanded its work both nationally and internationally becoming one of the oldest and largest local architectural firm of its time. San Diego Stadium is therefore eligible for listing under National Register Criterion C, the California Register Criterion 3, and the City's Historical Register Criterion C and D.

Finally, San Diego Stadium remains substantially intact with virtually all of original design elements intent still visible throughout the structure and site. The architect's report to the city in 1966 reveals that the design of the stadium made room for possible expansion with its horse-shoe configuration.

The design would allow for added seating capacity by enclosing the open end while maintaining the remainder of the seating bowl. The design intent was realized in the later 1984 and 1997 additions. San Diego Stadium, therefore, retains integrity to its 1967-1969 period of significance.

D. PROPOSED PROJECT IMPACTS

CEQA Impacts

The proposed stadium replacement would occur on an approximately 17-acre portion in the northeast corner of the existing 166-acre San Diego Stadium site located at 9449 Friars Road. The 1967 San Diego Stadium would be demolished and the parking would be reconfigured on the existing stadium site.

In determining potential impacts on historical resources under CEQA, a "project with an effect that may cause a substantial adverse change in the significance of a historical resources is a project that may have significant effect on the environment" (CEQA Guidelines §15064.5). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired" [PRC §5020.1(q)]. Material impairment occurs when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance that justify its inclusion in, or eligibility for, listing in the California Register of Historical Resources; or

- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significance; or

- 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 California Register of Historical Resources as determined by a lead agency for purposes of CEQA. [State CEQA Guidelines, §15064.5(b)(2)]

Direct or indirect effects can occur to the eligible historical resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements which would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

Implementation of the proposed project may result in significant impacts to on-site historical resources due to the demolition of the San Diego Stadium. Compliance with recommended mitigation measures would reduce the significance of impacts but not to a level that is less than significant.

City of San Diego's Significance Thresholds

The City of San Diego's Significance document has identified various activities that will cause damage or have an adverse effect on the resource.

1. Direct Impacts

   Demolition, Grading, and Excavation Activities

   In preparation of the new replacement stadium, the northeast parking lot would be demolished and approximately 750,000 cy of fill material would be imported to elevate the new replacement stadium site so that the field level would be approximately 65 to 70 feet above sea level.

   Upon completion of the new stadium and ready for use, demolition of the existing San Diego Stadium would begin. Following the demolition of the existing San Diego Stadium and after the site is cleared of debris, the remaining parking lot would be reconstructed in three phases lasting approximately three months each. This would retain available parking in the stadium lot during demolition. The existing paving would be removed, drainage system would be installed, the area would be contour graded to match the new stadium elevation, and then repaved.

   The proposed demolition and grading activities would be a direct impact on the San Diego Stadium since it will constitute a loss of the eligible historical resource.

2. Mandatory Findings Significance

   CEQA sets forth mandatory findings of significance addressed below.

   Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?

   San Diego Stadium's role in the culture and civic life development of the San Diego region in the 1960s was significant in that it provided a venue for both professional and college sports, concerts, and other outdoor events not experienced in the area before this time. San Diego Stadium is also among the most prominent and well-recognized examples of Brutalist architecture in the region. The proposed stadium replacement project would eliminate important examples of this major period of San Diego's history through the demolition of the existing San Diego Stadium. Therefore, effects of the proposed project would result in a mandatory finding of significance.

E. MITIGATION MEASURES

Per the City of San Diego's Land Development Manual – Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

Depending upon project impacts, measures can include, but not be limited to:

a. Preparing a historic resource management plan;
b. Adding new construction which is compatible in size, scale, materials, color and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
c. Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation;
d. Screening incompatible new construction from view through the use of berms, walls and landscaping in keeping with the historic period and character of the resource;
e. Shielding historic properties from noise generators through the use of sound walls, double glazing and air conditioning; and
f. Removing industrial pollution at the source of production.

If there are no other ways to save a building, structure or object other than relocation, such measures shall be performed in accordance with National Parks Service standards. Appropriate relocation sites shall duplicate, as closely as possible, the original location in terms of size, topography, neighborhood setting, orientation and site landscaping. Prior to the move, the resource shall be documented in its original location according to the Historic American Building Survey (HABS), the Historic American Engineering Record (HAER), and/or the Historic American Landscapes Survey (HALS) standards. Such documentation will serve as baseline data for historically correct reconstruction of the new site.

If the resource cannot be accommodated through project redesign and relocation is not feasible, it shall be documented according to HABS/HAER/HALS standards prior to demolition. Such documentation, including a written report, photographs, and in some cases, measured drawings and videotape, shall be prepared by a qualified professional to the standards determined by the National Park Service.

In addition to the HABS/HAER/HALS recordation, the following should also be provided:

- Salvage Materials – Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided in *The Standards*. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.

- Interpretive Signage or Display Panels – Installation of interpretive signs or display panels in a publicly visible location that describe the history and significance of San Diego Stadium. The interpretive signage and its location within the new project must be approved by the City's Historic Resources staff and shall include historic photographs and a brief narrative describing the history and significance of San Diego Stadium. The signage shall be displayed/installed in an appropriate public or open space area within the site.

F. CONCLUSION

San Diego Stadium, located at 9449 Friars Road in San Diego, has been evaluated for potential listing on the local, state, and national registers. Historic research and site evaluation reveal that the San Diego Stadium retains integrity to its 1967-1969 period of significance and appears to be eligible as a historic resource at the local level of significance under Criterion A, C, and G for the National Register of Historic Places; under Criterion 1 and 3 for the California Register of Historical Resources, and under Criterion A, C, and D for the City of San Diego.

The San Diego Stadium and site would be demolished as a result of the project and would no longer have the ability to convey its historical significance that justify its inclusion in, or eligibility for, listing on the National, State, and Local registers. The project mitigation measures described previously would not reduce the impacts of the proposed Stadium Replacement project on the resource to a less than significant level. Therefore, the proposed project would result in a significant, unmitigated impact to a historic resource and a statement of overriding considerations would be required.

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SECTION VII APPENDICES

A. BUILDING DEVELOPMENT INFORMATION
B. OWNERSHIP AND OCCUPANT INFORMATION
C. MAPS
D. DPR FORM
E. FRANK L. HOPE, JR. PROJECT PHOTOS
F. PREPARERS QUALIFICATIONS

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SECTION VII APPENDICES

A. BUILDING DEVELOPMENT INFORMATION

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2. **Notice of Completion**
3. **Water/Sewer Connection Records**
4. **Construction Permits**
5. **Previous Historical Resources Survey Forms**

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1. County Assessor's Building Record

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COMMERCIAL-INDUSTRIAL APPRAISAL RECORD

...NT NO. —— TCA 77001 PARCEL NO. ~~433-100-3~~ 15 ~~434-050-13~~ 433-250-13

~~Barry leer. W. '66~~

ASSESSOR, SAN DIEGO COUNTY ~~5010~~ ~~7~~ 81.55 ~~87.70 Ac.~~ ~~77.86~~

NAME OF PROPERTY Co. of S.D. ADDRESS ~~9715 FRIARS RD.~~ SHEET 1 OF ~~2~~ 1

CHARACTER OF NEIGHBORHOOD		CHARACTER OF SUBJECT PROPERTY						
USE	TREND	UTILITIES	TOPOGRAPHY	LAND USE	LAND IMPS.	BUILDING USE	CONSTRUCTION DATA	IMPROVED
SINGLE RES.	DEVELOPING	SEWER	LEVEL	R-1-A UNZONED ZONE	PAVING	HOTEL-MOTEL	CLASS	UNDER
INCOME RES.	STATIONARY	WATER	LOW	PROPER	ALLEY PAVING	STORE		PROPER
RETAIL	DECLINING	ELEC-TRICITY	HIGH	MARGINAL	SIDEWALKS	OFFICE	BUILT	OVER
WHOLESALE	BLIGHTED		SLOPE	SUB-MARGINAL	CURBS	SHOP		
INDUSTRIAL			FILL	PARKING	ORN. LIGHTS	WARE-HOUSE	STORIES	
MIXED				VACANT		FACTORY		
RIBBON	% DEVELOPED	R.R. SPUR			X ESMT DESC	X STADIUM	AREA	

SUMMARY

(15) 2571-67 (3) 67C1469 BA1069-66 (15) (100-15 010-09 010-13) -050-13 '73C #4808

ASSESSMENT YEAR	1963	1964	1967	1966	1967	1967	1970	SBM 1973	SBM 1973
APPRAISER	L. BLACK	J. Keilson	RQ			Kerkemichillo	14-036	16-046	18-046
DATE		2-24-64	8-2-66			2-21-67	1-13-70	4/4/73	6/5/73
IMPROVEMENT REPLACEMENT COST	73615	86739				-0-			
IMPROVEMENT R. C. L. N. D.	43981	44557							
LAND VALUE	280000	340000	760000			1265000	2 535.000		
TOTAL PROPERTY R. C. L. N. D.	323981	384557							
CAPITALIZED EARNING ABILITY									
INDICATED SALE PRICE									

APPRAISAL

13

TOTAL REAL PROPERTY VALUE	324000	360000				1265000	2.535.000	2.750.000	2.750.000
LAND VALUE	280000	340000	760000		760000	1265000	2.535.000	2.750.000	2.750.000
IMPROVEMENT VALUE	30000	10000				-0-	0	-0-	-0-

ASSESSED VALUES

MAY 15 MRS. DMC 8/9/66 W

LAND	70560	85680	<190000> ~~190000~~	~~85680~~	<190000>	<316250>	No Assessable Value	No Assessable Value	No Assessable Value
IMPROVEMENTS	7560	2520	<-0->	-0-	<-0->	-0-			
TOTAL REAL PROPERTY	78120	88200							
PERSONAL PROPERTY									
BASE UNITS	BT 74/2	BT 250/2		-0-	—				
POSTED		5/11	DMB 8/9	X	JD 12-19-66	4-27			
CHECKED		5-12-64	8/9/66		SB 12/19/66	MJ 4/21			
REVIEWED									

A-2 (10-57) 10M

TRANSACTION-RECORD

DATE	I.R.S.	INDIC. PRICE	SALE PRICE	GRANTEE	M.P.R.	BKR	SLR	BUY	OTH.	TRUST DEEDS, SALES CONDITIONS, OTHER
1957				GugLiELmotti, Matilda 9715 Frinks Rd S.D. 10	✓					TCA 10901
12/65 67S#1469 2-7-66			1,791125	CITY OF S.D. COUNTY OF S.D.						(15) (113) (14) pcl 71.60 Ac

RENTALS

ST. NO.	FRONT	DEPTH	TENANCY	19	19	19	19	19	19	19	19

REMARKS

(1) Brom, Jack W 64 LL 10000
66C1469 66L61740 I2570 Fix RP 22
65L61720 I2520 Fix 97,530 ...
(2) WID 571-67 8/2/66 ... imps removed (BBA1069-...
(3) RA101.966, Closing, bldg. ...
(4) 78 zone change to R-1-40 & EFPF ... attached sheet - N.C. in value for 78 6-78 ...

Est. Rest - Reversion

CAPITALIZED EARNING ABILITY

	19	19	19	19	19	19	19	19
FAIR RENT								
LAND VALUE								
IMP. R.C.N.								
FORMULA								
C.E.A.								

LAND VALUE COMPUTATION

SYM	WIDTH	DEPTH	CURVE	D.R.	%	UNIT	VALUE	UNIT	VALUE	UNIT	VALUE	UNIT	VALUE	UNIT	VALUE	UNIT	VALUE
					APPRAISER & DATE	Y. Kerkos 2-24-64		(N) 8/66				Kerkos & Chilko				LBM '73	
12 AC ± (S.SIDE - Front G.S.)					@	6000	72000			50.70 Ac	@	25000	1267500	50000	2535000	55000	2798500
24 AC ± (S.SIDE - Low Level Farm)					@	5000	120000					USE	1265000			USE	2750000
21 AC ± (Balance S.SIDE)					@	4000	84000										
20.86 AC ± (N.SIDE)					@	3000	62580										
							338580										
						USE	340000										
1L					50.70			15000	760500								
						COMPUTOR MW		COMPUTOR		COMPUTOR		COMPUTOR as		COMPUTOR		COMPUTOR MW	

COMMERCIAL-INDUSTRIAL BUILDING RECORD

Account No. ______ 70 C 6071

Parcel No. 433-250-16 ~~12~~ ~~434-050-~~ 12

ASSESSOR, SAN DIEGO COUNTY

NAME S. D. STADIUM ADDRESS 9449 FRIARS RD. SHEET 1 OF 1

CLASS & SHAPE	FRAME	TRUSSES	EXT. FINISH	ROOF	LIGHTING	FRONT
FMA	Wood	Light / Heavy	FURB	Flat	Standard	Type
	Concrete Reinf.	Wood / Steel	Stucco	Shed	Below Standard	
Stories	Steel	Span Spaced	Metal	Arch		
Bsmt / Mezz	No Frame	FLOORS	Veneer	Gable	FIXTURES	Glass in
USE / DESIGN	FURB WALLS	Concrete	Wood	Wood	Fluorescent	Metal / Wood
Garage	Wood	Wood	Glass	Metal	Incandescent	Glass Doors
Store	Brick	Sub-Floor	Unfinished	Concrete		Auto / No.
Office	Conc. Blk	Elevation			Quality	Bulkhead
Factory	Metal			ROOF COVER	Quantity	Back Trim
Warehouse	Tilt Up	FOUNDATION	WINDOWS	Composition	PLUMBING	Lighting
X STADIUM X	Pilasters	Concrete Reinf.	Metal	Built-Up	Fixtures	Drop Ceiling
	Party	Masonry	Wood	Metal	Quality	Disp. Platform
					Sprinklers	Quality

INTERIOR CONSTRUCTION

NUMBER OF ROOMS Desc.	B	M	1	2	3	MATERIALS FLOORS	GD	WALLS	GD	CEILING	G
All											
Office											
Lobby											
Hall											
Bath											
Restroom											

CONSTRUCTION RECORD

Permit No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Rem. Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Adequacy	Wkmship
A38037	STADIUM	15500000	6-14-66		1967									

SPECIAL FEATURES

ITEM	NO.-CAPACITY	MATERIAL OR TYPE	QUAL
Air Cond.			
Doors			
Sky-Lites			
Elevator			

Appraiser and Date		Kenison & children 3-67		Janette 4-29-70	
UNIT	AREA/UNIT	UNIT COST	COST	UNIT COST	COST
STADIUM			10000000		21250000
TOTAL			10000000		21250000
NORMAL % GOOD			UNF		—
R.C.L.N.D.			10000000		21250000
CHECKED					
REVIEWED					

A-21 (1-58)

COMMERCIAL-INDUSTRIAL APPRAISAL RECORD

ACCOUNT NO. ______

PARCEL NO. 433 - 250 - ~~11~~ 16 ~~431-050-~~ ~~03~~ ~~12~~

ASSESSOR, SAN DIEGO COUNTY

132.91 ~~138.74~~ AC
~~138.50±~~ AC
~~130~~

SEE LEASE PARCEL 60-104-5 -29 -36 -28

NAME OF PROPERTY City S.D. ADDRESS 9449 FRIARS ROAD SHEET 1 OF 1

CHARACTER OF NEIGHBORHOOD / CHARACTER OF SUBJECT PROPERTY

USE	TREND	UTILITIES	TOPOGRAPHY	LAND USE	LAND IMPS.	BUILDING USE		CONSTRUCTION DATA	IMPROVED
SINGLE RES.	DEVELOPING	SEWER	LEVEL	UNZONED ZONE	PAVING	HOTEL-MOTEL	CLASS		UNDER
INCOME RES.	STATIONARY	WATER	LOW	X PROPER	ALLEY PAVING	STORE			X PROPER
RETAIL	DECLINING	ELECTRICITY	HIGH	MARGINAL	SIDEWALKS	OFFICE	BUILT		OVER
WHOLESALE	BLIGHTED		SLOPE	SUB-MARGINAL	CURBS	SHOP			
INDUSTRIAL			FILL	X PARKING	ORN. LIGHTS	WARE-HOUSE	STORIES		
MIXED				VACANT		FACTORY			
RIBBON	% DEVELOPED	R.R. SPUR				X SPORTS STADIUM	AREA		

SUMMARY

			(2) 67C 3735		70C6071	(-050-03 -061-07)	050-12 73C#4848		(16) 79C#840
ASSESSMENT YEAR	1959	1964	1967	1967	1970 A	1973	1973 A	1977	1979
APPRAISER		J. Keihon	H. Stelle	Kuhn & Stellen	12-036	16-046	18-046	18032	18032
DATE		2-17-64	1-5-67	3-6-67	4-29-70	4/3/73	6/5/73	3-31-77	6-22-79
IMPROVEMENT REPLACEMENT COST		-0-		10000000					
IMPROVEMENT R. C. L. N. D.				10000000	21250000				No Assessable Value
LAND VALUE		400000	400 000	2500000	4500000			No Assessable	
TOTAL PROPERTY R. C. L. N. D.		400000		12500000	25750000				
CAPITALIZED EARNING ABILITY									
INDICATED SALE PRICE									
							6-21	9-85	9-85

21

APPRAISAL

TOTAL REAL PROPERTY VALUE		400000	400 000	12 500 000	25750000	26,500,000	26,650,000		
LAND VALUE		400000	400 000	2 500000	4500000	5,300,000	5,450,000		
IMPROVEMENT VALUE		-0-	—	10 000 000	21250000	21,200,000	21,200,000		

ASSESSED VALUES

LAND	⟨83290⟩	⟨100800⟩	⟨100 000⟩	⟨625000⟩	No Assessable Value	No Assessable Value	No Assessable Value		
IMPROVEMENTS	-0-	-0-	⟨-0-⟩	⟨2500000⟩					
TOTAL REAL PROPERTY				3125000					

PERSONAL PROPERTY

BASE UNITS				JBB					
POSTED		ME 5/11	MD 1-11	BM 4/27					
CHECKED		MC 5/11	HKL 1/11/67	JB 4-28					
REVIEWED									K.

A-2 (10-57) 10M

ASSESSOR, SAN DIEGO COUNTY

COMMERCIAL-INDUSTRIAL APPRAISAL RECORD

Sheet ____ of ____

NAME County of San Diego ADDRESS 0000 Friars Road Parcel No. 433-250-13

CHARACTER OF NEIGHBORHOOD				PROPERTY CHARACTERISTICS											
USE		TREND		UTILITIES		TOPOGRAPHY		LAND USE		LAND IMPS		BUILDING USE		IMPROVED	
	Retail		Developing		Sewer		Level		Zone		Paving		Store		Proper
	Wholesale		Stationary		Water		Low / Hi		Proper		Alley Paving		Office		Under
	Industrial		Declining		Elec		Slope		Sub Marginal		Sidewalks		Industrial		Over
	Residential				R.R Spur		Fill		P.E.U.		Curbs		Warehouse		

SUMMARY	Cut Data																			
	Initial-Appraisal Yr.-Add. Chng.	GH	1977	A	19		19		19		19		19		19		19		19	
	Appraiser code	18032																		
	Date	3-31-77																		
	Improvement R.C.N.																			
	Improvement R.C.N.L.D.																			
	Land value																			
	Summation	NON ASSESSABLE																		
	Indicated sale price or C.E.A.																			
	Use Code	9-85																		
APPRAISAL	Total Real Property Value																			
	Land Value																			
	Improvement Value																			
	Computer / Units																			
	Posted																			

SUMMARY	Cut Data																			
	Initial-Appraisal Yr.-Add Chng.	19			19		19		19		19		19		19		19		19	
	Appraiser code																			
	Date																			
	Improvement R.C.N.																			
	Improvement R.C.N.L.D.																			
	Land Value																			
	Summation																			
	Indicated sale price or C.E.A.																			
	Use Code																			
APPRAISAL	Total Real Property Value																			
	Land Value																			
	Improvement Value																			
	Computer / Units																			
	Posted																			

REL-A-2 (2-74) 2M

TRANSACTION RECORD

DATE	D.T.S.	INDIC. PRICE	SALE PRICE	DOC. NO.	GRANTEE	SOURCE DEED	BKR	SLR	BUY	OTH.	Trust Deeds, Sales Conditions, Other Sales Data

RENTALS

ST. NO.	AREA	TENANCY	19	19	19	19	19	19	19	19	REMARKS

LAND VALUE COMPUTATION

SYM	WIDTH	DEPTH	AREA	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE
				COMPUTER		COMPUTER		COMPUTER		COMPUTER		COMPUTER		COMPUTER		COMPUTER	

LAND VALUE COMPUTATION

SYM	WIDTH	DEPTH	AREA	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE	APPRAISER & DATE UNIT	VALUE
				COMPUTER		COMPUTER		COMPUTER		COMPUTER		COMPUTER		COMPUTER		COMPUTER	

2. Notice of Completion

Notice of Completion for the original construction was not available. The following Notice of Completions are for work completed after 1967.

[This page intentionally left blank.]

424

RECORDING REQUESTED BY
Charger Football Company
ORDER NO.
ESCROW NO.

WHEN RECORDED MAIL TO
Name: Charger Football Company
Street Address: P. O. Box 20666
City State Zip: San Diego, Calif. 92120

FILE/PAGE NO. 74-119557
BOOK 1974
RECORDED REQUEST OF
Qwalt
MAY 8 11 53 AM '74
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY P. BLOOM
RECORDER

$3.00

RECORDERS USE ONLY

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the undersigned is Charger Football Company
3. The FULL ADDRESS of the undersigned is P. O. Box 20666, San Diego, Calif. 92120
4. The NATURE OF THE TITLE of the undersigned is: In fee
(If other than fee, strike "in fee" and insert, for example, "Purchaser under Contract of Purchase," or "Lessee.")
5. 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:

NAMES	ADDRESSES

6. The names of the PREDECESSORS in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvement herein referred to are: (If no transfer made, insert "none".)

NAMES	ADDRESSES

7. A work of improvement on the property hereinafter described was COMPLETED on 5/5/74
8. The name of the CONTRACTOR, if any, for such work of improvement was: (If no contractor for work of improvement as a whole, insert "none".) Heartland Construction Company, Inc. DBA Evans Construction Company
9. The property on which said work of improvement was completed is in the City of San Diego County of San Diego, State of California, and is described as follows:

Addition to Charger's Office space, level 1A, San Diego Stadium

10. The street address of said property is: 9949 Friars Rd., San Diego

11. X _____
(Signature of owner named in paragraph 2. Also sign verification at 13 or 14)

12. Dated: May 7, 1974

13. STATE OF CALIFORNIA } s.s.
COUNTY OF

(INDIVIDUAL VERIFICATION)

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing Notice; that he has read the same, and knows the contents thereof, and that the facts stated herein are true.

X _____
(Signature of Owner Named in Paragraph 2 above)

14. STATE OF CALIFORNIA } s.s.
COUNTY OF

(If this notice is executed by a corporation, use form below and affix corporate seal)

The undersigned, being first duly sworn, says: That he is an officer, to wit, _____ of _____
(Owner named in Paragraph 2, if a corporation)
a corporation, which is the owner of the aforesaid interest or estate in the property described in the foregoing Notice executed by said corporation; that he has read the same and knows the contents thereof, and that the facts therein stated are true of his own knowledge; that he made this verification for and on behalf of said Corporation.

X _____
(SIGNATURE)

15. SUBSCRIBED AND SWORN TO BEFORE ME on May 7th, 19 74

Frances P Beede
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Notary Seal
FRANCES P. BEEDE
NOTARY PUBLIC
[illegible] Co. Calif.
My Comm. Expires June 9, 1974

74-119557

RECORDING REQUESTED BY 281
CONTRERAS BROS. DEVELOPMENT CO.
AND WHEN RECORDED MAIL TO

Name CITY OF SAN DIEGO
Street Address 9449 Friars Road
City & State San Diego, CA

1

NC#300

FILE/PAGE NO. 80-436025
BOOK 1980
RECORDED REQUEST OF
PROFESSIONAL TITLE RESEARCH

DEC 29 12 27 PM '80

OFFICIAL RECORDS
SAN DIEGO COUNTY, CAL.
VERA L. LYLE
RECORDER

$3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for Complete requirements.)

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is CITY OF SAN DIEGO - San Diego Stadium
3. The full address of the owner is 9449 Friars Road, San Diego
4. The nature of the interest or estate of the owner is: In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee".)

5. 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.

NAMES ADDRESSES

6. A work of improvement on the property hereinafter described was completed on 12-20-80. The work done was City of San Diego, San Diego Stadium - remodel office for Sockers
7. The name of the contractor, if any, for such work of improvement was Contreras Bros. Development Co.

(If no contractor for work of improvement as a whole, insert "none".) (Date of Contract)

8. The property on which said work of improvement was completed is in the city of San Diego, County of San Diego, State of California, and is described as follows: 9449 Friars Road, San Diego CITY OF SAN DIEGO
9. The street address of said property is 9449 Friars Road, San Diego

(If no street address has been officially assigned, insert "none".)

Dated 12-29-80
Verification for Individual Owner

CONTRERAS BROS. DEVELOPMENT CO.
By: Professional Title Research
Shirley E Edwards

Signature of owner or corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the agent for the declarant of the foregoing

("President of", "Manager of", "A partner of", "Owner of", etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 29 (Date of signature.), 19 80, at San Diego (City where signed.), California.

Shirley E Edwards

(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)

NOTICE OF COMPLETION—WOLCOTTS FORM 1114—REV 8-74

8 pt. typ

NO. 436025 80-

Order No.
Escrow No. 1264
Loan No.

WHEN RECORDED MAIL TO:
LAW OFFICES OF DARRYL R. WOLD
4631 Teller Avenue, #120
Newport Beach, CA 92660

81-378730
FILE/PAGE NO.
BOOK 1981
RECORDED REQUEST OF
Darryl R. Wold
Dec 2 11 19 AM '81
OFFICIAL RECORDS
SAN DIEGO COUNTY, CA
VERA L. LYLE
RECORDER
$3.00
M.F.
$1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the undersigned is STADIUM MOTORSPORTS CORP.
3. The FULL ADDRESS of the undersigned is 920 Glenneyre, Suite K, Laguna Beach, California 92651
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: ~~In fee~~. Lessee.

(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are: No others
NAMES ADDRESSES

6. The full names and full addresses 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: Not Applicable
NAMES ADDRESSES

7. A work of improvement on the property hereinafter described was COMPLETED November 20, 1981
8. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is JAMES H. KITCHENS
(If no contractor, insert "none.")
9. The street address of said property is 9449 Friars Road, San Diego, California
10. The property on which said work of improvement was completed is in the City of San Diego
County of San Diego, State of California, and is described as follows:

San Diego Stadium
9449 Friars Road
San Diego, California

Date: November 23, 1981

STADIUM MOTORSPORTS CORP.
Signature of owner named in paragraph 2
BY: Mike DeStefano
MIKE DeSTEFANO, General Manager

Verification for INDIVIDUAL owner

STATE OF CALIFORNIA
COUNTY OF } ss.

The undersigned, being first duly sworn, states that he is the owner of the aforesaid interest or estate in the property described in the above notice; that he has read the same, knows and understands the contents thereof, and that the facts stated therein are true.

Signature of owner named in paragraph 2

SUBSCRIBED AND SWORN TO before me

on

Signature
Notary Public in and for said state.

Verification for CORPORATE owner:

STATE OF CALIFORNIA
COUNTY OF ORANGE } ss.

MIKE DeSTEFANO

being duly sworn, says:
That he is the General Manager
of Stadium Motorsports Corp.
, the corporation that executed the foregoing notice as owners 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.

Signature of officer Mike DeStefano

SUBSCRIBED AND SWORN TO before me
on November 23, 1981

Signature Darryl R. Wold
Notary Public in and for said state.

Verification for PARTNERSHIP owner:

STATE OF CALIFORNIA
COUNTY OF } ss.

being duly sworn, says:
That he is one of the partners of
, the partnership 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 partnership; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

Signature of partner

SUBSCRIBED AND SWORN TO before me

on

Signature
Notary Public in and for said

OFFICIAL SEAL
DARRYL R. WOLD
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Aug. 29, 1983

(This area for official notarial seal) Form

No. 378730 81

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

LEON A. OPOLSKI ESQ
8775 AERO DR STE 232
SAN DIEGO, CA 92123

DOC # 2000-0205974

3191 APR 21, 2000 10:42 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 0.00

THIS SPACE FOR RECO

2000-0205974

C8
27
NP

NOTICE OF COMPLETION

(Please fill in document title(s) on the this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

Rec.Form #R25 (7/3/97)

WHEN RECORDED MAIL TO: 3192
Leon A. Opolski, Esq.
8775 Aero Drive, Suite 232
San Diego, CA 92123-1778

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is Owner or agent of the Owner of the interest stated below.
2. The Full Name of the Owner is: The Sovereign Entitlements of the City of San Diego, California, U.S.A., a Municipality.
3. The Full Address of the Owner is: Office of the City Hall, 202 "C" Street, San Diego, CA 92101.
4. The Nature of the Interest or Estate of the Undersigned is: in Fee Absolute.
5. The Full Names and Full Addresses of All Persons, if any, who hold such interest or estate with the undersigned as Joint Tenants or as Tenants in Common are: The Sovereign Entitlements of the City of San Diego, California, a Municipality.
6. A work of improvement on the property hereinafter described was completed on: December 17, 1999.
7. The work of improvement is described as follows: Tenant Improvements and demising of Grounds Crew office complex including, but not limited to, the construction of walls, installation of interior doors, electrical, plumbing, cabinets, ceramic tile, paint, wallpaper, carpet, flooring finishes, furniture, fixtures and equipment.
8. The name of the Original Contractor for such work of improvement is: Carl Leroy Construction, 699 N. Vulcan Avenue, #136, Encinitas, California 92024-2135.
9. The street address of said property is: 9449 Friars Road, San Diego, CA 92108.
10. The property on which said work of improvement was completed is: in the City of San Diego, State of California, and is described as follows: Qualcomm Stadium, 9449 Friars Road, San Diego, CA 92108.

Verification for Non-Individual Owner by Bill Wilson, Stadium Manager:

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the agent of the aforesaid interest or estate in property described in the above notice, that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Dated: 4/20/00

QUALCOMM STADIUM

By: Bill Wilson
Bill Wilson, Stadium Manager

3. Water/Sewer Connection Records

Sewer Connection Records not available.

SERVICE ADDRESS 9449 FRIARS Rd.
STADIUM - ~~No address at this time~~
DATE CHECKED 3/7/66 | CHECKED BY JCB | PLAN FILE NO. | TAP NO. 54768 B-54768
PLAT PAGE I-15-C,D | SERVICE SIZE 12" | METER SIZE & KIND (1) 10" FMCT (2) 6" Comp. | LOT Por. 35,36,42 | BLOCK
TRACT Rancho Mission
REQUESTED METER OR P.C. LOCATION See dwg.12300-11D
OWNERS NAME S.D. Stadium Authority ~~City of San Diego~~ | OCCUPANCY CODE I
W.O. OR C.A. NO. 29794 | WORK UNITS | CREW MANHOURS | CREW NO. 17 | OWNERS MAIL ADDRESS
SERVICE INSTALLED: FT. OF P-LINE OF
SPECIAL INSTRUCTIONS Invoice W12904
WARNING TELCO. U.G. CALL 298-0595
ON STREET Stadium Mission Valley
METER SIZE & MAKE 2-6" Bad | METER SERIAL NUMBER | METER READING
AREA CHARGE # $ | WATER MAIN CONN. CHARGE # $
PIPE KIND C.I. | PIPE SIZE & LENGTH 12" C.I. | KIND WATER MAIN CI ✓ | AC | OTHER
WATER FEE $15,376.00 | DATE PAID 3/7/66 | DATE ISSUED 3/7/66 | ISSUED BY mg
DATE RECEIVED 3-8-66 | DISTRICT ASSIGNED C ✓ | CHECK PRESSURE PSI | MAIN DEPTH 6'
NO TEL. U.G. 5-13-66 | METER BOOK & PAGE | DATE INSTALLED 5-24-66 | FOREMAN J. Mayo
FORM UW-784 (REV. 9-62) CITY OF SAN DIEGO
WATER SERVICE ORDER

SERVICE ADDRESS 9449 Friars Rd.
STADIUM
DATE CHECKED 3/7/66 | CHECKED BY JCB | PLAN FILE NO. | TAP NO. B-54768
PLAT PAGE I-15-C,D | SERVICE SIZE 12" | METER SIZE & KIND (2) 6" Comp. | LOT Por. 35,36,42 | BLOCK
TRACT Rancho Mission
REQUESTED METER OR P.C. LOCATION See dwg.12300-11D
OWNERS NAME SAN DIEGO STADIUM AUTHORITY | OCCUPANCY CODE I
W.O. OR C.A. NO. 29794 | WORK UNITS | CREW MANHOURS | CREW NO. 17 | OWNERS MAIL ADDRESS % CAB C. LONERGAN 3C, 202 C ST SD CA 92101 ~~CITY ADMIN BLDG~~
SERVICE INSTALLED: FT. OF P-LINE OF
SPECIAL INSTRUCTIONS Invoice W12904
ON STREET Stadium Mission Valley
METER SIZE & MAKE 2-6" Bad | METER SERIAL NUMBER | METER READING
AREA CHARGE # $ | WATER MAIN CONN. CHARGE # $
PIPE KIND C.I. | PIPE SIZE & LENGTH 12" C.I. | KIND WATER MAIN CI ✓ | AC | OTHER
WATER FEE $15,376.00 | DATE PAID 3/7/66 | DATE ISSUED 3/7/66 | ISSUED BY mg
DATE RECEIVED 3-8-66 | DISTRICT ASSIGNED C ✓ | CHECK PRESSURE PSI | MAIN DEPTH 6'
NO TEL. U.G. 5-13-66 | METER BOOK & PAGE 985-8200 | DATE INSTALLED 5-24-66 | FOREMAN J. Mayo
FORM UW-784 (REV. 9-62) CITY OF SAN DIEGO 9. 3. 691. (5)
WATER SERVICE ORDER

RVICE ADDRESS 9449 FRIARS Rd.
STADIUM - ~~No address at this time~~
DATE CHECKED 3/7/66 | CHECKED BY JCB | PLAN FILE NO. | TAP NO. 54768 B-54768
AT PAGE 15-C,D | SERVICE SIZE 12" | METER SIZE & KIND (1) 10" FMCT (2) 6" Comp. | LOT Por. 35,36,42 | BLOCK
TRACT Rancho Mission
QUESTED METER OR P.C. LOCATION ee dwg.12300-11D
OWNERS NAME S.D. Stadium Authority ~~City of San Diego~~ | OCCUPANCY CODE I
O. OR C.A. NO. 9794 | WORK UNITS | CREW MANHOURS | CREW NO. 17 | OWNERS MAIL ADDRESS
RVICE INSTALLED: FT. OF P-LINE OF
SPECIAL INSTRUCTIONS Invoice W12904
WARNING TELCO. U.G. CALL 298-0595
STREET Stadium Mission Valley
TER SIZE & MAKE -6" Bad | METER SERIAL NUMBER | METER READING
AREA CHARGE # $ | WATER MAIN CONN. CHARGE # $
PE KIND I | PIPE SIZE & LENGTH 12" C.I. | KIND WATER MAIN CI ✓ | AC | OTHER
WATER FEE $15,376.00 | DATE PAID 3/7/66 | DATE ISSUED 3/7/66 | ISSUED BY mg
TE RECEIVED -8-66 | DISTRICT ASSIGNED C ✓ | CHECK PRESSURE PSI | MAIN DEPTH 6'
NO TEL. U.G. 5-13-66 | METER BOOK & PAGE | DATE INSTALLED 5-24-66 | FOREMAN J. Mayo
M UW-784 (REV. 9-62) CITY OF SAN DIEGO
WATER SERVICE ORDER

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4. Construction Permits

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BUILDING PERMIT RECORDS SEARCH

ADDRESS:	9449 Friars Road
APN:	
NOTES:	
PROJECT NAME:	SD Stadium
PROJECT NUMBER:	15035.01
DATE OF SEARCH:	
COMPLETED BY:	VR

Research Complete:
- ■ CLR
- ■ BLUE
- ■ COMP
- ■ P/F

City of San Diego Development Services Department, Records Section

Material:	Date:	Architect/G.C.	Description:	P/F No.:	Notes:
CLR	6/14/1966	Frank L. Hope	Sports Stadium	2500-D	
	1972		Install display on score board	41892-D	
	1973		Int. partitions remodel	43848-D	
	1974		Office Add	48791-D	
	1975		Bleachers	74812-D	
	1977		Int. roof soffit (ornamental mansard only)	93442-D	
	1977		2 stairways & bleachers at east end of stadium	E51262	
	1978		Player's Lounge fur out ext. walls	E-62031	
	1978		Replace temp. bleachers w/ perm.	E62094	
	1978		Office & lounge addition	E63354	
	1978		Partions	E63620	
	1978		Partitions for Kroc's offices and players	E65717	
	1981		Office alt. and add remodel for tenants; walls, dropped ceiling elect	F00500-D	
	1981		Enclose (n) office	F00722	
	1981		Enclose int. partitions	F01078	
	1981		Construct toilet facility adj to Boxes	F03272	
	1981		Int. T.I	F03388	
	1981		A, B, C, D press level		
	1983		Int. alterations	F17722	
	1984	Hope	(N) Concession	F23518	
	1984	Krommenhoer	T.I.	F24554	
	1984	Hope	T.I.	F25931	
	1984	Hope	T.I. (N) Food Consession	F25931	
	1984	National Neon	Scoreboard	F48668	
	1985	Tom Cuppage	Int. improvement	F30081	
	1985	Tom Cuppage	Office Add	F30352	
	1985	Ed Valencia	Remove/add bearing partitions	F30898	
	1985	Krommenhoer	Ticket Office in stadium	F30979	
	1985	Hope	Const. support system for speakers & earth station satellite system	F31246	
	1985	Randy Hall Mason	Scoreboard	F31344	
	1985	David Goertz	T.I. Office Holiday Bowl	F34089	
	1985	Hope	Int. Remodel	F34441	
	1986	Hal Walker	Renovate partitions	F43474	
	1986	Mamdon	Int. T.I. office	F50872	

Material:	Date:	Architect/G.C.	Description:	P/F No.:	Notes:
	1986	Equitable Const	T.I.	F51568	
	1987	A.G. Spanos Construction	Locker Room Renov.	A001580	
	1987	GMH	Int. TI	F43300	4200sf
	1987	Mamdon	Int. T.I. office	F50872	
	1987		Int. T.I	F54633	31x24 B Occ.
	1988	SS.Stl. Erectors	Add camera platform	A000247-88	
	1988	Figgie Int.	Support Structure for Diamond Vision Screen	A000378-88	
	1988	Morton	Restore original stadium signs	A001334-88	
	1988	Morton Equip	Temp. bleachers	A008643-88	
	1988	Snyder Langston	T.I.	A010813-88	
	1988	Snyder Langston	T.I. Ticket Office	A011113-88	
	1989	Snyder Langston	T.I.	A000263-89	
	1989	Snyder Langston	T.I. Batting Cage	A001456-89	
	1989	Snyder Langston	T.I.	A001859-89	
	1989	Morton Equip	Install and remove bleacher	A010020-89	
	1989	Snyder Langston	T.I.	A010151-89	
	1990	Morton	Temp. Bleachers	A008051-90	
	1990	Morton	Perm. Add seats to press level section	A008469-90	
	1991	Designtech	Remodel partitions	A001218-91	
	1991	HOK	Backstop and foul net	A001878-91	
	1991	KRS Constr	Storage room add	A002405-91	
	1991	Service America Corp.	Rework of (E) commisary area to concession	A003788-91	
	1991	Francher Dev.	Screenwall	A5359-91	
	1992	FM Diaz	Install (N) points of sales	A001615-92	
	1993	KB Leung	Add off to stadium	A7316-92	
	1994	Mamdon	Int. add. Of team rooms	A001615-92	
	1994	CECO Building Systems	Erect stl. Maintenance building	A101534-94	
	1994	Faulk Design Grou	T.I.	A108306-94	
	1995	Kanal Zayat	Add awnings	A101212-95	
	1996	7x7 Inc	T.I.	A100532-96	
	1996	Swanson & Assoc	T.I.	A104428-96	
	1996	GDM Construction	Shell Bldg.	A105171-96	
	1996	Kercheval Engineers	Demo (E) press level	A109230-96	
	1997	Standford Sign	Letter sign	A103480-97	
	1997	Faulk Arch. Design Services	Add roof & columns to (E) conc. Block wall for heavy equip. carport	A107923-97	
	1997	Leo A. Daley	Renovation of Stadium	D8000248-97	
	1997	Hollis Electrical	(N) jumbotron	E505132-97	
	1998	Gary Daugherty Architect	Erect 2nd flr office space (T.I. inside (E) structure)	A102829-98	
	2001	Delta Group	Add of (N) cell. Ant.	A101138-01	
	2002	Vasquez & Marshall & Associates	Accessibility upgrades throughout stadium	A106880-02	

5. Previous Historical Resources Survey Forms

None available.

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SECTION VII APPENDICES

B. OWNER AND OCCUPANT INFORMATION

1. **Chain of Title**
2. **City Directory**
3. **Copy of Deed from Date of Construction**

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1. Chain of Title

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California Lot Book, Inc.

dba California Title Search Co.

P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
info@lotbook.com
WWW.LOTBOOK.COM

Chain of Title Report

Heritage Architecture & Planning
633 Fifth Avenue
San Diego, CA 92101
Attn: Eileen Magno

CTS Reference No.: 0715100
Your Ref. No.: 15035.01

Title Search Through: June 24, 2015

Property Address: 9449 Friars Rd.
San Diego, CA 92108

Assessor's Parcel No.: 433-250-16-00 & 433-250-13-00

Assessed Value: Unavailable

Exemption: Unavailable

Property Characteristics

Use: Commercial

Improvements:

Short Legal Description

ALL THAT PORTION OF LOTS 35 AND 36 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP THEREOF ON FILE IN BASE NO. 348 OF SUPERIOR COURT IN SAN DIEGO COUNTY ENTITLED JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL, AS FURTHER DESCRIBED.

Chain of Title
(February 20, 1904 through June 24, 2015)

The following documents affect APN 433-250-16:

1. Deed
Grantor: J. W. Sefton and Hattie L. Sefton
Grantee: City of San Diego
Recorded: February 20, 1904, Book 339, Page 374, of Deeds

2. Deed
Grantor: J. W. Sefton and H. L. Sefton
Grantee: Sefton Investment Company
Recorded: May 1, 1908, #6093, Page 439, Page 262, of Deeds

3. Deed
Grantor: Sefton Investment Company
Grantee: City of San Diego
Recorded: May 1, 1908, #6098, Book 439, Page 267, of Deeds

4. Joint Exercise of Powers Agreement Between the City of San Diego and the County of San Diego Creating the San Diego Stadium Authority
Recorded: February 2, 1966, Recorders File No. 66-18989

5. San Diego Stadium Ground Lease
First Party: City of San Diego
Second Party: San Diego Stadium Authority
Recorded: April 7, 1966, Recorders File No. 66-58667

6. San Diego Stadium Lease
First Party: City of San Diego
Second Party: San Diego Stadium Authority
Recorded: April 7, 1966, Recorders File No. 66-58669

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

7. Restated San Diego Stadium Lease

First Party:	City of San Diego
Second Party:	San Diego Stadium Authority
Recorded:	September 15, 1983, Recorders File No. 83-328698
Re-Recorded:	September 29, 1983, Recorders File No. 83-348273

8. Stadium Operating Lease

First Party:	San Diego Stadium Authority
Second Party:	City of San Diego
Recorded:	November 2, 1994, Recorders File No. 94-641399

The following documents affect APN 433-250-13:

9. Trustee's Deed

Grantor:	Union Trust Company of San Diego
Grantee:	Matilde Guglielmetti and Tranquillo Guglielmetti
Recorded:	August 17, 1916, #15668, Book 714, Page 362, of Deeds

10. Decree Establishing Death and Terminating Joint Tenancy

In the Matter of the Termination of Joint Tenancy of:	Tranquillo Guglielmetti, Deceased
Recorded:	July 6, 1928, #39008, Book 1496, Page 278, of Deeds

11. Vendor-Purchaser Agreement

Vendor:	Joseph Guglielmetti, Executor, Adolph Guglielmetti, Erminia Bongianni, Siro Guglielmetti, Anthony Guglielmetti, Vincent Guglielmetti, Mary Schumacher and Joseph Guglielmetti
Purchaser:	City of San Diego
Recorded:	November 18, 1965, Recorders File No.65-209758

12. Order Confirming Sale of Real Property and Instructing Executor

The Estate of:	Matilda Guglielmetti, Deceased
Recorded:	January 3, 1966, Recorders File No. 66-120

13. Executor's Deed

Grantor:	Joseph Guglielmetti, Executor
Grantee:	City of San Diego
Recorded:	January 3, 1966, Recorders File No. 66-121

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

14. Deed
Grantor: Warren T. Lassabe
Grantee: City of San Diego
Recorded: January 19, 1966, Recorders File No. 66-10313

15. Quitclaim Deed - Individual
Grantor: Adolph Guglielmetti, Joseph Guglielmetti, Anthony Guglielmetti, Erminia Bongianni, Mary Guglielmetti Schumacher, Vincent Guglielmetti, and Siro Guglielmetti
Grantee: City of San Diego
Recorded: January 19, 1966, Recorders File No. 66-10314

16. Deed
Grantor: Jack W. Brem
Grantee: City of San Diego
Recorded: January 19, 1966, Recorders File No. 66-10315

17. Joint Exercise of Powers Agreement Between the City of San Diego and the County of San Diego Creating the San Diego Stadium Authority
Recorded: February 2, 1966, Recorders File No. 66-18989

18. San Diego Stadium Ground Lease
First Party: City of San Diego
Second Party: San Diego Stadium Authority
Recorded: April 7, 1966, Recorders File No. 66-58667

19. Grant Deed
Grantor: City of San Diego
Grantee: San Diego Stadium Authority
Recorded: April 7, 1966, Recorders File No. 66-58668

20. San Diego Stadium Lease
First Party: City of San Diego
Second Party: San Diego Stadium Authority
Recorded: April 7, 1966, Recorders File No. 66-58669

21. Grant Deed
Grantor: San Diego Stadium Authority
Grantee: City of San Diego
Recorded: April 7, 1966, Recorders File No. 66-58670

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

22. Resolution No. 187105
Recorded: May 3, 1966, Recorders File No. 66-74568

23. Amended and Restated Stadium Facility Lease
First Party: San Diego Stadium Authority
Second Party: City of San Diego
Recorded: November 2, 1994, Recorders File No. 94-641398

24. Quitclaim Deed
Grantor: San Diego Stadium Authority
Grantee: City of San Diego
Recorded: February 25, 1998, Recorders File No. 98-98902

– End of Report –

****
Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.
****

2. City Directory

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DIRECTORY SEARCH

PROJ. NAME: QUALCOMM
PROJ. NO: 15035.01
DATE OF RESEARCH: 07/01/15 COMPLETED BY:

ADDRESS: 9449 FRIARS ROAD
APN:
NOTES: Construction Date: 1967

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
1965	N/A: No Listing	
1966	N/A: No Listing	
1967	N/A: No Listing	
1967	9449 Friars Road	San Diego Baseball Co. Business Organization
		San Diego Stadium Athletic Field
1969-1970		San Diego Padres Baseball Club
		San Diego Athletic Field
1971		San Diego Padres Baseball Club
		San Diego Chargers Football Club Professional Football team
		San Diego Stadium Athletic Field
		Servomation Inc. Restr Opr
		Sports Club Restaurant
		Stadium Management Co. Amusements places of operation
1972		San Diego Padres Baseball Club
		San Diego Chargers Football Club Professional Football team
		San Diego Stadium Athletic Field
		Servomation Inc. Restr Opr
		Sports Club Restaurant
		Stadium Management Co. Amusements places of operation
1973		San Diego Padres Baseball Club
		San Diego Chargers Football Club Professional Football team
		San Diego Stadium Athletic Field
		Servomation Inc. Restr Opr
		Sports Club Restaurant
		Stadium Management Co. Amusements places of operation
		American Building Maintenance Co.
1974		San Diego Padres Baseball Club
		San Diego Chargers Football Club Professional Football team
		San Diego Stadium Athletic Field
		Servomation Inc. Restr Opr
		Sports Club Restaurant
		Stadium Management Co. Amusements places of operation
		American Building Maintenance Co.
1975		San Diego Padres Baseball Club
		San Diego Charges Football Club
		San Diego Stadium Athletic Field
		Servomation Duchess Inc. Restr Opr
		Sports Club Restaurant
		Stadium Tavern
		San Diego Stadium
		CA Interscholastic Federation
		San Diego Athletic Organization
1976		San Diego Padres Baseball Club

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		San Diego Chargers Football Club Professional Football team
		San Diego Stadium Athletic Field
		Servomation Inc. Restr Opr
		Sports Club Restaurant
		Stadium Management Co. Amusements places of operation
		Servomation Duchess Inc Restr Opr
1978		San Diego Baseball Club
		San Diego Chargers Football Club
		San Diego Stadium Athletic Field
		Servomation Duchess Inc Vending Machine
		Sports Club Restaurant
		Stadium Club The Private Club
		CA Interscholastic Federation
		San Diego Athletic Organization
		Ace Auto Parks (Stadium) Parking lot Oprs
		Holiday Bowl-Game Sports Arena
		San Diego Sockers Professional Sports Club
		San Diego State Aztecs SDSU Football Team
		Triple L Enterprises (MT ce Div)
1979		San Diego Baseball Club
		San Diego Chargers Football Club
		San Diego Stadium Athletic Field
		Servomation Duchess Inc Vending Mach
		Sports Club Restaurant
		Stadium Club The Private Club
		CA Interscholastic Federation
		San Diego Athletic Organization
		Ace Auto Parks (Stadium) Parking lot Oprs
		San Diego Sockers Professional Sports Club
		San Diego State Aztecs SDSU Football Team
		Triple L Enterprises (MT ce Div)
1980		San Diego Padres Baseball Club
		San Diego Chargers Football Club
		San Diego Stadium Athletic Field
		Servomation Duchess Inc Vending Mach
		Sports Club Restaurant
		Stadium Club The Private Club
		Ace Auto Parks (Stadium) Parking lot Oprs
		Holiday Bowl sports arena
		San Diego Bowl Game Assn athletic org
		San Diego Sockers Professional Sports Club
		San Diego State Aztecs SDSU Football Team
		Bekins Maintenance
1982		Astleford Kawano
		Aztect Athletic Tckt
		Bekins Building Maintenance
		Chargers San Diego
		Chargers SD ADM OFF
		Charges SD TCK INF
		Colachis James W
		CTY SD Stadium
		CTY SD Stadium
		CTY SD Stadium

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		CTY SD Stadium
		CTY SD Stadium
		CTY SD Stadium
		CTY SD Stadium
		Holiday Bowl
		Padres Baseball
		SD Chargers
		SD Chargers
		San Dgo Stad Tckt
		San Dgo Stad Tckt
		San Dgo Stad Tckt
		San Diego Sockers
		San Diego Stadium
		SD Bowl Game Assn
		SD CTY STDM ADMIN
		SD CTY STDM SCRBRO
		SD Padres
		SD Stadium
		SD Stadium
		SD Stadium Admin
		SD Stadium Padres
		SD Stadium SCRBRO
		SD STADM Swap Meet
		SD State Aztecs
		Sports WRTRS SPRTS
		Stadium Club The
		Westchstr rcklnd NW
1984		San Diego Padres Baseball Club
		San Diego Chargers Football Club Professional Football team
		San Diego Stadium Athletic Field
		Servomation Duchess Inc vending mach
		Sports Club Restaurant
		Stadium Club The Private Club
		Ace Auto Parks (Stadium) Parking lot Oprs
		Holiday Bowl
		San Diego Bowl-Game Association Athletic Orgn
		San Diego Sockers Professional Sports Club
		San Diego State Aztecs SDSU Football Team
		Padres Gift Shop
		Bekins Mainenance (Maintenance Division)
1985		Astleford Kawano
		Aztect Athletic Tckt
		Bekins Bldg Mntnce
		Chargers San Diego
		Chargers SD TCK INF
		Greater SD Sports
		Holiday Bowl
		Northeastern LTL LG
		SD Bowl Game Assn
		SD Chargers Admin
		SD Chargers Ticket
		SD CTY STADM ADMIN
		SD CTY STADM ADVER

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		SD CTY STADM CNCSSN
		SD CTY STADM EVENT
		SD CTY STADM SPORTS
		SD CTY STADM SWAP
		SD CTY STDM ADM
		SD CTY STDM ADMIN
		SD CTY STDM ADVRTSG
		SD Padres
		SD Padres exec ofcs
		SD Padres Gift Shop
		SD Padres MXCN AFFR
		SD Padres TCNT ORDR
		SD Stadium
		SD Stadium ADM OFCS
		SD STADM Swap Meet
		SD State Aztecs
		Sports MED TR RH ST
		Sports WRTRS SPRTS
		Stadium Club the
1986		A G Spanos Constr
		Astleford Kawano
		Aztec Athletic TCKT
		Century Club
		Chargers San Diego
		Chargers TCKT INFO
		Greater SD Sports
		Holiday Bowl
		Northeastern LTL LG
		SD Baja Radio Advr
		SD Bowl Game Assn
		SD Chargers ADMIN
		SD Chargers TICKET
		SD Chargers TICKET
		SD CO Jr Golf ASCTN
		SD CT STADM ADMN
		SD CTY STADM CNCSSN
		SD J Murphy Stadium
		SD Jack Murphy STDM
		SD Jack Murphy STDM
		SD Padres
		SD Padres exec ofcs
		SD Padres GENL INFO
		SD Padres TCKT ORDR
		SD Sports Commnctn
		SD State Aztecs
		SD SUPR BWL TSK FRC
		Sports Medicine
		Stadium Club
1990		A G Spanos Constr
		Astleford Kawano
		Century Club
		Chargers San Diego
		Chargers SD Tickets

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		Chargers SD Tickets
		Chargers SD Tickets
		Davis Cup
		Greater SD Sports
		Holiday Bowl
		Northeastern LTL LG
		SD Baja Radio Advr
		SD Bowl Game Assn
		SD Chargers Admin
		SD Chargers Ticket
		SD Chargers Ticket
		SD CO Jr Golf ASCTN
		SD CTY STADM ADMIN
		SD CTY STADM CNCSSN
		SD J Murphy Stadium
		SD Jack Murphy STDM
		SD Jack Murphy STDM
		SD Jack Murphy STDM
		SD Padres
		SD Padres exec ofcs
		SD Padres GENL INFO
		SD Padres Gift Shop
		SD Padres Padres TCKT ORDR
		SD Sports Commnctn
		SD State Aztecs
		Shearson Lehman OPN
		Sports MDCN REHAB
		Sports MDCN TRNG
		Stadium Club
		Stadium Club
1992-1993		A G Spanos Constr
		Astleford Kawano
		Buick International
		Century Club
		Chargers San Diego
		Chargers SD Tickets
		Chargers SD Tickets
		Chargers SD Tickets
		Greater SD Sports
		Holiday Bowl
		Jack Murphy Stadium
		SD Baja Radio Advr
		SD Bowl Game Assn
		SD Chargers ADMIN
		SD Chargers INFO
		SD Chargers Ticket
		SD Chargers Ticket
		SD CO Jr Golf ASCTN
		SD CTY J Murphy Stadium
		SD CTY STADM CHCSSN
		SD SPAT Medicine Ct
		SD State Aztecs
		SDU Box Offices

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		Shearson Lehman OPN
		Stadium Club
		Stadium Club
1995-1996		A G Spanos Constr
		Astleford Kawano
		Buick International
		Century Club
		Chargers San Diego
		Chargers SD Tickets
		Go Chargers
		Greater SD Sports
		Holiday Bowl
		PAC TELD ATA
		SD Baja Radio Advr
		SD Bowl Game Assn
		SD Chargers ADMIN
		SD CO Jr Golf ASCTN
		SD CTY STADM
		SD CTY STADM FOOD
		SD Jack Murphy STDM
		SD Jack Murphy STDM
		SD Padres
		SD Padres GENL INFO
		SD Padres Gift Shop
		SD Sports Commnctn
		SD State Aztecs
		SDU Box Offices
		Stadium Club
		Stadium Club
1998-1999		Astleford Kawano
		Chargers San Diego Ticket
		Chargers SDADMINISTRATIVE OFC
		Hill R
		PAC TELD ATA
		Qualcomm Stadium Concessions
		SD Chargers Adminstrative Ofc
		SD Chargers Ticket Information
		SD CTY Jack Murphy STDM Aztecs
		SD CTY Jack Murphy STDM Chargers
		SD CTY Jack Murphy STDM SV AM
		SD CTY Stadium Qualcomm
		SD Padres
		SD Padres Genl Info
		SD Padres Gift Shop
		SD Sports Commnctn
		SD State Aztecs
		SDU Box Ofc Ticket
		Service America Corp
		Sports Network the
		Stadium Club Restaurant the
1999-2000		Astleford Kawano
		Chargers San Diego ticket info
		Chargers SDADMINISTRATIVE OFC

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		Hill R
		PAC TELD ATA
		Qualcomm Stadium Ace Parking
		Qualcomm Stadium General Info
		San Diego CTY Qualcomm Stadium
		San Diego CTY Qualcomm Stadium
		San Diego CTY Qualcomm Stadium
		San Diego CTY Qualcomm Stadium
		SD Chargers ADMINISTRATIVE OFC
		SD Chargers Ticket Information
		SD Padres GENL INFO
		SD Padres Gift Shop
		SD Padres Season Tickets
		SD Padres Ticket Information
		SD Sports Commnctn
		SD State Aztecs
		SDU Box Ofc Ticket
		Service America Corp
		Sports Network the
		Stadium Club Restaurant the
2001		Astleford R L
		Chargers San Diego ticket info
		Chargers ADMINISTRATIVE OFC
		Hill R
		Holiday Bowl
		Qualcomm Stadium General info
		Qualcomm Stadium SD EMER SCRTY
		SD Bowl Game Assn
		SD Chargers ADMINISTRATIVE OFC
		SD Chargers Ticket Information
		SD City STADM Qualcomm ACE PRKNG
		SD CTY STADM Qualcomm Aztecs
		SD CTY STADM Qualcomm Chargers
		SD CTY STADM Qualcomm Food
		SD CTY STADM Qualcomm General Info
		SD CTY STADM Qualcomm Holiday Bowl
		SD CTY STADM Padres
		SD Padres Genrl info
		SD Padres Gift Shop
		SD Padres Season Tickets
		SD Padres Ticket Information
		SD Sports Commnctn
		SD State Aztecs
		SDU Box Ofc Ticket
		Sports Network the
		The Stadium Club Restaurant
2003		Ashtleford R L
		Chargers San Diego, Ticket Info
		Chargers, SD Administrative Office
		Holiday Bowl
		Qualcomm Stadium Advisory Board
		Qualcomm Stadium - SD Ace Parking
		Qualcomm Stadium - SD Emergency Security

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		Qualcomm Stadium - SD TTY
		R Hill
		SD Bowl Game Assn
		SD Chargers ADMINISTRATIVE OFC
		SD Chargers Ticket Information
		SD CTY STDM - Qualcomm
		SD CTY STDM - Qualcomm TTY
		SD CTY STDM - Qualcomm Aztecs
		SD CTY STDM - Qualcomm Chargers
		SD CTY STDM - Qualcomm Food
		SD CTY STDM - Qualcomm Genl Info
		SD CTY STDM - Qualcomm HLDY Bowl
		SD CTY STDM - Qualcomm Padres
		SD Padres Gift Shop
		SD Padres Offices
		SD Padres Ticket Information
		SD Sports Commnctn
		SD State Aztecs
		SDU Box Office Athletic Ticket
		Service America Corp
		The Sports Network
		The Stadium Club Restaurant
2005		Chargers San Diego Ticket Info
		Getty Images
		Holiday Bowl
		HTN Communications Qualcomm Stadium
		No IML
		Qualcomm Stadium Advisory Board
		Qualcomm Stadium-SD Ace Pkng
		Qualcomm Stadium- SD Emer Scrty
		Qualcomm Stadium - SD TTY
		R Hill
		SD Auto Connection
		SD Bowl Game Assn
		SD Chargers Ticket Information
		SD CTY STADIUM - Qualcomm TTY
		SD CTY STADIUM - Qualcomm Aztecs
		SD CTY STADIUM - Qualcomm Chargers
		SD CTY STDM - Qualcomm Food
		SD CTY STDM - Qualcomm Genl Info
		SD Padres Offices
		SD Sports Communications
		SD State Aztecs
		SDU Box Office Athletic Ticket
		Service America Corp
		The Stadium Club Restaurant
2007		Chargers San Diego Ticket Info
		Getty Images
		Holiday Bowl
		No IML
		Qualcomm Stadium Advisory Board
		Qualcomm Stadium-SD Ace Pkng
		Qualcomm Stadium- SD Emer Scrty

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		Qualcomm Stadium - SD TTY
		R Hill
		SD Chargers
		SD Auto Connection
		SD Bowl Game Assn
		SD Chargers Ticket Information
		SD CTY STADIUM - Qualcomm TTY
		SD CTY STADIUM - Qualcomm Aztecs
		SD CTY STADIUM - Qualcomm Chargers
		SD CTY STDM - Qualcomm Food
		SD CTY STDM - Qualcomm Genl Info
		SD Sports Communications
		SD State Aztecs
		Service America Corp
		The Stadium Club Restaurant
2009		All Mobile Video
		Chargers SD ADM OFF
		City of SD 1st Dst Scott Ptrs
		City of SD 24-Hr NN-Emrgncy
		City of SD 5th District
		City of SD 6 to 6 Extndd Sc
		City of SD Ace Parking at Stdm
		City of SD ADA Cmplnce for City
		City of SD Administration
		City of SD Agricultural
		City of SD Ambulance Serivces
		City of SD Applcnts & Empl Info
		City of SD Arch Engnr & Cntrct
		City of SD Arson Services
		City of SD Art-Msc-Rcrtn
		City of SD ATO
		City of SD Cty Attrny Mchl
		City of SD Cty Emply's Rtrmnt
		City of SD Cty Treasurer's Offc
		City of SD Dance
		City of SD Cance Programs
		City of SD Debt Management
		City of SD Disability Services
		City of SD Disaster Prprdnss
		City of SD Dispute Rsltn Prgrm
		City of SD Domestic Violence
		City of SD Drainage & Fld Pln s
		City of SD Dsbld Prkng
		City of SD Dvlp Impct
		City of SD Dwntwn Enhncmnt
		City of SD Eligible Lists
		City of SD Emergency Security
		City of SD Engineering
		City of SD Engrg & Cptl Proj
		City of SD Ethics and Intgrty
		City of SD Event Permits
		City of SD Exstng
		City of SD FD Cncssns - Cntr

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		City of SD Financial Crimes
		City of SD Fire
		City of SD Fncl Managmnt
		City of SD for Cty Ofc & SV Not
		City of SD Fre Pln Chck-NW
		City of SD Gangs
		City of SD Gen Inf & Non Emrgncs
		City of SD General Information
		City of SD Gng Prvntn & Intrvntn
		City of SD Govt Relations
		City of SD Grading Violations
		City of SD Graffiti Violations
		City of SD Grntd Wtr Prgrm
2011		Chargers SD Ticket Info
		City of SD 1st District
		City of SD 24-Hr NN-Emrgncy
		City of SD 6 to 6 Extndd SC
		City of SD Ace Parking at Stdm
		City of SD ADA Cmplnce for City
		City of SD Administration
		City of SD Adtr and Cmptrllr
		City of SD Ambulance Serivces
		City of SD Applctns & Emp Info
		City of SD Arson Services
		City of SD Auctions Police
		City of SD Balboa Park
		City of SD Bl Cde Brd of Appls
		City of SD SD Black Mountain
		City of SD Bldg Rntl Info
		City of SD Brown Field
		City of SD Brush Management
		City of SD Bus Imprvmnt
		City of SD Chief Info Officer
		City of SD Child Abuse
		City of SD Children's Rm-Lbrry
		City of SD City Attorney
		City of SD City Owned
		City of SD Citzns Rvw Brd Pol
		City of SD Civil Serv Commissn
		City of SD Clms Agnst the Cty
		City of SD Cmmssn Arts & Cultre
		City of SD Cmplnts Lst of Cty
		City of SD Cncl Dckts & Actns
		City of SD Cnsmr & Envrn Prtctn
		City of SD Code Enfrcmnt Unt
		City of SD Community Education
		City of SD Complaints
		City of SD Computer Lab
		City of SD Corp Spnsrshp Prgrm
		City of SD Cptl Imprvmnts
		City of SD Crcntn-Lbrry
		City of SD Crime Analysis
		City of SD Cross Connection

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		City of SD Cstl Wtrs-Stte of
		City of SD Cty Election Info
		City of SD Cty Emply's Rtrmnt
		City of SD Cty Info Cntr
		City of SD Inspection
		City of SD June-Aug
		City of SD Land Survey
		City of SD Land Use Hearing
		City of SD Lbry I Can Cntr
		City of SD Lcnsng-Stte of CA
		City of SD Library Foundation
		Ctiy of SD Lndscp Mntc Dstrcts
		City of SD Los Pnsqts Cnyn
		City of SD Mda Rltns-Pblc Info
		City of SD MDA Srvcs-Prss Psss
		City of SD Media Relations
		City of SD Meeting Tele Brdcst
		City of SD Meeting TV Brdcst
		City of SD Metro Wastewater
		City of SD Mira Mesa
		City of SD Miramar-Landfill
		City of SD Mission Persons
		City of SD Mjr Gft & Phlnthropc
		City of SD Mllo-RS & 1915 Act
		City of SD Mltple Spcs Cnsrvtn
		City of SD Mnhle Cvrs-Rplcmnt
		City of SD Mntc Assssmnt
		City of SD Monday & Tsdy Mtgns
		City of SD Narcoticcs
		City of SD Nbrhd Cde Cmplnce
		City of SD Nbrhd Prsctn Unt
		City o SD Noise Information
		City of SD North San Diego
2013		Chargers SD Ticket information
		City of SD 1st District
		City of SD 24-Hr NN-Emrgncy
		City of SD 6 to 6 Extndd SC
		City of SD Ace Parking at Stdm
		City of SD ADA Cmplnce for City
		City of SD Administration
		City of SD Ambulance Serivces
		City of SD Applctns & Emp Info
		City of SD Arson Services
		City of SD Auctions Police
		City o SD Balboa Park
		City of SD SD BL CDE BRD of APPLS
		City of SD Black Mountain
		City of SD Bldg Rntl Info
		City of SD Brown Field
		City of SD Brush Management
		City of SD Bus Imprvmnt
		City of SD Chief Info Officer
		City of SD Child Abuse

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		City of SD Children's Rm-Lbrry
		City of SD City Attorney
		City of SD City Owned
		City of SD Citzns Rvw Brd Pol
		City of SD Civil Serv Commissn
		City of SD Clms Agnst the Cty
		City of SD Cmmssn Arts & Cultre
		City of SD Cmplnts Lst of Cty
		City of SD Cncl Dckts & Actns
		City of SD Cnsmr & Envrn Prtctn
		City of SD Code Enfrcmnt Unt
		City of SD Community Education
		City of SD Complaints
		City of SD Computer Lab
		City of SD Corp Spnsrshp Prgrm
		City of SD Cptl Imprvmnts
		City of SD Crcntn-Lbrry
		City of SD Crime Analysis
		City of SD Cross Connection
		City of SD Cstl Wtrs-Stte of
		City of SD City Election Info
		City of SD Cty Emply's Rtrmnt
		City of SD Cty Info Cntr
		City of SD Planning Commissn
		City of SD Pln Chck-FRE Prtctn
		City of SD Plng and Acquisition
		City of SD Pol Fre Lfgrds
		City of SD pol Rcrds and rprts
		City of SD Pol Youth Programs
		City of SD Police Recruiting
		City of SD Police Reserves
		City of SD Prchsng infrmtn Cty
		City of SD Prisoners-County JL
		City of SD Prmdc Infrmtn-nn
		City of SD Pro Shop
		City of SD Qlcmm Stdn Advsry
		City of SD Rancho Bern
		City of SD Recycled Water
		City of SD Res Survey Programs
		City of SD Reservations
		City of SD RGNL-SN DGO ASN of
		City of SD Robbery
		City of SD Rsrce Develp
		City of San Dgo Fmly Jstce
		City of SD San Diego Tech Fund
		City if SD SDSU Aztcs
		City of SD Sex Crimes
		City of SD Sex Offndr info line
		City of SD Sfty * Emer Prprdnss
		City of SD Small Bsns Advocate
		City of SD Speakers Bureau
		City of SD Special Events
		City of SD Sprpls Cty Prop SLS

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		City of SD SSMC STDS&GLGCL
		City of SD St Tree Mntnc
		City of SD Storm WTR-DRN PLLTN
		City of SD Street Design
		City of SD Team
		City of SD Teen Space
		City of SD Testing and Schdlng
		City of SD THRPTC Rec Serv
		City of SD Ticket information
		City of SD Towing Companies
		City of SD Trnsnt Occpancy Tax
		City of SD Trnsptn Engr Dsgn
		City of SD Underground Gas Tnk
		City of SD Urban Foresty Prgrm
		City of SD Utlts Undergrnd
		City of SD Visitors Info Cntr
		City of SD Water
		City of SD Weed-Brush Mangmnt
		City of SD Wtr Theft Reporting
		City of SD Wtr & Swr Dsgn Engrg
		County of SD Central Jail COZ Merri
		Dallas Cowboys Football Club
		Getty Images
		MTS
		Port of SD Patrol Division
		Qualcomm Stadium Admin OFC
		Qualcomm Stadium Stadium Emer Secrty
		Qualcomm Stadium Genl Info
		Qualcomm Stadium Gold Club OFC
		Qualcomm Stadium Tckt info
		Qualcomm Stdm FD Cncssns-cntr
		Qualcomm Stdm Rcrdd Evnt info
		Qualcomm Stdm SDSU Aztcs
		RV Solutions
		SD Auto Connection
		SD Chrgrs LCL Cllng/Mscllns
		SD Cty Hshld Hzrds Wst Info
		SD Sports Communications
		SD ST Univ Athletic Tckt OFC
		Service AM Corp Qualcomm Stdm
		Stadium Club Restaurant the
		Uniradio Corp
2015		Chargers SD Ticket Information
		City of SD Qlcmm Stdn Advsry
		City of SD Reservations
		City of SD Ticket information
		Getty Images
		Holiday Bowl
		MTS
		Port of SD Patrol Division
		Qualcomm Stadium Admin OFC
		Qualcomm Stadium Emer Secrty
		Qualcomm Stadium Genl Info

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupant:
		Qualcomm Stadium Gold Club OFC
		Qualcomm Stadium Tckt Info
		Qualcomm Stdm FD Cncssns-cntr
		Qualcomm Stdm Rcrdd Evnt info
		SD Auto Connection
		SD Bowl Game Assn
		SD Chargers
		SD Cty Hshld Hzrds Wst Info
		SD Sports Communications
		SD ST Univ Athletic Tckt OFC
		Service AM Corp Qualcomm Stdm
		Shop Smart Enterprises
		Stadium Club Restaurant the

3. Copy of Deed from Date of Construction

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1/19/66

DUPLICATE ORIGINAL

FILE/PAGE NO 18989
RECORDED REQUEST OF
CITY CLERK

FEB 2 9 02 AM '66

SERIES 7 BOOK 1966
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, RECORDER
NO FEE

JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO CREATING THE SAN DIEGO STADIUM AUTHORITY

THIS AGREEMENT, dated for convenience as of 1-25-1966 by and between THE CITY OF SAN DIEGO, a municipal corporation (hereinafter called "City") duly organized and existing under a Charter adopted under the Constitution of the State of California and the COUNTY OF SAN DIEGO, a body corporate and politic of the State of California (hereinafter called the "County");

WITNESSETH:

WHEREAS, the City and the County are each empowered by law to acquire sites for and to acquire, construct, maintain, operate and lease stadiums or other buildings with facilities and appurtenances necessary or convenient therefor for holding sports events, athletic contests, contests of skill, exhibitions, spectacles and other public meetings; and

WHEREAS, the City and the County are of the opinion that there should be constructed within the City and the County facilities for the foregoing purposes; and

WHEREAS, said facilities will be of major recreational importance and will serve and be of benefit to the inhabitants of the City and of the County;

NOW, THEREFORE, the City and the County, for and in consideration of the mutual promises and agreements herein contained do agree as follows:

SECTION 1. *Purpose.*

This Agreement is made pursuant to the provisions of Article 1, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500, hereinafter called "Act") relating to the joint exercise of powers common to public agencies,

in this case being the City and the County. The City and the County each possess the powers referred to in the recitals hereof. The purpose of this Agreement is to exercise such powers by acquiring a site for and acquiring, constructing, maintaining, operating and leasing a stadium, with facilities and appurtenances necessary or convenient therefor, for holding sports events, athletic contests, contests of skill, exhibitions, spectacles and other public meetings (said site and said Stadium with said facilities and appurtenances are herein referred to as "Site" and "Stadium" respectively and are collectively referred to as "Project"). Such purpose will be accomplished and said common power exercised in the manner hereinafter set forth.

SECTION 2. *Term.*

This Agreement shall become effective as of the date hereof and shall continue in full force and effect for a period of forty (40) years from the date hereof and shall not be terminated until such time as all revenue bonds herein provided for and issued pursuant hereto and the interest thereon shall have been paid in full or adequate provision for such payment shall have been made as set forth in the proceedings for the issuance thereof; provided, however, that: (i) if said revenue bonds have been paid in full or adequate provision for such payment has been made in accordance with the proceedings for the issuance thereof, this Agreement shall automatically terminate, and (ii) this Agreement shall terminate three years from the date hereof in the event no revenue bonds shall have been issued on or before said date.

SECTION 3. *Authority.*

A. *Creation of Authority.*

Pursuant to Section 6506 of the Act, there is hereby created a public entity to be known as "San Diego Stadium Authority" (hereinafter called the "Authority"), and said Authority shall be a public entity separate and apart from the City and the County.

B. *Governing Board.*

The Authority shall be administered by a governing board of nine members, each serving in their individual capacities as members

of the governing board. At the first regular meetings following the execution of this Agreement, seven members shall be appointed by the Council of City, and two members shall be appointed by the Board of Supervisors of County. Such governing board shall be called the "Governing Board of San Diego Stadium Authority". All voting power shall reside in the governing board. All members of the governing board are to be electors of the City or real property taxpayers of the City. If the member to be appointed is a resident of the City, he must meet the requirement of being an elector. Each member to be appointed must retain his status as an elector or real property taxpayer while serving on the board or be subject to automatic disqualification.

Members of the governing board shall serve for a four year term; provided, however, initial appointments shall be for a staggered period to assure continuity as follows: the Council of City shall appoint four of its initial members for two year terms and the other three members for four year terms. The Board of Supervisors of County shall appoint one of its initial members for a two year term and the other for a four year term. The initial term of all members shall be deemed to commence on January 1, 1966. Members of the board shall serve at the pleasure of the appointing body and until their respective successors are appointed and qualified.

C. *Meetings of Governing Board.*

(1) *Regular Meetings.*

The governing board of the Authority shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place of the holding of the regular meetings shall be fixed by resolution of the governing board and a copy of such resolution shall be filed with each party hereto.

(2) *Ralph M. Brown Act.*

All meetings of the governing board of the Authority, including, without limitation, regular, adjourned regular and special meetings shall be called, noticed, held and conducted in accordance with the

provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code).

(3) *Minutes.*

The Secretary of the Authority shall cause to be kept minutes of the regular, adjourned regular and special meetings of the governing board and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the governing board and to the City and to the County.

(4) *Quorum.*

A majority of the governing board of the Authority shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn from time to time; provided that the affirmative vote of at least five (5) members of the governing board shall be required for the approval of any resolution as to which action of the governing board is required.

D. *Officers.*

The City shall appoint the Chairman of the governing board of the Authority for the first year of its operation and thereafter said board shall elect its Chairman. Said governing board shall elect a Vice-Chairman. Said governing board shall also appoint a Secretary who may, but need not, be a member of the governing board. The Treasurer of the Authority shall be the duly appointed and acting Treasurer of the City serving ex officio as Treasurer of the Authority and the Auditor of the Authority shall be the duly appointed and acting Auditor of the City serving ex officio as Auditor of the Authority to the extent that the duties do not cause a conflict. The attorney for the Authority shall be the duly elected, qualified and acting City Attorney of the City, or his duly authorized deputy, serving ex officio as attorney for the Authority; provided that the attorney for the Authority may call upon the duly appointed, qualified and acting County Counsel of County, or his duly authorized deputy for assistance. The City Attorney or his designated deputy shall attend all meetings of the governing board, but his absence shall not affect the validity of any meeting. In the event of any conflict between the City and the

Authority, the Authority may, with the prior consent of City, appoint other officers, including, without limitation, the Treasurer, Auditor and Attorney, to represent the Authority in such matter. The governing board shall have the power, with the prior consent of City, to appoint and employ such other officers, employees, consultants, advisors and independent contractors as it may deem necessary.

E. *Rules.*

The governing body of the authority may adopt, from time to time, such rules and regulations for the conduct of its meetings and affairs as may be required.

SECTION 4. *Powers.*

The Authority shall have the power common to City and County set forth in Section 1 of this Agreement, to wit: acquiring a site for and acquiring, constructing, maintaining, operating and leasing a stadium with facilities and appurtenances necessary or convenient therefor for holding sports events, athletic contests, contests of skill, exhibitions, spectacles and other public meetings (hereinafter referred to as "common powers"). The Authority is hereby authorized, in its own name, subject to the prior approval of the City in each instance, to do all acts necessary for the exercise of said common power for said purpose, including, but not limited, to any or all of the following: to make and enter into contracts, to employ agents and employees, to acquire, construct, manage, maintain and operate any buildings, works or improvements, to acquire, hold or dispose of property within the County of San Diego, to lease the Site and Project or any part thereof, to incur debts, liabilities or obligations which do not constitute a debt, liability or obligation of the City or the County, and to sue and be sued in its own name. Such power shall be exercised in the manner provided in said Act, and, except as expressly set forth herein, subject only to such restrictions upon the manner of exercising such powers as are imposed upon the City in the exercise of similar powers. Subject to the prior approval of the City, the Authority may also issue revenue bonds pursuant to Article 2, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section

6540, hereinafter called "Bond Act") and any other applicable laws of the State of California.

SECTION 5. *Fiscal Year.*

For the purposes of this Agreement, the term "fiscal year" shall mean the fiscal year as established from time to time by the City, being, at the date of this Agreement, the period from July 1 to and including the following June 30.

SECTION 6. *Disposition of Assets.*

At the end of the term hereof or upon the earlier termination of this Agreement as set forth in Section 2 hereof, all property of the Authority both real and personal, except for surplus money, shall automatically vest in City and shall thereafter remain the sole property of the City and the appropriate officers of Authority and/or County shall execute and deliver to City a quitclaim deed confirming title in City for record purposes. Any surplus money on hand at such time shall be returned to the City and County in proportion to the contributions made by each. For purposes of this computation the aggregate of all moneys, property and the fair value of all services rendered during the entire term shall be deemed to constitute the contributions made by each.

SECTION 7. *Acquisition of Land or Interest Therein.*

The City shall acquire those portions of the Site which are not already owned by the City, so that the City will be the owner in fee simple to the area shown on Exhibit "A" as Parcel 2 attached hereto and made a part hereof. City shall convey or cause to be conveyed to the Authority fee simple title to those portions of the Site shown as Parcel 2 subject to conditions, reservations, exceptions and rights of way which are of record, provided that City may reserve such subsurface rights and surface easements as are necessary or convenient for other City purposes. The City shall be reimbursed for the advances made by it to acquire said portions of the Site out of the proceeds of the revenue bonds to be issued to finance the Project. The property presently owned by the City shown on Exhibit "A" as Parcel 1

and constituting the remainder of the Site shall be leased to the Authority for a period of forty years, or until earlier terminated as provided herein, for a consideration of $15,000 per annum; provided, however, that the City may reserve such subsurface rights and surface easements as are necessary for the purposes for which the property is owned by the City. Authority thereupon shall convey title to said Parcel 2 to County subject to the provisions of the Stadium Lease and with a provision that title to such parcel shall revert to the City at the termination of the Stadium Lease.

SECTION 8. *Obligations of the County.*

The County agrees to cooperate with City to the end that certain access and service roads, the preliminary location and size of which are shown on Exhibits "B" and "C" attached hereto, and made a part hereof, shall be constructed in two phases: The first to provide minimum access and service roads as shown in Exhibit "B" by August, 1967, and the second to provide access and service roads as shown in Exhibit "C" to be completed as soon as possible thereafter. Such access and service roads shall be financed from the sources and constructed substantially in the same manner as has been provided in those certain agreements filed in the Office of the City Clerk as Documents Nos. 617941, 652299, and any and all revisions and amendments thereto. The County shall cooperate with the appropriate personnel of the City in the engineering, planning and other departments so that the access roads are properly integrated into the Project.

County shall pay to Authority as its part of the year to year costs of operating the Project a sum equivalent to the amount of taxes, if any, levied and collected by the County for County purposes on the Project or any part thereof or any interest of the Authority therein, possessory or otherwise.

SECTION 9. *Plans and Specifications.*

The City has employed architects for the Stadium and said architects are hereby approved by County. The County has approved the general concept of the Project and no further approval of County shall be required. As between the parties only the City's building code shall be applied to the construction of the Stadium. City shall cause

such architects to prepare plans and specifications for the construction of the Stadium and to provide general administrative supervision of the construction and periodic inspection of the work. The Authority shall, when it has funds available therefor, reimburse the City for all costs and expenses incurred in connection with the preparation of said plans and specifications from the proceeds of the revenue bonds.

SECTION 10. *Construction of Project.*

The City, as agent for Authority, shall contract for the construction of the Stadium and carry such construction through to completion. Authority shall pay or reimburse, as the case may be, City for costs incurred and payments made by City in connection with such construction. City shall let the construction contract or contracts by competitive bidding. Such construction contracts shall be let and administered and the work shall be performed in accordance with City standards in substantially the same manner and upon the same conditions as are normally followed by City in constructing its own buildings. The trustee appointed pursuant to the resolution for the issuance of bonds of the Authority shall administer the construction funds in accordance with the applicable procedures set forth in said resolution approved by City. Such procedure shall provide, in substance, that City shall be paid on demand such amounts as it requires to meet construction payments a reasonable time prior to the time when such payments are due, upon such demand forms as City shall establish.

SECTION 11. *Revenue Bonds.*

The Authority shall issue revenue bonds in accordance with the provisions of Article 2, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6540) for the purpose of exercising its powers and raising funds necessary to carry out its obligations under this Agreement.

The sale and issuance of such revenue bonds by the Authority shall be subject to the prior approval by resolution of the City Council. Revenue bonds shall be sold only by competitive bidding.

The services of Bond Counsel, Financing Consultants and other consultants and advisors working on the Project and/or its financing shall be used by the Authority. The fees and expenses of such counsel, consultants and advisors shall be paid from the proceeds of the revenue bonds and City shall be reimbursed from such proceeds for any portion of such fees and expenses which it has paid prior to the issuance of such revenue bonds.

SECTION 12. *Lease and Operation by the City.*

The Authority established hereunder shall lease the Project to the City for a term to end at the same time as this Agreement. City shall pay rental in an amount which, together with payments made by County, if any, will be not less than the amount required by the Authority each year to discharge all of its debts and obligations, including, without limitation, payment of principal of, and interest on, its revenue bonds. The City shall operate and maintain, at its own cost and expense, the Project either acting on its own behalf or through any other public or private person, firm, partnership or entity in such manner as shall comply with any covenants which the Authority makes in the proceedings for the issuance of its revenue bonds. Subject to the following general standards, the City reserves the right to determine the methods and standards of operation. If so designated by the City, the Authority shall be empowered to operate and maintain the Project.

Whoever is operating and maintaining the Project or any part thereof shall observe the following separate, distinct and cumulative standards:

(a) There shall be no discrimination based on race, color, creed or national origin.

(b) Reasonable rules and regulations as to operation, maintenance and use shall be established and enforced.

(c) Valid requirements and regulations of any governmental authority shall be observed.

(d) Maintenance and operation shall be efficient and economical.

(e) All salaries, fees, wages and compensation shall be reasonable and no more persons shall be employed than are necessary.

(f) There shall be no free use, including, without limitation, by City and County, and reasonable charges shall be made for all use and services.

The City, County and Authority shall cooperate to the end that (i) the above mentioned standards can be observed, and (ii) the concessionaires, sublessees and other tenants will not be subjected to the payment of double fees and expenses.

The City may in the appropriate circumstance when required hereunder: (a) make contributions from its Treasury for the purposes set forth herein, (b) make payments of public funds to defray the cost of such purposes, (c) make advances of public funds for such purposes, such advances to be repaid as provided herein, or (d) use its personnel, equipment or property in lieu of other contributions or advances. Payments by City which are not necessary for obligations of the Authority or committed for other purposes under the resolution authorizing the issuance of revenue bonds of the Authority and which should be repaid to City by Authority hereunder shall be so repaid by refunding the amount thereof to City. The provisions of Government Code 6513 are hereby incorporated into this Agreement.

SECTION 13. *Income.*

Subject to the provisions of the San Diego Stadium Lease all income received by the City from the use and operation by the City of the Project shall be paid to and retained by the City.

SECTION 14. *Accounts and Reports.*

To the extent not covered by the duties assigned to the trustee, the Auditor of Authority shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of the resolution for the issuance of bonds of the Authority. The books and records of the Authority in the hands of the trustee or the Auditor shall be open to inspection at all reasonable times by representatives of the City and the County. The Auditor of Authority, within 120 days after the close of each fiscal year, shall give a complete written report of all financial activities for such fiscal year to the City and to the County to the extent such activities are not covered by the

1/19/66

report of the trustee. The trustee appointed under the resolution for the issuance of bonds of the Authority shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said resolution. Said trustee may be given such duties in said resolution as may be desirable to carry out this Agreement.

SECTION 15. *Funds.*

Subject to the applicable provisions of the resolution for the issuance of bonds of the Authority, which may provide for a trustee to receive, have custody of and disburse Authority funds, the Treasurer of the Authority shall receive, have the custody of and disburse Authority funds (i) pursuant to the accounting procedures developed under Section 14 hereof, and (ii) as nearly as possible in accordance with normal City procedures, shall make the disbursements required by this Agreement or to carry out any of the provisions or purposes of this Agreement.

SECTION 16. *Notices.*

Notices hereunder shall be sufficient if delivered to:

City — City Clerk, City Administration Building, 202 "C" Street, San Diego.

County — Clerk of the Board of Supervisors, Room 306 County Administration Bldg., San Diego.

Authority — Secretary — At such address as Authority shall designate for such purpose.

SECTION 17. *Miscellaneous.*

The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to.

Whenever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

This Agreement is made in the State of California, under the Constitution and laws of such State and is to be so construed.

To preserve a reasonable degree of flexibility, many parts of this Agreement are stated in general terms. It is understood that there will be operating memoranda executed and amended from time to time which will further define the rights and obligations of the parties.

SECTION 18. *Partial Invalidity.*

If any one or more of the terms, provisions, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction each and all of the remaining terms, provisions, promises, covenants and conditions of this Agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

SECTION 19. *Successors.*

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed, as of the day and year first above written.

THE CITY OF SAN DIEGO

By _____
Mayor

Attest: _____
City Clerk

(Seal)

I HEREBY APPROVE the form and legality of the foregoing Agreement this 25th day of January, 1966.

EDWARD T. BUTLER
City Attorney

By _____
City Attorney

COUNTY OF SAN DIEGO

By _____
Chairman of the Board of Supervisors

Attest: _____
Clerk of the Board of Supervisors

(Seal)

Approved as to Form this
25th day of January, 1966

BERTRAM McLEES, JR.
County Counsel

By _____
Deputy

1/19/66

STATE OF CALIFORNIA } ss.
COUNTY OF SAN DIEGO }

On this 25th day of January, in the year 1966, before me, LaVerne E. Miller, a Notary Public, State of California, duly commissioned and sworn, personally appeared Frank Curran known to me to be the Mayor, and Phillip Acker, known to me to be the City Clerk, respectively, of THE CITY OF SAN DIEGO, a municipal corporation, that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said municipal corporation therein named, and acknowledged to me that such municipal corporation executed the within instrument pursuant to a resolution of the Council of said City of San Diego.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year in this certificate first above written.

LaVerne E. Miller
Notary Public, State of California

[Notarial Seal]

LA VERNE E. MILLER
MY COMMISSION EXPIRES MARCH 30, 19[illegible]

LA VERNE E. MILLER
NOTARY PUBLIC
San Diego County, Calif.

790

1/19/66

15

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } ss.

On this 25th day of January in the year 1966, before me, La Verne E. Miller a Notary Public, State of California, duly commissioned and sworn, personally appeared D. Graff Cussler known to me to be the Chairman of the Board of Supervisors, and Helen K. Bleckner known to me to be the Clerk of the Board, respectively, of the COUNTY OF SAN DIEGO, a public corporation, that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said public corporation therein named, and acknowledged to me that such public corporation executed the within instrument pursuant to a resolution of the Board of Supervisors of said County of San Diego.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year in this certificate first above written.

La Verne E Miller
Notary Public, State of California

[Notarial Seal]

LA VERNE E. MILLER
MY COMMISSION EXPIRES MARCH 30, 1968

LA VERNE E. MILLER
NOTARY PUBLIC
San Diego County, Calif.

EXHIBIT "A"

Parcel 1

All that portion of Lot 35 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the Partition Map thereof in Superior Court Case No. 348 of San Diego County, entitled "Juan M. Luco, et al., vs. The Commercial Bank of San Diego, et al.," more particularly described as follows:

Beginning at the most Northerly corner of Lot 35 of said Rancho Mission; thence South 58°07'54" East a distance of 2487.03 feet to a point in the arc of a 9259.03 foot radius curve, concave Southeasterly, a radial to said point bears North 06°48'18" West; thence Southwesterly along the arc of said curve, through a central angle of 15°47'15" an arc length of 2551.27 feet; thence South 67°24'27" West a distance of 845.03 feet; thence North 05°14'33" West a distance of 862.61 feet; thence North 40°17'08" East a distance of 1866.48 feet returning to the Point of Beginning.

Parcel 2

All that portion of Lots 36, 42 and 43 of the Rancho Mission of San Diego, in the County of San Diego, State of California, according to the Partition Map thereof in Superior Court Case No. 348 of San Diego County, entitled "Juan M. Luco, et al., vs. The Commercial Bank of San Diego, et al.", more particularly described as follows:

Beginning at the most Northerly corner of Lot 35 of said Rancho Mission; thence South 40°17'08" West a distance of 1866.48 feet; thence North 05°14'33" West a distance of 1734.65 feet; thence North 62°12'47" East a distance of 156.54 feet to a point in the arc of a 1000.00 foot radius curve concave Southeasterly, a radial to said point bears North 27°47'13" West; thence Northeasterly and Easterly along the arc of said curve, through a central angle of 24°47'13", an arc length of 432.61 feet; thence North 87°00'00" East a distance of 386.11 feet to a point in the arc of a 1000.00 foot radius curve, concave Northwesterly, a radial to said point bears South 03°00'00" East; thence Easterly and Northeasterly along the arc of said curve, through a central angle of 15°11'42" an arc length of 265.20 feet; thence North 75°31'06" East a distance of 923.84 feet to a point in the arc of a 8000.00 foot radius curve, concave Southeasterly, a radial to said point bears North 18°24'29" West; thence Northeasterly along the arc of said curve, through a central angle of 00°27'20" an arc length of 63.61 feet; thence South 79°52'32" East a distance of 149.77 feet; thence South 00°54'06" West a distance of 21.58 feet; thence South 72°13'39" East a distance of 530.72 feet; thence South 21°05'07" West a distance of 43.79 feet; thence South 72°13'17" East a distance of 97.37 feet; thence South 67°55'56" East a distance of 116.79 feet to a point in the arc of a 352.00 foot radius curve, concave Southwesterly, a radial to said point bears North 22°04'04" East; thence Southeasterly along the arc of said curve, through a central angle of 63°41'34" an arc length of 391.30 feet; thence South 04°14'22" East a distance of 72.93 feet to a point in the arc of a 2548.00 foot radius curve, concave Northeasterly, a radial to said point bears South 85°45'38" West; thence Southeasterly along the arc of said curve, through a central angle of 05°47'50" an arc length of 257.81 feet; thence South 10°02'12" East a distance of 179.22 feet to a point in the arc of a 3060.00 foot radius curve, concave Northeasterly, a radial to said point bears South 79°57'48" West; thence Southeasterly along the arc of said curve, through a central angle of 05°36'42", an arc length of 299.70 feet; thence South 15°38'54" East a distance of 309.60 feet; thence North 74°21'06" East a distance of 12.00 feet; thence South 15°38'54" East a distance of 487.26 feet to a point in the arc of a 9259.03 foot radius curve, concave Southeasterly, a radial to said point bears North 06°19'13" West; thence Southwesterly along the arc of said curve, through a central angle of 00°29'05", an arc length of 78.33 feet; thence North 58°07'54" West a distance of 2487.03 feet returning to the Point of Beginning.

EXHIBIT "A"

City reserves the right to convey to any public agency for street or highway purposes or to dedicate for said purposes no more than fifteen (15) acres along the Northeasterly and Easterly boundaries of the above-described property. Any award or payment for said property shall accrue to City and Authority has no right to same.

No. 112

795

Re Joint Exercise of Powers Agreement with The City of San Diego Creating the San Diego Stadium Authority

COUNTY OF SAN DIEGO CONTRACT No. 3275-0120-K

ON MOTION of Supervisor Cozens, seconded by Supervisor Bonsy, the following resolution is adopted:

WHEREAS, there is presented to the Board a proposed Joint Exercise of Powers Agreement between The City of San Diego and the County of San Diego creating the San Diego Stadium Authority, to become effective January 25, 1966, and to continue in force and effect for a period of 40 years, subject to termination under certain conditions, and setting forth provisions concerning the powers of the San Diego Stadium Authority and its administration by a governing board, the obligations of the County, the construction of the project, and the lease and operation by the City of the Stadium; all as more particularly set out in said proposed Agreement, Board of Supervisors' Document No. 369367; and

WHEREAS, said proposed Agreement has been executed by The City of San Diego, by Frank Curran, Mayor; and has been approved as to form by the County Counsel; NOW THEREFORE

IT IS RESOLVED AND ORDERED that said proposed Agreement be and it is hereby approved; and that the Chairman of this Board be and he is hereby authorized and directed to execute said Agreement for and on behalf of the County of San Diego.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this 25th day of January, 1966, by the following vote:

AYES: Supervisors Gibson, Bonsy, Dent, Austin and Cozens
NOES: Supervisors None
ABSENT: Supervisors None

STATE OF CALIFORNIA, County of San Diego, } ss.

I, HELEN KLECKNER, Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board, at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the Seal of said Board of Supervisors, this 25th day of January, 1966.

SEAL

HELEN KLECKNER
Clerk of the Board of Supervisors
By Kathleen Ellis Deputy.

RESOLUTION No. 186137

796

JAN 25 1966

ADOPTED ON _____

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

That the Mayor and the City Clerk of The City of San Diego, be, and they are hereby authorized to execute an agreement with the County of San Diego creating the San Diego Stadium Authority pursuant to the provisions of Article 1, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (commencing with Section 6500) under the terms and conditions set forth in the form of Agreement on file in the office of the City Clerk as Document No. 695282.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to transmit a copy of this resolution to the Board of Supervisors of the County of San Diego.

BE IT FURTHER RESOLVED, that the City Clerk of said City be, and he is hereby authorized and directed to certify and file said instrument for record in the office of the said County Recorder.

Presented by _____

APPROVED: EDWARD T. MITLER, City Attorney

By _____
C. M. Fitzpatrick, Deputy

CMF:as
1-19-66

FORM CC-1270 (REV. 10-61)

SECTION VII APPENDICES

C. BUILDING DEVELOPMENT INFORMATION

1. **City of San Diego 800 Scale Engineering Map**
2. **USGS Map**
3. **Original Subdivision Map**
4. **Sanborn Fire Insurance Maps**

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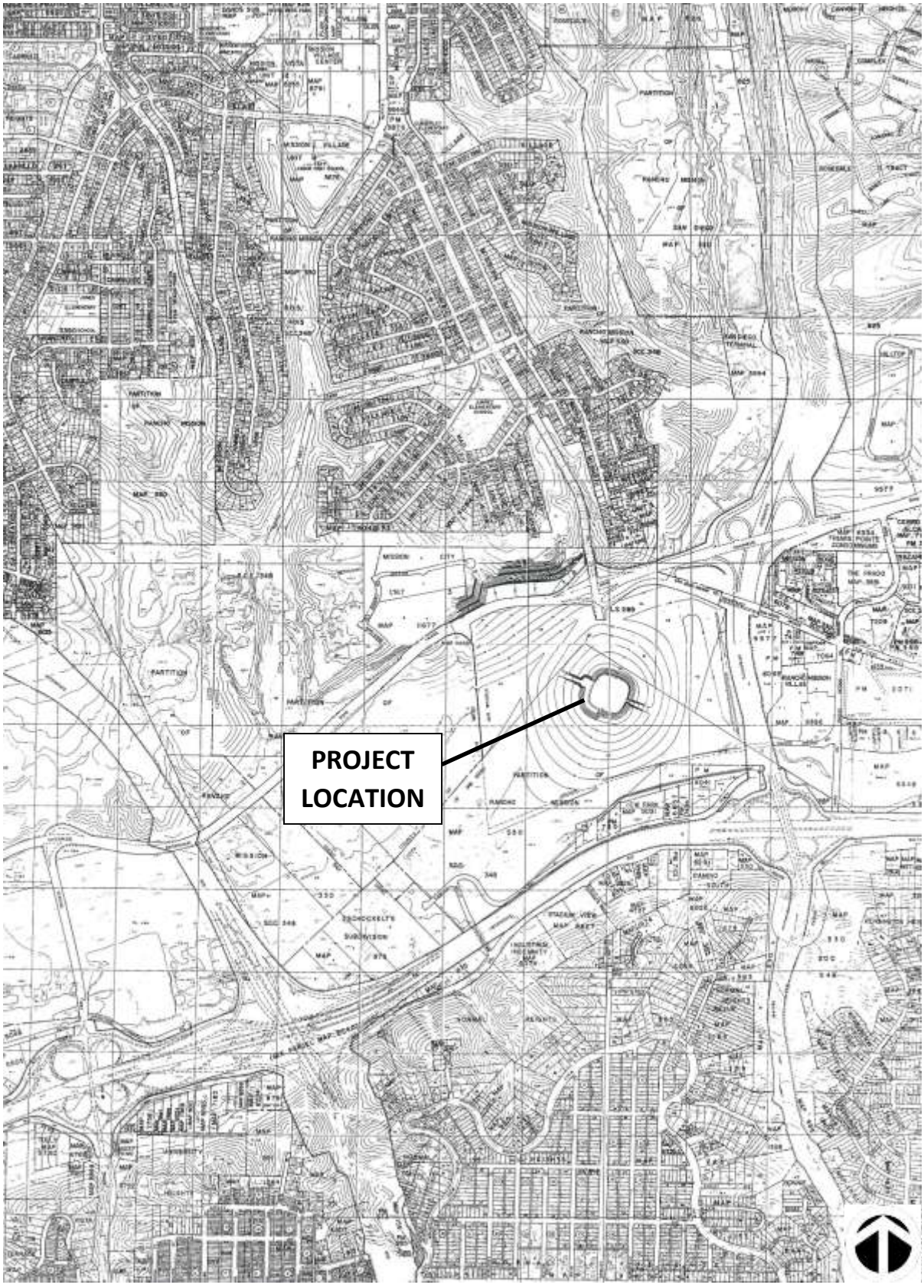
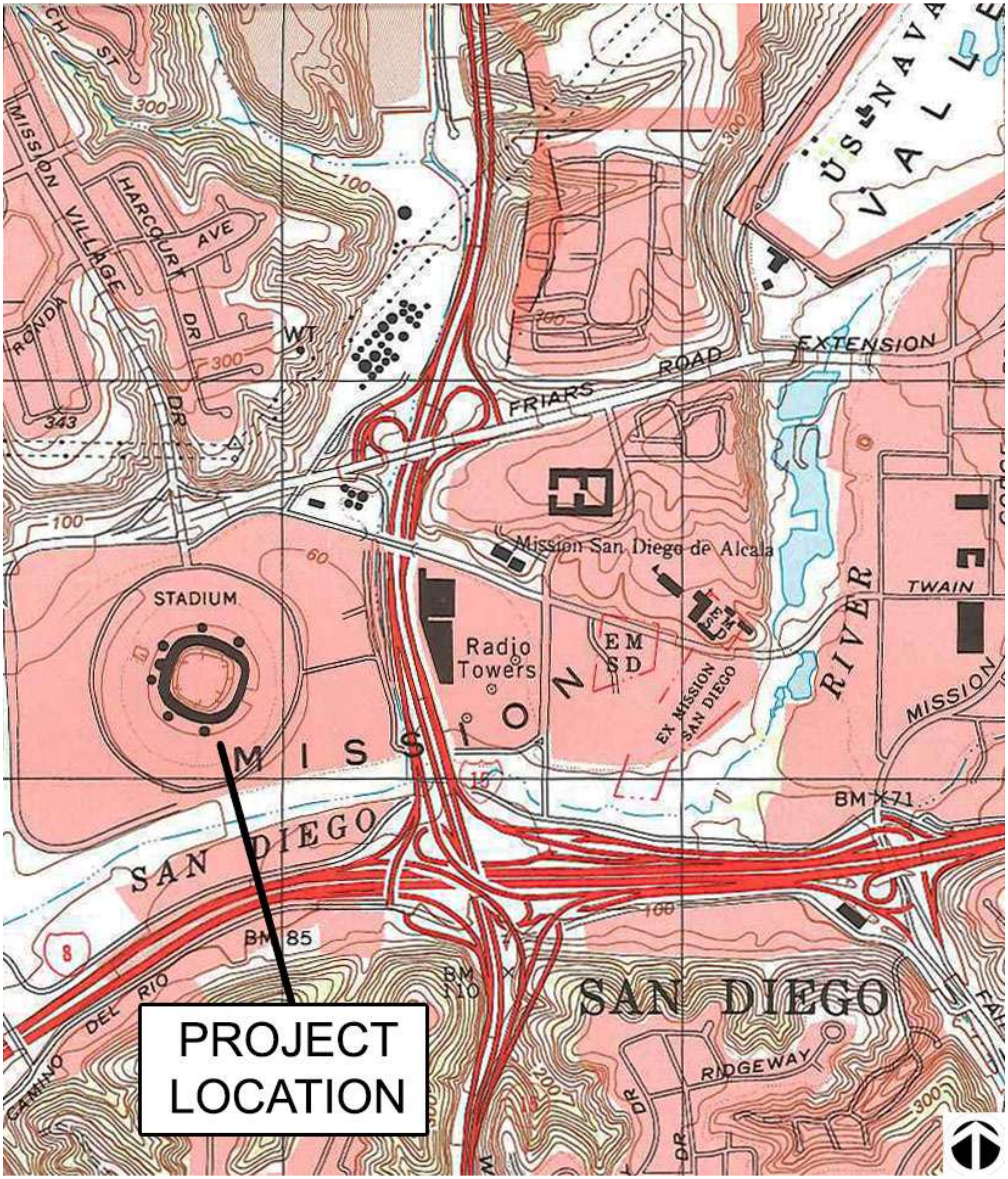
1. City of San Diego 800 Scale Engineering Map



[This page intentionally left blank.]

2. USGS Map


STADIUM
FRIARS ROAD EXTENSION
Mission San Diego de Alcala
Radio Towers
MISSION
SAN DIEGO
RIVER
TWAIN
MISSION
HARCOURT DR
MISSION VILLAGE DR
CAMINO DEL RIO
RIDGEWAY
BM 85
BM 71
US NAVAL
PROJECT LOCATION

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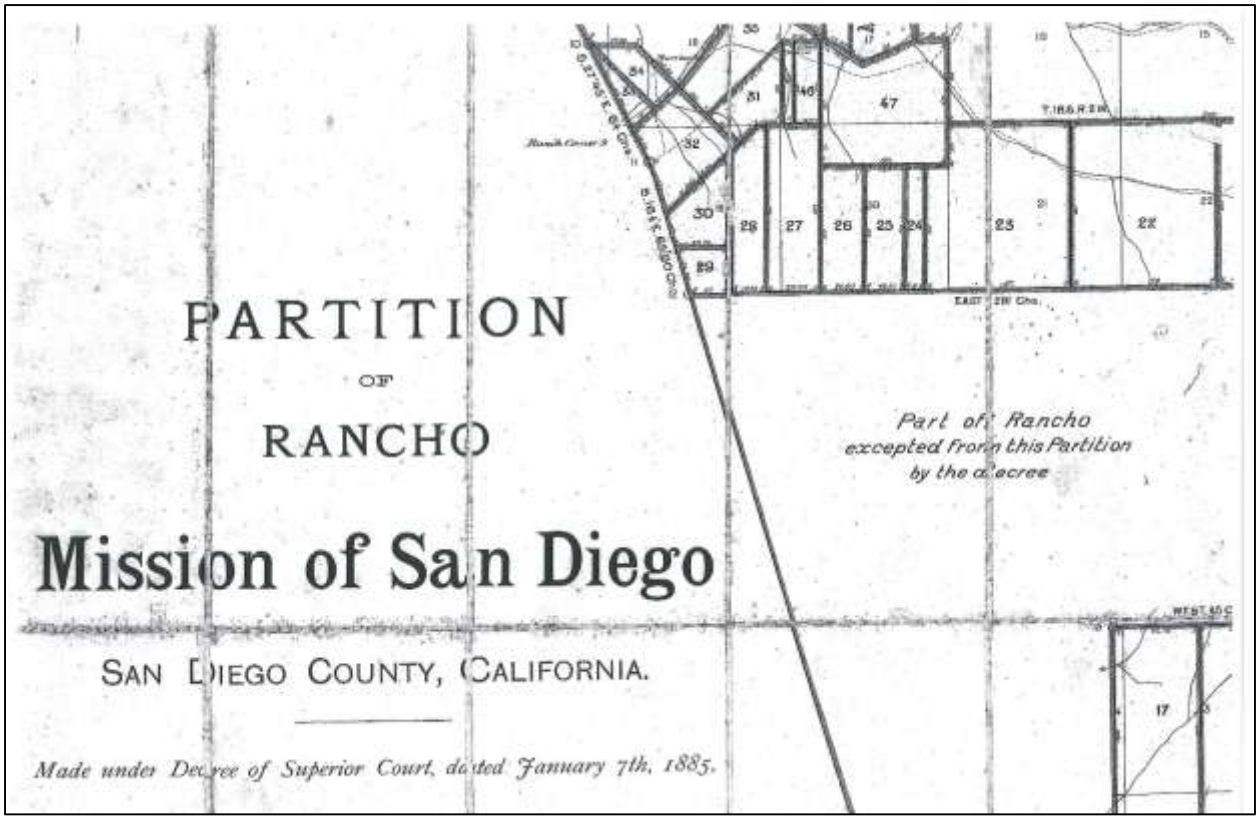
3. Original Subdivision Map



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4. Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not available for the area containing the San Diego Stadium for the following years: March 1887, 1888, 1906, 1910-1940, 1920-December 1950, and 1920-1956.

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SECTION VII APPENDICES

D. DPR Forms

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code **Reviewer** **Date**

Page 1 of 22 ***Resource Name or #:** 9449 Friars Road

P1. Other Identifier: San Diego Stadium

***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** La Mesa 7.5 Minute **Date:** 1944 **T** **; R** ; **1/4 of** **1/4 of Sec** ; M.D.

c. Address: 9449 Friars Road City: San Diego Zip: 92108 **B.M.**

d. UTM: Zone: ; mE/ mN

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

Parcel Number: 4332501600 & 4332501300

All that portion of Lots 35 and 36 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the partitio map thereof on file in Base No. 348 of Superior Court in San Diego County entitled Juan M. Luco, et al, vs. the Commercial Bank of San Diego, et al, as further described.

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

San Diego Stadium was completed in 1967 in San Diego's Mission Valley. Over the years the large concrete structure has undergone a series of remodels, expansions, and code upgrades.

San Diego Stadium was designed at a time when flexible, multi-purpose stadiums were in vogue. The use of a symmetrical, geometric layout with sections of movable bleachers enabled the stadium to host a wide array of events and sports, primarily football and baseball. The stadium features a natural grass playing surface and occupies 15 acres of land. The parking lot consists of an additional 122 acres accommodating over 19,000 cars.

The overall configuration of San Diego Stadium utilizes a series of circular forms radiating from a central, horseshoe-shaped structure. The east "open end" of the stadium originally featured a scoreboard and speaker system. Later the scoreboard incorporated a video screen ("JumboTron") and a second scoreboard and video screen were added to the west side in 1997.

***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. Photo or Drawing (Photo required for buildings, structures, and objects.)

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

View looking southeast. \Images\6-24-15\For Report\06 northwest IMG_8105.JPG

***P6. Date Constructed/Age and Sources:**

1967 Building Record

☐ Prehistoric ☑ Historic ☐ Both

***P7. Owner and Address:**

City of San Diego
Planning Department
1222 First Avenue,
San Diego, CA 92101

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

Heritage Architecture & Planning
633 Fifth Avenue
San Diego, CA 92101

***P9. Date Recorded:** 7/29/2015

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and othersources, or enter "none.")

San Diego Stadium 9449 Friars Road, San Diego, CA 92108 Historical Resources Technical Report

***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

***NRHP Status Code** 3S

***Resource Name or #** (Assigned by recorder) 9449 Friars Road

B1. Historic Name: San Diego Stadium

B2. Common Name: Qualcomm Stadium

B3. Original Use: Stadium

B4. Present Use: Stadium

***B5. Architectural Style:** Brutalist

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

1967 - Building construction per Residential Building Record
1978 - Original black-and-white scoreboard was replaced by a full-color scoreboard.
1980 - San Diego Stadium was renamed Jack Murphy Stadium.
1984 - The stadium was expanded to nearly 61,000 seats, plus 50 suites were added.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Frank L. Hope & Associates

b. Builder Robertson-Larsen-Donavan

***B10. Significance: Theme:** Entertainment/Recreation **Area:** Mission Valley

Period of Significance: 1967-1969 **Property Type:** Stadium

Applicable Criteria: (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographical scope. Also address integrity.)

San Diego Stadium, located at 9449 Friars Road in San Diego, as significant at the local level and eligible for historical listing in the National Register, the California Register, and the City of San Diego Historical Resources Register. Historic research and site evaluation reveal that the San Diego Stadium retains integrity to its 1967-1969 period of significance encompassing the construction of San Diego Stadium and the establishment of two professional sports teams, which marked a turning point in regional sports culture and civic history. It thus qualifies under National Register Criterion A, the California Register Criterion 1, and the City's Historical Register Criterion A.

In addition, San Diego Stadium is also significant for its architecture as a good example of Brutalist architectural style in San Diego with its monumental massing, sculptural quality utilizing exposed concrete, and repetition of forms. San Diego Stadium was also designed by renowned architectural-engineering firm Frank L. Hope & Associates and Frank L. Hope, Jr. (Frank L. Hope, III), who contributed to several well recognized Modern landmarks in San Diego. During his tenure, the firm expanded its work both nationally and internationally becoming one of the oldest and largest local architectural firm of its time. San Diego Stadium is therefore eligible for listing under National Register Criterion C, the California

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

***B12. References:**

See Continuation Sheet

B13. Remarks:

***B14. Evaluator:**

Heritage Architecture & Planning

***Date of Evaluation:** 7/24/2015

(This space reserved for official comments.):

P3a. Description (cont.)

A view of the simplified geometry can be seen on the cover sheet of Frank L. Hope & Associates 1966 construction drawing set. Spaced evenly around the central structure are various methods for vertical pedestrian circulation. These originally consisted of six circular ramps, four pairs of escalators, and four cylindrical elevator towers. Additional ramps, escalators, stairs, and elevators have since been added. Behind the center of the closed end is a semi-circular building with a roof deck and angled windows. It was originally the Stadium Club and cafeteria. This area is now Murphy's Bar and a food court on the plaza level, Bud Zone at the loge level, the Stadium Club on the press level, and Oggi's Terrace on the rooftop.

At the open end, a wedge-shaped ramp leads from the parking lot into a tunnel where a steel roll-up door allowed access to the playing surface. This is where service vehicle and marching bands enter the field. At either side of the ramp, sloped planter beds provide some greenery. The ramp, tunnel, and planters remain mostly unchanged.

San Diego Stadium's Brutalist design style results in an efficient, streamlined look with a complete absence of ornamental flourishes. Whereas Brutalist-style buildings are rectilinear, made up of grids with sharp corners, San Diego Stadium utilizes circles and sweeping curves, resulting in a softer, more humane design. Despite its height, the stadium has a strong horizontal emphasis, highlighted by the lighting catwalk band that crowns the structure.

The design of the original lighting system represented a significant departure from stadiums before it. Rather than a series of open-frame steel supports, awkwardly spaced and not matching the rest of the stadium, Frank L. Hope & Associates created a continuous concrete band that followed the curve of the seating bowl and provided abundant space to neatly tuck-away hundreds of lights. This lighting band also created a dramatic "halo-like" termination to the full-height piers that were arranged in pairs, and also provided support for the seating tiers and walkways.

The look of the various components, such as the support piers, are dictated by function rather than aesthetics. The use of raw, unpainted concrete is an important characteristic of the Brutalist style. Joints were left exposed and form tie holes celebrated the method of cast-in-place concrete construction.

Functioning as both the architect and structural engineer, Frank L. Hope & Associates had full control over the design of the stadium. This enabled the design team to keep things simple and efficient, maintaining clean lines and avoiding superfluous elements. As a Modernist building, the stadium's form indeed followed its function.

Among the most unique, creative, and recognizable features of San Diego Stadium are the circular ramps than run from the plaza concourse to the upper view level. These are made up of a series of concrete disks and rings that are tilted in two directions and connected at the ends, enabling a pedestrian (or small vehicle) to efficiently travel on a continuous figure-eight path from bottom to top and back again. The circular ramps are supported by a concrete core that subdivides each ring into two paths. There are no open railings at the edges, just simple low concrete walls. The six circular ramps, which are four stories tall and highly visible from the exterior, provide the stadium with one of its few decorative features. The design of the ramps recalls Frank Lloyd Wright's famed Guggenheim Museum in New York City (1937) and even the Capitol Records Building on Hollywood Boulevard (1956).

The landscape was designed by local Master Landscape Architects, Wimmer & Yamada. Other than the grass playing surface, the landscape was sparse, but had a noticeable impact at the ground level. Simple rows of trees provided shade to pedestrians as they traversed the sidewalks that extended from the parking lot. Most of these trees remain. A single row of trees also ringed the perimeter walkways outside the entry gates. Inside the walls, three rows of shade trees were evenly spaced on the concourse, filing the spaces between the ramps and escalators. Only a handful of the concourse trees remain.

In addition to trees, there were several large planter beds that were located on the east side of the stadium. Unprecedented to stadium design were 14 sloped planters that were originally located below the scoreboard where seating is now located. Eight sloped planter beds were located at either side of the east ramp to the field. On the concourse, two large circular planters contained trees and shrubs. Landscaped planters also wrapped the four broadcasting truck parking areas on the concourse. Only the ramp planters remain.

The original color scheme of the stadium was dominated by the natural gray of unpainted concrete, especially from the perimeter, but there were also significant splashes of color on concourses and in the seating bowl. As seen in old postcards, the original stadium featured 52,000 molded plastic seats that matched popular 1960s-70s colors. From top to bottom, the view level had burnt orange seats, the loge/club level had brown seats, the plaza level had yellow seats, and the field level had burnt orange seats. Today the seats are Chargers dark blue.

Recessed panels behind the lights above the scoreboard were also painted burnt orange. Those areas now have murals. The concourses utilized bright paint colors on the concrete block infill walls. An old postcard indicates a combination of purple, lime green, and dark red paint. Today most of these walls are painted Chargers dark blue.

The concrete structure functions as a simple shell, allowing for a multitude of alterations, infills, modernizations, and expansions without disrupting the overall look of the stadium. Upon examination of a long list of alterations from 1974 through 2002, it is surprising how little of the original structure has been removed. Almost every upgrade and alteration, at least to the exterior, resulted in a new element being "plugged-into" an existing void space rather than replacing an existing piece. It is also relatively easy to recognize the additions because of changes in materials, differences in design, and use of seismic joints which separate old from new.

The two most significant expansions to San Diego Stadium occurred in 1984 and 1997. Both added seats to the eastern open end. The 1984 remodel included the removal of the bleacher seating and large recessed planters below the scoreboard. The 1997 remodel replaced the 1984 seating and created new upper tiers that flanked the scoreboard, enclosing the open end.

The scoreboard was also enlarged and modified by this time, removing the cylindrical speaker, filling in the entire space below the lights and clipping off the cantilevered portions of the light bank. This remodel also widened the east concourse, pushing out the east perimeter wall and gates. Two large circular planters were removed on the concourse that originally contained trees and shrubs.

When dealing with additions to historic, or potentially historic, buildings *The Secretary of the Interior's Standards for Rehabilitation (The Standards)* note the following:

> "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
> New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."[1]

Even though San Diego Stadium has never been designated as historic or been required to comply with *The Standards*, most of the work on the building since 1967 appears to meet the intent of *The Standards,* resulting in a structure that has retained most of its design integrity. Refer to the Chronology of Construction & Significant Additions. The most significant loss of original fabric has been the replacement of the 52,000 multi-colored seats and the loss of several large planting areas.

Existing Building Conditions Assessment

This historic architectural survey was mostly confined to the primary public spaces and did not include a visual review of every space in the stadium. Most of the lower "bowels" and back-of-house areas were excluded.

The stadium still functions well for a facility of its age. There were no visible signs of settlement or structural damage. Some small hairline cracks and spalling of concrete were observed, but nothing that appeared to indicate a hazard.

Most of the condition issues are aesthetic rather than structural or functional. Staining of the unpainted concrete is the most prevalent aesthetic problem, but that is to be expected given the building's age and heavy use. Exposed pipes, conduit, fixtures, A/C units, and wiring also create some visual clutter.

There is documentation that during periods of sustained, heavy rain, San Diego Stadium and its parking lot are subject to flooding from the San Diego River as well the structure's own drainage system. This may pose public safety issues if the facility is in use at the time of the flooding.

Disabled access, including compliance with the Americans with Disabilities Act (ADA), was upgraded in 2002 and appears to be satisfactory, although this analysis did not verify specific ADA or code compliance requirements.

Overall, the condition of San Diego Stadium can be classified as good. The building has been well maintained and continuously upgraded since it was first constructed 1967.

Existing Landscape Conditions Assessment

The original landscaping around the perimeter of the stadium was relatively sparse, limited to evenly spaced rows of shade trees on the concourse, a single row of trees ringing the perimeter walkway outside the entry gates, and eight radial lines of pine trees extending into the parking area. Other planting areas included 14 rectangular planting beds on the east side (open end) of the stadium and similar planting beds located at the two subterranean entrances. At the time of construction, it was the only stadium in the country to incorporate trees inside the structure. According to the design team, the plaza area included 90 liquid amber trees to "blaze with colors for fall and holly oak trees outside the entrance wall…[to] give the effect of a cool, pleasant park."[2]

[1] Gary L. Hume, H. Ward Jandl, and Kay D. Weeks, *The Secretary of the Interior's Standards for Rehabilitation.* (Washington D.C.: National Park Service, Revised 1990), p. 62.
[2] *The San Diego Stadium Story.* San Diego, CA: Hall & Ojena Publication Division, 1967.

There have been several changes to the plantings since the original construction of the Stadium. Most of the original shade trees in the concourse have been removed. A few trees remain, but it appears likely that they have been replaced due to the size of the existing trees. Some perimeter trees remain on the walkway surrounding the stadium, but the walkway was altered and pushed out on the east side to accommodate the stadium expansion in 1997, eliminating the original walkway and plantings along approximately 1/3 of the outer perimeter. Early photographs show alternating squares of red-colored concrete paving on the perimeter walkway. Some of the colored paving remains at unaltered sections of the walkway on the north, south, and west sides of the stadium. The subterranean entrances on the east and west ends of the facility remain as do the planting beds, although all of the plant material within the beds appears to have been replaced. The eight radial walkways in the parking area remain, but some of the original pine trees have been removed. The 14 rectangular planters on the east side of the stadium have been removed to provide room for the added seats that were installed during the 1984 and 1997 stadium expansions.

In general, the original landscape design at the San Diego Stadium can be described as understated. Even in its original state, it was a secondary features that was largely overshadowed by the massive building. Functionally, it softened the pedestrian areas and provided shade, but the visual impact of the stadium property has always been defined by the building not its landscape. Although the stadium project was likely a significant award for the firm of Wimmer Yamada due to the size of the building and its prominence in the community, the landscape design, itself, is not exemplary of their work as a firm. There are numerous other projects, including large-scale landscape installations and institutional projects, which are more representative of Wimmer Yamada's work.

Despite the changes over the years, overall the condition of the remaining landscape has been maintained and can be classified as good.

***B6. Construction History (cont.)**

1987 The scoreboard was replaced by a video screen surrounded by three message boards.
1997 The stadium was expanded to 71,350 seats plus 34 suites and four club lounges. Upgraded food service and two video boards were also added. The video board was replaced by a Sony JumboTron and a second JumboTron was installed on the west end.
2002 Various disabled access improvements were added, including wheelchair seating areas, ramps, and elevators.
2003 San Diego Padres departed for Petco Park ballpark after the 2003 season.

B10. Significance (cont.)

Register Criterion 3, and the City's Historical Register Criterion C and D.

Finally, San Diego Stadium remains substantially intact with virtually all of original design elements intent still visible throughout the structure and site. The architect's report to the city in 1966 reveals that the design of the stadium made room for possible expansion with its horse-shoe configuration. The design would allow for added seating capacity by enclosing the open end while maintaining the remainder of the seating bowl. The design intent was realized in the later 1984 and 1997 additions. San Diego Stadium, therefore, retains integrity to its 1967-1969 period of significance.

San Diego Stadium (later San Diego Jack Murphy Stadium and currently Qualcomm Stadium; aka "The Q" and "The Murph") is a multi-purpose stadium, in San Diego, California, in the Mission Valley Community Plan Area. Built in the Brutalist architectural style with its strikingly massive, geometric, and repetitive shapes, it is the current home of the National Football League's (NFL) San Diego Chargers and the San Diego State University Aztecs college football team. It hosts the National University (California) Holiday Bowl and the San Diego County Credit Union Poinsettia Bowl college football games every December. Until 2003, it served as the home of Major League Baseball's (MLB) San Diego Padres.[3]

Although the history of stadiums and amphitheaters date back centuries, the modern stadium began to take shape in America toward the end of the 19th century and in urban locales such as New York and Chicago. These buildings were originally crowded wooden structures without adequate life safety design. The growth in the nation's population and popularity of organized spectator sports created a need for larger, safer, and more permanent places to play. From the early 20th century and into post-WWII America, baseball, basketball, and eventually football became the driving forces in stadium and arena development. The ensuing 30 years saw the progression of concrete and steel structures that featured relatively uniform, basic designs, and amenities.[4]

[3] D.F. Davis Real Estate, Inc. "Appraisal Report Qualcomm Stadium." April 30, 2015.
[4] Christopher R. Lamberth, "Trends in Stadium Design: A Whole New Game." *Implications*. Vol. 4 Issue 6. www.informedesign.umn.edu. Accessed July 22, 2015.

Prior to the 1960s, San Diego did not have a major league sports team. Local organized sports mainly focused on baseball when the Hollywood Stars of the Pacific Coast League (PCL) relocated to San Diego and, with the help of Works Progress Administration (WPA) funds, got Lane Field quickly built for the rechristened Padres in 1936.[5] It was a basic wooden structure located at the west end of downtown near the waterfront. In 1958, the Padres relocated to Mission Valley at the newly built Westgate Park. Westgate Park was constructed to accommodate 8,000, had a grandstand roof, modern angled light stands and an outfield grass berm for family picnicking.[6] Soon after, the desire to expand Westgate Park in order to welcome a major league team gained momentum.

Meanwhile in 1961, San Diego had acquired the American Football League (AFL) Los Angeles Chargers which became the first major league ball club for the city. The Chargers would initially play their games at Balboa Stadium.[7] Balboa Stadium was built as part of the 1915 Panama-California Exposition in Balboa Park with a capacity of 15,000. The original stadium use was for track and field and later auto racing prior to the Chargers taking over the field for football. Balboa Stadium proved to be an inadequate facility for the Chargers from the beginning especially when the Chargers came from hosting games at the Los Angeles Coliseum, which boasted a seating capacity of over 100,000. The major complaint was the discomfort of the seats and spectator views of the game. Later, city officials approved a $1 million remodel project that included a second deck to accommodate 34,000 spectators. Even with the expansion, the ball field did not live up to the demands for a major league team.

With both the Chargers and the Padres eagerly looking for larger playing venues, the time was right for the introduction of a new, multi-purpose stadium. A facility capable of hosting every sport from football to soccer, baseball, and other events - a trend that was also becoming recognized nationwide.

With expansion fever hitting pro sports in the early 1960s, the need for multi-purpose stadiums became a growing phenomenon nationwide. Though several stadiums supported multiple sports teams prior to the advent of the true multi-purpose stadium in the 1960s, only a handful were built to accommodate both baseball and football. Multi-purpose stadiums proved to be advantageous in that it was a singular infrastructure located on one property that could support the needs of both teams. A large expanse of parking would also meet the need of American's growing use of the automobile. As most cities lacked the space to construct stadiums with necessary parking lots near their city centers, many multi-purpose stadiums were built in the suburbs, away from the city center, but near freeways or highways. The multi-purpose stadium inaugurated a new wave of publicly funded sports venues complete with concessions. These stadiums were seen as economically viable to the cities as they would provide continued occupancy that would yield enough revenue to pay off necessary construction bonds.[8]

In the early 1960s, local San Diego Union sportswriter Jack Murphy began to build up support for a multi-purpose stadium for San Diego. He began utilizing his column to publicly push for a new facility when the Chargers, "well supported in San Diego but grumbling about playing at ancient Balboa Stadium, threatened a move to Anaheim if they didn't get a better place to play locally. A move to an expanded Westgate Park wasn't going to work because it was too baseball-centric."[9] It was argued that the new stadium would insure continuance of professional football in San Diego as well as provide a major inducement for a big league baseball franchise, all of which would add up to putting the city in the national sports limelight.[10]

In November 1965, a $27 million bond was passed, allowing construction to begin on a stadium. The new stadium's location would be in fast-growing Mission Valley.[11] "The…stadium is '20 minutes away from 90 percent of the population of San Diego County, making it the most accessible stadium anywhere.'"[12] The project was designed by local architecture and engineering firm, Frank L. Hope & Associates and became one of its most noted projects. According to Frank L. Hope, Jr., everyone at that time thought the city would hire an out-of-town architect, like most other cities around the country. However, the city kept the project local and were impressed by

[5] Lane Field was located at 906 West Broadway at Harbor Drive from 1936-1958. It is currently a cruise ship parking lot. The ballpark was constructed on land originally used by the City of San Diego and United States Navy as an athletic field beginning in the mid 1920s. In addition to the athletic field, the venue included a race track and uncovered bleachers. Byron Bennett, "San Diego's Lane Field." *Deadball Baseball.* http://deadballbaseball.com/?p=6168. Accessed July 24, 2015.
[6] Dick Williams, "The Ballparks: Qualcomm Stadium San Diego, California." www.thisgreatgame.com/ballparks-qualcomm-stadium.html. Accessed July 22, 2015.
[7] Balboa Stadium, originally known as City Stadium, was designed by local master architects, the Quayle Brothers. The original stadium was demolished in the 1970s and a smaller stadium built in its place in 1978 which is utilized by San Diego High School.
[8] "Cookie-Cutter Stadiums." *McClatchy Tribune.* October 12, 2011. www.bohnbooks.com/2011/12/cookie-cutter-stadiums/ Accessed July 24, 2015
[9] Williams, "The Ballparks: Qualcomm Stadium San Diego, California."
[10] *The San Diego Stadium Story.* (San Diego, CA: Hall & Ojena Publication Division, 1967), p. 19. Jack Murphy, "All Bets Are Off—Sky's the Limit in San Diego." *The San Diego Union*. November 3, 1965.
[11] The initial concept Murphy pushed was a "floating stadium" along Mission Bay. However, a feasibility study completed by Frank L. Hope & Associates noted that a "water-borne stadium…would carry a price tag of some $43.5 million, while a multipurpose stadium in Mission Valley would cost about $23.5 million." *The San Diego Stadium Story.* (San Diego, CA: Hall & Ojena Publication Division, 1967), p. 15. Jack Murphy, "S.D. Stadium on Schedule as Promised." *The San Diego Union*. April 28, 1965. Jim Box, "S.D. Stadium Need Cited at Meeting." *The San Diego Union*. July 20, 1965.
[12] "Can't Beat Stadium, S.D. Architect Beams." *The San Diego Union*. July 11, 1967.

his early design concepts.[13] "Mr. Hope has come in with plans for a superb stadium…and would be 'the best multi-purpose facility in the country.'"[14] Construction began on April 11, 1966 and was completed on August 15, 1967. When completed, the facility was named San Diego Stadium.

For architects of multi-purpose stadiums, the main challenge was how they were to reconcile a rectangular football field with baseball's pizza-slice layout and make the seating sightlines equally optimal for both. In almost every case, this was solved by creating an enclosed, circular structure akin to the Roman Colosseum, made of reinforced concrete and later steel, with lower decks designed to swivel apart from baseball's V-shape to face each other across a football field.[15] This type of stadium, known as the "cookie-cutter" stadium, with its enclosed circular plan, began with the opening of D.C. Stadium in October 1951, now called Robert F. Kennedy Memorial Stadium.[16] Many of these were opened to rave reviews, "The functional facilities opened to glowing reviews between 1966 and 1971. They were hailed as modernistic, space-age edifices with no poles obstructing views, symmetrical dimensions in the playing field and cutting-edge features such as huge scoreboards with computerized animation."[17] However, purists among fans objected to the architecture stating that the stadiums were so similar that "fans complained they couldn't tell if they were in Pittsburgh…or Cincinnati."[18]

San Diego City officials directed architect Frank L. Hope, Jr. to provide a feasibility study on four design types of stadiums.[19] These included the "Conventional Type," which was a circular plan to provide a home for two major league sports, football and baseball; the "Single Purpose Type," which involved the expansion of Westgate Park for baseball and a separate new stadium for football; the "Floating Concept" at Mission Bay, which utilized separate fields for football and baseball and floating seating section adjacent to the playing fields; and, finally, the "Multi-purpose" design concept to accommodate football, baseball, and other events. After the City's initial review, they dismissed the ideas of the Convention and Single Purpose stadiums and requested further studies by Hope on the Floating and the Multi-purpose Concept.

> "Hope who recommended the multi-purpose stadium in Mission Valley during an initial briefing…presented comparative cost figures on the two designs….Hope said the city could expect extremely high costs in the floating stadium."[20]

The multi-purpose concept in Mission Valley became the preferred alternative and plan primarily due to the cost.[21] "The final cost variance---$24 million for the multi-purpose stadium and $42 million for the floating concept---was the principal reason for the unanimous vote of the council during a conference with architect Frank L. Hope."[22]

The multi-purpose design concept for the San Diego Stadium departed from the "cookie-cutter" circular plan that was being used at the time. For many of the newer multi-purpose stadia, the "cookie-cutter" circular plan offered poor sight line angles for spectators at baseball and football games. Instead, the horseshoe shape, originally termed as "supercircle" by the architectural team, would incorporate eight radiuses. The "supercircle" was developed as a result of the architectural team's studies conducted nationwide on six of the most current stadiums built.[23] San Diego Stadium's design would allow spectators of both football and baseball to have an unobstructed sight line to the entire playing field, and to provide a greater quality of choice seats between extensions of the goal lines and first and third base lines.[24] It was a unique design shape of its time and influenced other similar designs such as the 1971 Veterans Stadium in Philadelphia, no longer extant. As part of the original design, the horseshoe shape would also "allow expansion to a total of 70,000 by extending the structure to completely enclose the field."[25]

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[13] Kay Kaiser, "Hope & Success: His Buildings Are Local Ions, Like Himself." *The San Diego Union.* January 17, 1988.
[14] Jack Murphy, "Extra #12 Million Torpedos Chances of a Floating Stadium." *The San Diego Union.* March 10, 1965.
[15] William Baker, "The Ballparks: The Eras." www.thisgreatgame.com. Accessed July 22, 2015. Christopher R. Lamberth, "Trends in Stadium Design: A Whole New Game." *Implications*. Vol. 4 Issue 6. www.informedesign.umn.edu. Accessed July 22, 2015.
[16] "Cookie-Cutter Stadiums." *McClatchy Tribune.* October 12, 2011. www.bohnbooks.com/2011/12/cookie-cutter-stadiums Accessed July 24, 2015. Other stadiums of the 1960s and 1970s include Shea Stadium, Atlanta-Fulton County Stadium, Oakland Coliseum, the Astrodome, San Diego Stadium, Riverfront Stadium, Busch Memorial Stadium, Three Rivers Stadium, Veterans Stadium, and the Kingdome. Many of these have been demolished. Only the O.co Coliseum in Oakland, CA remains functioning as a multi-purpose stadium.
[17] Mike Dodd. "Last Cookie-Cutter Stadium Crumbles." *USA Today.* September 20, 2005. http://usatoday30.usatoday.com/sports/baseball/nl/cardinals/2005-09-20-busch-stadium_x.htm Accessed July 24, 2015.
[18] Ibid.
[19] Jack Murphy, "Extra #12 Million Torpedos Chances of a Floating Stadium." *The San Diego Union.* March 10, 1965. "Further Study on Floating Stadium Urged: Council Revives Proposal." *The San Diego Union.* March 17, 1965.
[20] "Mission Valley OKd for Sports Stadium: Council Drops Idea of Floating Facility." *The San Diego Union.* April 28, 1965.
[21] Frank L. Hope & Associates Architects and Engineers, "San Diego All-American Stadium Phase 2 Report." Prepared for the City of San Diego. May 25, 1965.
[22] Ibid.
[23] The multi-purpose stadiums built in the 1960s include RFK Stadium (1961), Shea Stadium (1964-2009), Astrodome (1965, 2013 partial demolition), Atlanta-Fulton Co. Stadium (1965-1997), Oakland Coliseum (1966), Busch Stadium (1967-2005), and San Diego Stadium (1967).
[24] Ibid.
[25] Ibid. "Stadium 95% Complete; Solve Scoreboard Problem: Board Reviews Progress." *The San Diego Union.* July 11, 1967.

In addition, San Diego Stadium's design emphasis was also placed on the comfort and convenience of the spectator and their movement to and from their seat. The semi-depressed stadium allowed spectators to enter at mid-elevation of the seating, thereby reducing the distance of vertical travel to the upper and lower seats. The main concourse and plaza width would provide excellent space for distribution of entering crowds. Access to the upper seating by escalators and clearly defined ramps built with gentle inclines provided easy ascent.[26] The aesthetic design was also expressed in the structural elements dominated by dual concrete frames spaced to form passageways to seating areas, and by circular ramps and escalators to the upper levels, placed outside the structure and clearly indicating function as well as signaling to the spectators where to enter and exit.[27]

On August 20, 1967, the Chargers, then a member of the American Football League, played their first game ever at the stadium. San Diego Stadium included an expansive parking area capable of holding 15,000 cars and 250 buses. As originally conceptualized, the stadium's seating capacity boasted around 50,000; the three-tier grandstand was in the shape of a horseshoe, with the east end low, consisting of only one tier, partially topped by a large scoreboard.

As promised, the "supercircle" allowed the best seating arrangement for viewing two non-compatible sports, baseball and football" in one multi-purpose arena.[28] At field level, 5,000 seats were placed in three large sections on wheels that could be towed around after football games to accommodate baseball games and vice-versa.[29] According to project architect Ernest R. Lord, the design was "to make the spectator king" so that they could have closer views of the field from any angle.[30]

The structure consisted of 38 dual rigid frames of architectural reinforced concrete spaced repetitively 8 feet and 28 feet apart with cantilevered arms to support upper level seating. The frames rose above the main concourse and plaza level to support the roof and floodlight ring. Precast concrete treads and risers spanned the frames to support the upper level seating while the lower level was cast-in-place concrete, on grade, or supported.[31]

The concrete structure had cast-in-place and concrete-block interior walls separating passageways, restrooms, and service areas. The upper concourse levels and the below-grade structure were cast-in-place reinforced concrete. The moveable stands were structural steel construction with a concrete traffic surface.[32]

According to the stadium planners, all lighting and communication systems were also carefully designed to conform to the color TV needs of the time. This included the absence of traditional light standards. Instead, the stadium included a ring of 35 concrete light bays that encircled the top of the stadium. At the time of its design, it was considered second only to Madison Square Garden as the best lit arena.[33] Also notable at that time was the stadium's state-of-the-art scoreboard, which was equipped with "semi-computerized control for instant projection" that showed "animation accompanied by taped messages or music….[and] even show[ed] the score."[34]

Landscaping also played a role in the design of the stadium. The precedent for stadiums of this time was the use of trees inside the structure. In the plaza area, 90 liquid amber trees were planted in order to show off their colors for fall, and holly oak trees were utilized outside the entrance walk to give the effect of a "cool, pleasant park."[35]

The Chargers were the main tenant of the stadium until 1968, when the AAA Pacific Coast League San Diego Padres baseball team moved from the minor league sized Westgate Park. Due to expansion of Major League Baseball, this team was replaced by the current San Diego Padres major league team beginning in the 1969 season.

In 1969, San Diego Stadium was the recipient of the distinguished National AIA Honor Award, the nation's highest professional recognition for architectural excellence.[36] It was the first time a major sports facility received the honor and the stadium had become the "identifiable architectural statement of San Diego."[37] According to the jury panel of architects,

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[26] Ibid.
[27] Ibid.
[28] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969.
[29] "New Stadium is Architectural Delight." *Chillicote Constitution Tribune.* June 6, 1969.
[30] Ibid.
[31] Frank L. Hope & Associates Architects and Engineers, "San Diego All-American Stadium Phase 2 Report." Prepared for the City of San Diego. May 25, 1965.
[32] Ibid.
[33] Carlos Salazar, "Stadium Committee Seeks Hints from San Diego." *Albuquerque Tribune.* August 17, 1967.
[34] Ron Roach, "Chargers Debut in New Stadium Against Lions in Exhibition Tilt." *Gazette Telegraph*. August 20, 1967. Carlos Salazar, "Stadium Committee Seeks Hints from San Diego." *Albuquerque Tribune.* August 17, 1967.
[35] *The San Diego Stadium Story.* San Diego, CA: Hall & Ojena Publication Division, 1967.
[36] Jack Knudson, "San Diego Stadium Wins National Honors for Architectural Design." *San Diego Union.* May 25, 1969.
[37] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969. Another San Diego building, Louis Kahn's Salk Institute, received the National AIA 25 Year Award which recognizes architectural design of enduring significance, but did not receive a National AIA Award after its construction.

> "This mammoth project has a plan of diagrammatic simplicity and a structural system that is 'monumental.' The contest for dominance between the vertical and horizontal reaches a truce. Visually, it is the horizontals that are strong but there is an equally strong impression that the verticals are doing the work.
>
> Considering all the people who have to be shuffled in and out, circulation is skillfully handled. The expression of the round elevators is good; the ramping is direct; and there is nice, spatial surprise in the center of the ramps. The siting, with the ground sloping up on all sides to the harmoniously complicated structure, is easy on the foot as well as the eye.
>
> Altogether, a remarkably fine job."[38]

That same year, the stadium also received the Bartlett Award for design that "provides great consideration and mobility for the [disabled]." This award was endorsed by the Easter Seals and other national groups.[39] Its six ramps, eight escalators and four elevators offer easy access to all levels, the jury said, and its size also provides sloping ground at all approaches."[40]
From 1978-1983, the San Diego Sockers of the North American Soccer League (NASL) played outdoor soccer at San Diego Stadium. Although the Sockers' time at the outdoor playing field was short-lived, San Diego Stadium would continue to host many international soccer matches including Confederation of North, Central American and Caribbean Association Football (CONCACAF) Gold Cup, the U.S. Cup, the Soccer Bowl, and Major League Soccer (MLS) All-Star Game.[41]

Not only was the stadium home to many major league teams, it also was the home of the San Diego State University's Aztecs football team since the stadium's inception. The exposure of the stadium's collegiate use spearheaded college bowl games beginning in 1978 with the Holiday Bowl, an annual game played prior to New Year's Day. More recently, it became host to the Poinsettia Bowl.

After Jack Murphy's passing in 1980, San Diego Stadium was renamed San Diego Jack Murphy Stadium. In 1982, it was a recipient of the local AIA Chapter's 15 Year Honor Award, which recognizes local architectural design of enduring significance. In 1983, over 9,000 bleachers were added to the lower deck on the open end of the stadium raising the capacity to 59,022. The city, once again, contracted with Hope's firm to complete this expansion.

The most substantial addition was completed in 1997, when the stadium was fully enclosed, with the exception of the location of the current scoreboard. Nearly 11,000 seats were added in preparations for Super Bowl XXXII in 1998, bringing the capacity to 70,561. That same year, the stadium hosted the National League Championships and the World Series. San Diego Stadium had become the only sports stadium to host both the major football and baseball championships in the same year. Also in 1997, the facility was renamed Qualcomm Stadium after Qualcomm Incorporated paid $18 million for the naming rights.[42] In order to continue to honor Murphy, the city named the playing surface Jack Murphy Field.[43]

Frank L. Hope & Associates
Frank L. Hope & Associates was founded by Frank L. Hope, Sr. in 1928, which became one of the largest and most recognized architectural firms in the county.[44] The firm was passed to his son, Frank L. Hope, Jr. (Frank L. Hope, III) in 1965 after Frank L. Hope, Sr.'s retirement and fellowship into the AIA. Frank L. Hope, Jr. was born in 1931 and like his father, he became an architect.[45] He studied and graduated from the University of California at Berkeley and retained architectural licenses in California, Colorado, Georgia, Maryland, Nevada, Texas, and Washington D.C. He also held a National Council Architectural Registration Board (NCARB) certificate.

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[38] Ibid.
[39] "Stadium Design Wins Awards." *The San Diego Union.* June 23, 1969. The Bartlett Award was named after then Democratic Senator E. L. Bartlett of Alaska, "who sponsored legislation providing for accessibility in public buildings whenever federal funds [were] used." "Stadium Cited for Service to Handicapped." *The San Diego Union*. December 11, 1969. Easter Seals was formerly known as the National Society for Crippled Children.
[40] "Stadium Cited for Service to Handicapped." *The San Diego Union*. December 11, 1969.
[41] The San Diego Sockers would go on to be the most successful indoor soccer team in sports history.
[42] Naming rights to the stadium are guaranteed to Qualcomm until 2017.
[43] As part of the naming agreement, Jack Murphy Field was not allowed to be used alongside Qualcomm Stadium.
[44] Raymond S. Brandes, Ph.D, *San Diego Architects 1868-1939: Complete Biographical Descriptions of San Diego's Historic Architects.* (San Diego: University of San Diego Department of History Graduate Division) Spring 1991. The firm closed its doors in 1993.
[45] There have been confusion over the years regarding the father-son Frank L. Hope. For clarity, the genealogy is as follows: Frank L. Hope Sr. (1873-1943) came to San Diego in 1912 as a Santa Fe railroad executive serving with them until 1941, two years before his death. He had a son, Frank Lewis Hope, Jr. (1901-1994), who was known as Frank L. Hope up until he had a son whom he also named Frank L. Hope, Jr. (1931-) He then changed his name to Frank L. Hope, Sr. See Vonn Marie May Cultural Resources Planning & Research, "The Frank Hope, Jr. House, circa 1967 3430 Bangor Place, San Diego, CA 92106." March 2012.

In 1955, Frank L. Hope, Jr. joined his father's office and in 1965 he took control of the firm. The San Diego Stadium became one of the first projects he was awarded as the Architect in Charge. His direct involvement with the project through early planning discussions, design, and final recommendations for the multi-purpose stadium with the city, gained him great respect and confidence to get the project completed within schedule. "'It will take superhuman effort to have the stadium ready in 1967, but I don't say it's impossible,' observed city manager Tom Fletcher. 'Frank Hope did a remarkable job getting his report ready in just 30 days.'"[46]

Under Frank L. Hope, Jr.'s leadership from 1965-1990, the firm expanded beyond its national domain to international scope, providing architectural services in Saudi Arabia, England, and the Philippines. It became one of the oldest and largest architectural firms in San Diego with employment peaking at 115 during his tenure. Offices outside San Diego included a Santa Ana branch and one in San Francisco.

As a modernist architect mostly known for his brutalist style in the 1960s-1970s, Frank L. Hope, Jr. was responsible for the design of several well recognized modern landmarks in San Diego. [47] These projects include the Oceanography Research Facility Bureau of Commercial Fisheries (1963), AIASD Award of Excellence recipient; Timken Museum (1965); Mesa College (1964-1976); Mercy Hospital (1966) and its expansions; the Cabrillo National Monument Visitors Center (1966); Oceanside Federal Savings and Loan (1967), AIASD Merit Award winner; Donald N. Sharp Memorial Hospital (1967-1975); Mercy Hospital expansion (1966-1990); St. Vincent's Church in Hillcrest (1967); Children's Hospital (1968); several buildings on the University of California San Diego (UCSD) campus including McGill Hall (1969) and the Psychology and Linguistics Building (1970); National Cash Register Co. Electronics Facility, Rancho Bernardo (1969); the San Diego State University Music Building (1970); the Union/Tribune offices and publishing plant (1973); Naval Facilities Engineering Command Western Division at Point Loma (1974), which received an AIASD Honor Award; Scripps Memorial Hospital (1975); the Federal Building and U.S. Courthouse (1976); San Diego City College (1976); Pomerado Hospital (1977); the and the San Diego International Airport terminal expansion.

Later projects include Seaport Village (1980); Scripps Clinic-Molecular Biology Building (1983); La Jolla Cancer Research Center (1985); and Hotel Inter-Continental, First Tower (now Marriott), which was the first waterfront hotel in downtown (1984). Of these many accomplishments, his work on the San Diego Stadium is the best representative and most distinguished of his work having received both National and local AIA Awards.
According to local architecture critic Kay Kaiser, Frank L. Hope, Jr. was known as "San Diego's architectural ambassador and the design *doyen* of the corporate boardroom."[48] Like his father, he rose to power beyond the drafting board. In 1972, he was a recipient of the distinguished Fellow of the American Institute of Architects (AIA). He served as president for the both the San Diego Chapter and the California Council of the AIA, and was Regent for the University of California for four years[49] He also became Chairman of the San Diego Chamber of Commerce and San Diegans, Inc. He was the first architect to serve as a Port Commissioner and held the office of Chairman for four years.

Charles "Chuck" Bullock Hope (1932-2011) served as the Engineer in Charge of San Diego Stadium. He was born in San Diego, CA on September 22, 1932. He was the son of prominent architect Frank L. Hope and brother of Frank L. Hope, Jr. He joined the family firm in 1958. A graduate from UC Berkeley with a BS in Civil Engineering, Chuck became one of San Diego's most accomplished structural engineers. He was founding president of the San Diego Chapter of the Structural Engineers Association of California and was named a Fellow Member in 2006. During his career, he was the Structural Engineer of Record for several San Diego architectural icons, including San Diego Stadium, the Union Tribune Building, the Federal Court House Building, many local hospitals, and several downtown high-rise buildings. Chuck became President of Hope Architects and Engineers in the early 1970s, working with his brother Frank Hope, Jr. Together they grew the business which was started by their father into what became an international firm, designing projects throughout the United States, Kingdom of Saudi Arabia, and the Philippines. The firm grew to be the largest architectural firm in San Diego and had offices in San Francisco, Seattle, Denver, Riyadh, Saudi Arabia; Manila, Philippines, and Cambridge, England at various times.[50]

Gary Allen was the Project Designer for San Diego Stadium. He was a New York native born to parents and an uncle who were all practicing architects. Before following in their footsteps, he was called to duty during the Korean Conflict. In 1958, he received his architectural degree from Pratt Institute, studying under Isamu Noguchi. His career started as an intern in the New York City offices of Philip Johnson, eventually working as Mr. Johnson's right-hand-man attending meetings with architectural luminaries Eero Saarinen, Paul Rudolph, and Gordon Bunshaft. He became Project Designer for the Sheldon Art Gallery (University of Nebraska), Project

[46] Jack Murphy, "Extra #12 Million Torpedos Chances of a Floating Stadium."
[47] Most of his work in the 1980s were outside San Diego when the firm was primarily completing work abroad.
[48] Kay Kaiser, "Hope & Success: His Buildings are 'Local Icons,' Like Himself." *The San Diego Union.* January 17, 1988.
[49] Ibid.
[50] "Charles Bullock 'Chuck' Hope." *The San Diego Union-Tribune*. October 16, 2011.

Architect for the Yale Science Campus, including the Yale Geology Building and the Kline Science Center, and was involved with the Ballet Theater in Lincoln Center.

After 10 years with Philip Johnson's office, Gary headed west to San Diego working as Vice President/Director of Design for Frank L. Hope & Associates. He was involved in complex projects, including academic architecture, campus master planning, hospitals, research laboratories, naval administration and laboratory buildings, and included numerous prestigious national and regional honor awards. Gary Allen is best known for is his design work for the San Diego Multi-Purpose Stadium, better known as Qualcomm Stadium, for which the firm won the AIA National Honor Award in 1969.

Gary Allen established his own firm in 1976, choosing to remain a small office. Projects include the 170,000 sq. ft. corporate headquarters for Linkabit (now Qualcomm) and Cashman Field Sports Cultural and Convention Complex in Las Vegas, (100,000 sq. ft. convention facilities, 10,000 seat sports stadium). Gary's residential work includes modern designs in Del Mar, Cardiff, La Jolla, and Point Loma. He was later associated with the NewSchool of Architecture and Design and served as professor from 1984-1986, and Dean until 1988. In December 2013, Mr. Allen was awarded the AIA San Diego Lifetime Achievement Award.[51]

Wimmer & Yamada
The landscape architectural firm Wimmer & Yamada is an award-winning, locally recognized Master Landscape Architectural firm noted in the City of San Diego Modernism Historic Context Statement. In addition, both Harriet Wimmer and Joseph Yamada have received fellowships from the American Society of Landscape Architects.

Harriet Wimmer arrived in San Diego with her family as a child in 1912. After earning a Bachelor's degree from Stanford University in 1922, she returned to San Diego where she began teaching at Roosevelt Junior High School. She moved with her husband to Eugene, Oregon in the early 1930s where they both studied landscape architecture at the University of Oregon from 1931 to 1932. In 1934, the couple returned to San Diego where Wimmer took several jobs including a teaching position at Teacher's College, a salesperson at Lion's Clothing store, and an elementary reading teacher at Francis Parker School. Finally, at the age of 51, Wimmer decided to pursue a long-time goal and open her landscape architecture practice. Her office was located in the Design Center where Wimmer developed strong professional alliances with several young architects, including Lloyd Ruocco and Homer Delawie. In 1954, Wimmer became one of the earliest registered landscape architects in the state. In the same year, she hired Joseph Yamada. In 1960, the two established the partnership Wimmer Yamada. Wimmer retired from practice in 1967 and she passed away in 1980.

Joseph Yamada is a San Diego native and graduate of San Diego High School. He received his degree in Landscape Architecture from the University of California Berkeley. He became partners with Harriet Wimmer in 1960. The firm designed several notable modern landscapes including projects at Scripps Institute of Oceanography, Sea World, Seaport Village, and the Embarcadero Marina Park. Through the years, Wimmer Yamada was the starting point for several landscape architects including Frank Kawasaki, Michael Theilacher, Don Ueno, and Dennis Otsuji. Yamada is now Partner Emeritus at Wimmer Yamada and Caughey.

Resource Significance
Completed in 1967, San Diego Stadium is an architectural and engineering achievement of its time. One of the more prominent Brutalist style buildings in San Diego, the stadium is also one of San Diego's most recognizable structures nationwide due to its regular appearances in televised sporting events. It received national accolades for both its design and function from the National and local American Institute of Architects (AIA) and the Easter Seals. San Diego Stadium also served as a multi-use facility for sporting and non-sporting events and is the only sports stadium to host both professional football (NFL) and major league baseball (MLB) championships in the same year (1998).

Based on Heritage's site visit, research, and review of the sources cited in this report, and examination of drawings and photographs, San Diego Stadium meets the eligibility requirements for individual listing in the National, State, and Local registers at a local level of significance, as detailed below. Its period of significance spans from 1967-1969, encompassing the construction of San Diego Stadium and the establishment of two professional sports teams, which marked a turning point in regional sports culture and civic history.

Federal Level Evaluation

Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history
San Diego Stadium derives its local significance under National Register Criterion A in the area of recreation/entertainment based on the role that the stadium played in the cultural and civic life of the San Diego region.

[51] "Passing—Gary Allen." www.aiasandiego.org/gary-allen/ Accessed July 22, 2015.

Prior to the construction of San Diego Stadium, San Diego had other, smaller stadiums and sporting venues located within the city, mainly built for minor league baseball and track and field. These venues included the 1914 Balboa Stadium designed by the Quayle Brothers, Lane Field, and Westgate Park. All of these facilities are no longer extant and none were designed with the intention of hosting major league sports events, although Balboa Stadium was enlarged to host the new AFL Chargers. The San Diego Sports Arena (now Valley View Casino Center) was constructed in 1966 with a seating capacity of approximately 12,000 – 15,000 people, and previously hosted WHL and NBA teams. Still extant, the Sports Arena currently hosts the American Hockey League, professional indoor soccer and numerous concert events.

Designed to host both professional football and baseball teams, as well as other sporting and non-sporting events; San Diego Stadium was constructed with a seating capacity of 50,000 – roughly four times larger than the Sports Arena - with expansion potential up to 70,000. Upon its completion in 1967, the San Diego Chargers relocated from Balboa Stadium to San Diego Stadium, where they continue to play. Two years later, in 1969, the San Diego Padres joined the ranks of Major League Baseball as one of four new expansion teams, and took up residence at San Diego Stadium, where they would stay until 2004. For the first time its history, San Diego was home to two national, professional sports teams and a world-class multi-purpose stadium that would serve as the undisputed center of San Diego's sports culture for the next four decades. To date, San Diego Stadium is the only stadium venue to host both the Super Bowl and World Series in the same year (1998) and one of only three stadiums to host the World Series, MLB All-Star Game, and the Super Bowl. Nationally, there are only three of the seven remaining multi-purpose stadiums constructed in the 1960s. These multipurpose stadiums were avant-garde for major league ball fields and proved economical for the sports realm, having occupancy throughout the year.

The construction of San Diego Stadium changed local and regional sporting culture and history in San Diego. An architecturally distinctive, world-class multi-purpose stadium housing two national, professional sports teams, San Diego Stadium catapulted San Diego onto the national sports stage and brought the city national and later international sports exposure. [52]

Therefore, San Diego Stadium is significant under National Register Criterion A.

Criterion C: Embodies 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 represents a significant and distinguishable entity whose components may lack individual distinction.

The 1967 San Diego Stadium, now Qualcomm Stadium, is eligible under National Register Criterion C at the local level of significance in the area of architecture as a good example of the Brutalist architectural style in San Diego. Its monumental massing, sculptural quality of exposed concrete, and repetition of forms are primary character-defining features typical of the Brutalist style.

Although Brutalist architecture is more often associated with angular and rectilinear building forms, there are numerous examples which incorporate curved building forms as well. Notable American examples include the Guggenheim Museum in Manhattan designed by Frank Lloyd Wright (1959); Prentice Women's Hospital in Chicago designed by Bertrand Goldberg (1959, demolished in 2013); the Marina City Towers also in Chicago and designed by Bertrand Goldberg (1972); and the Robert C. Weaver Federal Building in Washington D.C. designed by Marcel Breuer (1965). San Diego Stadium is an excellent example of the use of curved building forms in Brutalist architecture. The stadium features monumental curved forms in the overall building shape as well as the circular pedestrian ramps.

Other characteristic features of Brutalist architecture include monumental massing, exposed structural concrete, and repetitive patterns. San Diego Stadium incorporates each of these elements in a way that typifies Brutalist architecture. Reinforced cast-in-place concrete is the primary building material of San Diego Stadium. Exposed concrete is used not only to comprise the building's structural system, but it is also the primary exterior building finish. Repetitive patterns are evident in the massive support piers, seating platforms, ramps, and escalators.

Local examples of Brutalist architecture are relatively rare, but include some prominent structures such as the Salk Institute (designed by Louis Kahn, 1959-66) as well as large concentration of buildings on the campus of UC San Diego, and several office buildings in the downtown area. San Diego Stadium is among the most prominent and well-recognized examples of Brutalist architecture in the region.

San Diego Stadium is also one of the earliest forms of the horse-shoe or "supercircle" shaped multi-purpose stadiums, which was comprised of eight-radius sides, as opposed to previous cookie cutter stadiums which were more circular in shape. In addition, it is the first time a major sports facility had received the National AIA Honor Award for its architectural excellence which became an "identifiable architectural statement of San Diego."[53]

[52] The multi-purpose stadiums built in the 1960s include RFK Stadium (1961), Shea Stadium (1964-2009), Astrodome (1965, 2013 partial demolition), Atlanta-Fulton Co. Stadium (1965-1997), Oakland Coliseum (1966), Busch Stadium (1967-2005), and San Diego Stadium (1967).
[53] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969.

San Diego Stadium is also recognized by many prominent local architects of the Modern era as being significant. In a 2002 interview (later published) "Retro Files: Modern Architects View of San Diego Design in 2002," modern-era architects Hal G. Sadler, Homer T. Delawie, and Ward Deems were asked to name the most significant project built in the last 40 years "not" completed by their firms.[54] The following are their responses:

> "The San Diego Stadium by Frank L. Hope & Associates…is one of the most successful stadiums in the country, both functionally and aesthetically, it presents an outstanding example of the use of concrete as a fluid, dynamic material and is especially well suited to the San Diego environment. Despite opinions to the contrary, it is quite acceptable for both football and baseball with ample parking and infrastructure to support its functions." ---Ward Deems
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> "San Diego Stadium. It won a national AIA Design Award, and was very creative in its form and way ahead of its time." ---Homer T. Delawie

In addition, the stadium is associated with architect, Frank L. Hope, Jr. and the architectural-engineering firm Frank L. Hope & Associates. The firm's founder, Frank L. Hope, Sr., is a locally recognized master architect. Frank L. Hope, Jr. has yet to receive that recognition, but should be acknowledged as a local master architect on his own right. It was under his leadership from 1965-1990, that the firm was awarded the San Diego Stadium project, which was unusual during that period time when most large stadium projects went to large, out-of-town firms. As Architect in Charge, he had a direct role in the early planning concept, design, and recommendations for the San Diego Stadium project. It was also under Frank L. Hope, Jr. that the firm expanded beyond its national domain to include international work, providing architectural services in Saudi Arabia, England, and the Philippines. The firm became one of the oldest and largest architectural firms in San Diego with employment peaking at 115 during his tenure.

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Later projects include Seaport Village (1980); Scripps Clinic-Molecular Biology Building (1983); La Jolla Cancer Research Center (1985); and Hotel Inter-Continental, First Tower (now Marriott), which was the first waterfront hotel in downtown (1984). Of these many accomplishments, his work on the San Diego Stadium is the best representative and most distinguished of his work having received both National and local AIA Awards.

According to architecture critic Kay Kaiser, Frank L. Hope, Jr. was known as "San Diego's architectural ambassador and the design *doyen* of the corporate boardroom."[56] His work also went beyond the drafting table. In 1972, he was a recipient of the distinguished Fellow of the American Institute of Architects (AIA). He served as president for the both the San Diego Chapter and the California Council of the AIA, and was Regent for the University of California for four years[57] He also became Chairman of the San Diego Chamber of Commerce and San Diegans, Inc. He was the first architect to serve as a Port Commissioner and held the office of Chairman for four years. Because of these achievements and his own contributions to San Diego, Frank L. Hope, Jr. should be recognized as a local master architect.

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[54] Thomas Shess, "Retro Files: Modern Architects View of San Diego Design in 2002." *Pillar to Post.* April 8, 2013. http://www.pillartopost.org/2013/04/retro-files-modern-architects-view-of.html Accessed July 22, 2015.
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[57] Ibid.

Moreover, further study should be completed on Charles "Chuck" Bullock as a master engineer for his contributions in the field of structural engineering. He was the founding president of the local San Diego Chapter of the Structural Engineers Association of California and was the Structural Engineer of Record for significant projects including the Union Tribune Building, the Federal Court House Building, and San Diego Stadium. He received his fellowship in the Structural Engineering Association in 2006.

The firm, under the leadership of Frank Hope, Jr. and Charles B. Hope, has contributed significant architecture to San Diego throughout the years, with San Diego Stadium being their pinnacle which earned them a distinctive National AIA Honor Award in 1968, the first major sports facility to receive this recognition.

Therefore, San Diego Stadium is significant for National Register Criterion C.

Criteria Consideration G
A property achieving significance within the past 50 years if it is of exceptional importance.
At the federal level, the 1967 San Diego Stadium does not yet meet the 50-year age minimum, but is eligible for Criteria Consideration G. While San Diego Stadium qualifies for Criterion A and C, it also rises to the level of "exceptional significance" as required by the National Register due to its local architectural style and its application to a recreation/entertainment facility which inaugurated the sports venue to the distinguished national level hosting football, baseball, and soccer events. No other sports facility in San Diego has achieved this importance. The Brutalist design with its exposed and expressive structural system, monumental massing, angular and rectilinear forms, and exposed concrete surfaces, is reflected throughout the structure. It is also reaches "exceptional significance" for its association with architect Frank L. Hope, Jr. and is the only structure of its kind designed by the firm and the first major sports facility to receive a National AIA Award.

Therefore, San Diego Stadium is significant for National Register Criterion G.

State Level Evaluation
Criterion 1 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
Similarly to the National Register, San Diego Stadium derives its local significance under California Register Criterion 1 for recreation/entertainment based on the role that the Stadium played in the culture and civic life of the San Diego region by providing a venue for professional and college sports. The construction of San Diego Stadium changed local sporting history in that it catapulted the city into major sports league status granting the City national and later international sports exposure.

Prior to the construction of San Diego Stadium, San Diego had other, smaller stadiums and sporting venues located within the city, mainly built for minor league baseball and track and field. These venues included the 1914 Balboa Stadium designed by the Quayle Brothers, Lane Field, and Westgate Park. All of these facilities are no longer extant and none were designed with the intention of hosting major league sports events, although Balboa Stadium was enlarged to host the new AFL Chargers. The San Diego Sports Arena (now Valley View Casino Center) was constructed in 1966 with a seating capacity of approximately 12,000 – 15,000 people, and previously hosted WHL and NBA teams. Still extant, the Sports Arena currently hosts the American Hockey League, professional indoor soccer and numerous concert events.

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Therefore, San Diego Stadium meets California Register Criterion 1.

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

Like National Register Criterion A, the 1967 San Diego Stadium, now Qualcomm Stadium, is eligible under the California Register Criterion 3 at the local level of significance in the area of Architecture as a good example of the Brutalist architectural style in San Diego. Its monumental massing, sculptural quality of exposed concrete, and repetition of forms are primary character-defining features typical of the Brutalist style.

Although Brutalist architecture is more often associated with angular and rectilinear building forms, there are numerous examples which incorporate curved building forms as well. Notable American examples include the Guggenheim Museum in Manhattan designed by Frank Lloyd Wright (1959); Prentice Women's Hospital in Chicago designed by Bertrand Goldberg (1959, demolished in 2013); the Marina City Towers also in Chicago and designed by Bertrand Goldberg (1972); and the Robert C. Weaver Federal Building in Washington D.C. designed by Marcel Breuer (1965). San Diego Stadium is an excellent example of the use of curved building forms in Brutalist architecture. The stadium features monumental curved forms in the overall building shape as well as the circular pedestrian ramps.

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The firm, under the leadership of Frank Hope, Jr. and Charles B. Hope, has contributed significant architecture to San Diego throughout the years, with San Diego Stadium being their pinnacle which earned them a distinctive National AIA Honor Award in 1968, the first major sports facility to receive this recognition.

Therefore, San Diego Stadium is significant for California Register Criterion 3.

Local Level Evaluation

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.

San Diego Stadium derives its significance in the area of social development for the role it played in sports recreation/entertainment within the City of San Diego. The construction of San Diego Stadium changed local sporting history in that it catapulted the city into major sports league status granting the City national and later international sports exposure.

Prior to the construction of San Diego Stadium, San Diego had other, smaller stadiums and sporting venues located within the City, mainly built for minor league baseball and track and field. These venues included the 1914 Balboa Stadium designed by the Quayle Brothers, Lane Field, and Westgate Park. All of these facilities are no longer extant and none were designed with the intention of hosting major league sports events, although Balboa Stadium was enlarged to host the new AFL Chargers. The San Diego Sports Arena (now Valley View Casino Center) was constructed in 1966 with a seating capacity of approximately 12,000 – 15,000 people, and previously hosted WHL and NBA teams. Still extant, the Sports Arena currently hosts the American Hockey League, professional indoor soccer and numerous concert events.

[60] Most of his work in the 1980s were outside San Diego when the firm was primarily completing work abroad.
[61] Kay Kaiser, "Hope & Success: His Buildings are 'Local Icons,' Like Himself." *The San Diego Union.* January 17, 1988.
[62] Ibid.

Designed to host both professional football and baseball teams, as well as other sporting and non-sporting events; San Diego Stadium was constructed with a seating capacity of 50,000 – roughly four times larger than the Sports Arena - with expansion potential up to 70,000. Upon its completion in 1967, the San Diego Chargers relocated from Balboa Stadium to San Diego Stadium, where they continue to play. Two years later, in 1969, the San Diego Padres joined the ranks of Major League Baseball as one of four new expansion teams, and took up residence at San Diego Stadium, where they would stay until 2004. For the first time its history, San Diego was home to two national, professional sports teams, and a world-class multi-purpose stadium that would serve as the undisputed center of San Diego's sports culture for the next four decades.

To date, San Diego Stadium is the only stadium venue to host both the Super Bowl and World Series in the same year (1998) and one of only three stadiums to host the World Series, MLB All-Star Game, and the Super Bowl. Nationally, there are only three of the seven remaining multipurpose stadiums constructed in the 1960s. These multipurpose stadiums were avant-garde for major league ball fields and proved economical for the sports realm, having occupancy throughout the year. San Diego Stadium brought to San Diego an architecturally distinctive, world-class multi-purpose stadium to house two national, professional sports teams which was never previously realized.

Therefore, the San Diego Stadium is significant for City of San Diego Criterion A for changing local and regional sporting culture and history in San Diego.

Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
San Diego Stadium, now Qualcomm Stadium, derives its significance under the City of San Diego Criterion C for its distinctive characteristics of a style, type, and period of architecture in the region of San Diego. San Diego Stadium is a good example of Brutalist architectural style in San Diego.

Brutalist architecture dates to San Diego's modern era in architectural history (1965-1975). According to the *San Diego Modernism Historic Context Statement*, "…examples of Brutalism are rather rare in San Diego...Local examples of Brutalist architecture include some prominent structures such as Qualcomm Stadium…."[63] San Diego Stadium's monumental massing, sculptural quality of exposed concrete, and repetition of forms are primary character-defining features typical of the Brutalist style.

Although Brutalist architecture is more often associated with angular and rectilinear building forms, there are numerous examples which incorporate curved building forms as well. Notable American examples include the Guggenheim Museum in Manhattan designed by Frank Lloyd Wright (1959); Prentice Women's Hospital in Chicago designed by Bertrand Goldberg (1959, demolished in 2013); the Marina City Towers also in Chicago and designed by Bertrand Goldberg (1972); and the Robert C. Weaver Federal Building in Washington D.C. designed by Marcel Breuer (1965). San Diego Stadium is an excellent example of the use of curved building forms in Brutalist architecture. The stadium features monumental curved forms in the overall building shape as well as the circular pedestrian ramps.

Other characteristic features of Brutalist architecture include monumental massing, exposed structural concrete, and repetitive patterns. San Diego Stadium incorporates each of these elements in a way that typifies Brutalist architecture. Reinforced cast-in-place concrete is the primary building material of San Diego Stadium. Exposed concrete is used not only to comprise the building's structural system, but it is also the primary exterior building finish. Repetitive patterns are evident in the massive support piers, seating platforms, ramps, and escalators.

Local examples of Brutalist architecture are relatively rare, but include some prominent structures such as the Salk Institute (designed by Louis Kahn, 1959-66) as well as large concentration of buildings on the campus of UC San Diego, and several office buildings in the downtown area. San Diego Stadium is among the most prominent and well-recognized examples of Brutalist architecture in the region.

San Diego Stadium is also one of the earliest forms of the horse-shoe or "supercircle" shaped multi-purpose stadiums, which was comprised of eight-radius sides, as opposed to previous cookie cutter stadiums which were more circular in shape. In addition, it is the first time a major sports facility had received the National AIA Honor Award for its architectural excellence which became an "identifiable architectural statement of San Diego."[64]

San Diego Stadium is also recognized by many prominent local architects of the Modern era as being significant. In a 2002 interview (later published) "Retro Files: Modern Architects View of San Diego Design in 2002," modern-era architects Hal G. Sadler, Homer T. Delawie, and Ward Deems were asked to name the most significant project built in the last 40 years "not" completed by their firms.[65] The following are their responses:

[63] City of San Diego. *San Diego Modernism Context Statement*. (San Diego: City of San Diego, 2007), p. 79.
[64] "San Diego Stadium: First Ball Park to Win National Award." *The Herald Journal.* June 10, 1969.
[65] Thomas Shess, "Retro Files: Modern Architects View of San Diego Design in 2002." *Pillar to Post.* April 8, 2013. http://www.pillartopost.org/2013/04/retro-files-modern-architects-view-of.html Accessed July 22, 2015.

> "The San Diego Stadium by Frank L. Hope & Associates…is one of the most successful stadiums in the country, both functionally and aesthetically, it presents an outstanding example of the use of concrete as a fluid, dynamic material and is especially well suited to the San Diego environment. Despite opinions to the contrary, it is quite acceptable for both football and baseball with ample parking and infrastructure to support its functions." ---Ward Deems
>
> "San Diego Stadium was an unusual opportunity to provide a new sports entertainment center that has proven itself significant to the community." ---Hal G. Sadler
>
> "San Diego Stadium. It won a national AIA Design Award, and was very creative in its form and way ahead of its time." ---Homer T. Delawie

Therefore, the San Diego Stadium is locally significant under City of San Diego Register Criterion C.

Criterion D: Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
San Diego Stadium is significant for its association with Frank L. Hope, Jr. (Frank L. Hope, III) and the architectural-engineering firm Frank L. Hope & Associates. According to the *San Diego Modernism Historic Context Statement*, "In most cases these massive [brutalist] buildings are associated with the work of a recognized master architect, and would be considered for designation individually."[66] The firm's founder, Frank L. Hope, Sr., is a locally recognized master architect. Frank L. Hope, Jr. has yet to receive that recognition but should be acknowledged as a local master architect on his own right.

During Frank L. Hope, Jr.'s leadership of the firm from 1965-1990, that the firm was awarded the San Diego Stadium project, which was unusual during that period time when most large stadium projects often went to out-of-town firms. As Architect in Charge, he had a direct role in the early planning concept, design, and recommendations for the San Diego Stadium project. It was also under Frank L. Hope, Jr. that the firm expanded beyond its national domain to include international work, providing architectural services in Saudi Arabia, England, and the Philippines becoming one of the oldest and largest architectural firms in San Diego with employment peaking at 115 during his tenure.

As a modernist architect mostly known for his brutalist style in the 1960s-1970s, Frank L. Hope, Jr. was responsible for the design of several well recognized modern landmarks in San Diego. [67] These projects include the Oceanography Research Facility Bureau of Commercial Fisheries (1963), AIASD Award of Excellence recipient; Timken Museum (1965); Mesa College (1964-1976); Mercy Hospital (1966) and its expansions; the Cabrillo National Monument Visitors Center (1966); Oceanside Federal Savings and Loan (1967), AIASD Merit Award winner; Donald N. Sharp Memorial Hospital (1967-1975); Mercy Hospital expansion (1966-1990); St. Vincent's Church in Hillcrest (1967); Children's Hospital (1968); several buildings on the University of California San Diego (UCSD) campus including McGill Hall (1969) and the Psychology and Linguistics Building (1970); National Cash Register Co. Electronics Facility, Rancho Bernardo (1969); the San Diego State University Music Building (1970); the Union/Tribune offices and publishing plant (1973); Naval Facilities Engineering Command Western Division at Point Loma (1974), which received an AIASD Honor Award; Scripps Memorial Hospital (1975); the Federal Building and U.S. Courthouse (1976); San Diego City College (1976); Pomerado Hospital (1977); the and the San Diego International Airport terminal expansion.

Later projects include Seaport Village (1980); Scripps Clinic-Molecular Biology Building (1983); La Jolla Cancer Research Center (1985); and Hotel Inter-Continental, First Tower (now Marriott), which was the first waterfront hotel in downtown (1984). Of these many accomplishments, his work on the San Diego Stadium is the best representative and most distinguished of his work having received both National and local AIA Awards.

According to architecture critic Kay Kaiser, Frank L. Hope, Jr. was known as "San Diego's architectural ambassador and the design *doyen* of the corporate boardroom."[68] His work also went beyond the drafting table. In 1972, he was a recipient of the distinguished Fellow of the American Institute of Architects (AIA). He served as president for the both the San Diego Chapter and the California Council of the AIA, and was Regent for the University of California for four years[69] He also became Chairman of the San Diego Chamber of Commerce and San Diegans, Inc. He was the first architect to serve as a Port Commissioner and held the office of Chairman for four years. Because of these achievements and his own contributions to San Diego, Frank L. Hope, Jr. should be recognized as a local master architect.

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[66] [66] City of San Diego. *San Diego Modernism Context Statement*. (San Diego: City of San Diego, 2007), p. 79.
[67] Most of his work in the 1980s were outside San Diego when the firm was primarily completing work abroad.
[68] Kay Kaiser, "Hope & Success: His Buildings are 'Local Icons,' Like Himself." *The San Diego Union.* January 17, 1988.
[69] Ibid.

Moreover, further study should be completed on Charles "Chuck" Bullock as a master engineer for his contributions in the field of structural engineering. He was the founding president of the local San Diego Chapter of the Structural Engineers Association of California and was the Structural Engineer of Record for projects including the Union Tribune Building, the Federal Court House Building, and San Diego Stadium. He received his fellowship into the Structural Engineering Association in 2006.

The firm, under the leadership of Frank Hope, Jr. and Charles B. Hope, has contributed significant architecture to San Diego throughout the years, with San Diego Stadium being their pinnacle which earned them a distinctive National AIA Honor Award in 1968, the first major sports facility to receive this recognition.

Therefore, San Diego Stadium is significant for the City of San Diego Register Criterion D for its association with the firm Frank L. Hope & Associates and Frank L. Hope, Jr. as its master architect.

Integrity

Evaluation of San Diego Stadium includes the application of the seven aspects of integrity as follows:

Location – is the place where a resource was constructed or where an event occurred.
San Diego Stadium retains integrity of location as the structure has not been moved.

Design – results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
To retain integrity of design, the complex must retain elements which exhibit its historic form, space, and style. The exterior of the complex remains relatively intact with moderate expansions in 1984 and 1997. Both added seats to the eastern open end. The 1984 remodel included the removal of the bleacher seating and large recessed planters below the scoreboard. The 1997 remodel replaced the 1984 seating and created new upper tiers that flanked the scoreboard, enclosing the open end.
The scoreboard was also enlarged and modified by this time, removing the cylindrical speaker, filling in the entire space below the lights and clipping off the cantilevered portions of the light bank. This remodel also widened the east concourse, pushing out the east perimeter wall and gates. Two large circular planters were removed on the concourse that originally contained trees and shrubs.
Although there have been changes throughout the years, these alterations have not changed the overall design intent. The stadium retains its exterior finishes, its curved exterior circular network, multilevel seating areas, and open playing field. The 1984 and 1997 upgrades resulted in new elements being "plugged-into" an existing void space rather than replacing an existing piece. Moreover, the original horseshoe design intent of Frank L. Hope & Associates was intended to allow expansion to a total of about 70,000 seats by extending the structure to completely enclose the field, as noted in his "San Diego All-American Stadium Phase 2 Report" submitted to the City of San Diego. The additions are differentiated through changes in materials and use of seismic joists which separate the old from the new. Therefore, San Diego Stadium has retained a good level of its design integrity.

Setting–applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
San Diego Stadium is located in its original setting nestled in the east end of Mission Valley, although more recent surrounding development has occurred since its original construction. However, the vast parking lot has helped buffer the stadium from encroaching development. Therefore, the property has retained its integrity of setting.

Materials–comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
The vast majority of the original structure's materials have been retained throughout the years including its primary construction material, concrete, which is still intact. Therefore, the stadium has maintained its material integrity.

Workmanship–consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
Architectural/engineering influences reflect popular building or structural movements of the times. The overall workmanship demonstrated and the materials used in the construction of the stadium are reflective of the era in which it was constructed and are intact. The integrity of workmanship is clearly retained.

Feeling–Integrity of feeling relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
San Diego Stadium possesses a high degree of integrity of feeling, expressing the Modern style of the era in which it was constructed. The stadium is monumental in feeling while the parking lots continue to be the major visible feature surrounding the structure. San Diego Stadium remains a structural icon and retains its significance as a local architecture/engineering landmark. Thus, the integrity of feeling is retained.

Association–directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character.
San Diego Stadium was commissioned by the City of San Diego for use a multi-purpose stadium initially for the Chargers, the SDSU Aztecs, and later to include the Padres. Although the Padres franchise played their final game there in 2003, the stadium continues to be utilized as a sporting venue as well as for other events. Therefore, San Diego Stadium retains its association integrity.

Therefore, it is our professional opinion that the San Diego Stadium remains substantially intact with the majority of the original design intent still visible throughout the structure and site. For the most part, the existing conditions still reflect what is shown in the original 1966 drawings. The architect's report to the city in 1966 reveals that the design of the stadium made room for possible expansion in their horse-shoe design layout. The open end would allow for added seating capacity by enclosing the area. This design intent was realized in the later 1984 and 1997 additions. San Diego Stadium, therefore, continues to retain a substantial degree of integrity.

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Ritz, Thomas, Building Maintenance Supervisor, City of San Diego Qualcomm Stadium. Interview by Heritage Architecture & Planning, June 24, 2015.

E. FRANK L. HOPE JR. PROJECT PHOTOS

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Figure 7E-1: The Southwest Fisheries Science Center (1963). 1966 AIASD Award of Excellence.

Figure 7E-2: The Timken Museum (1965) in Balboa Park.

Figure 7E-3: The Hydraulics Laboratory at the Scripps Institution of Oceanography (1964).

Figure 7E-4: The San Diego Convention Hall, now the San Diego Concourse building (1964).

Figure 7E-5: Mercy Hospital (1966).

Figure 7E-6: The Cabrillo National Monument Visitor Center (1966).

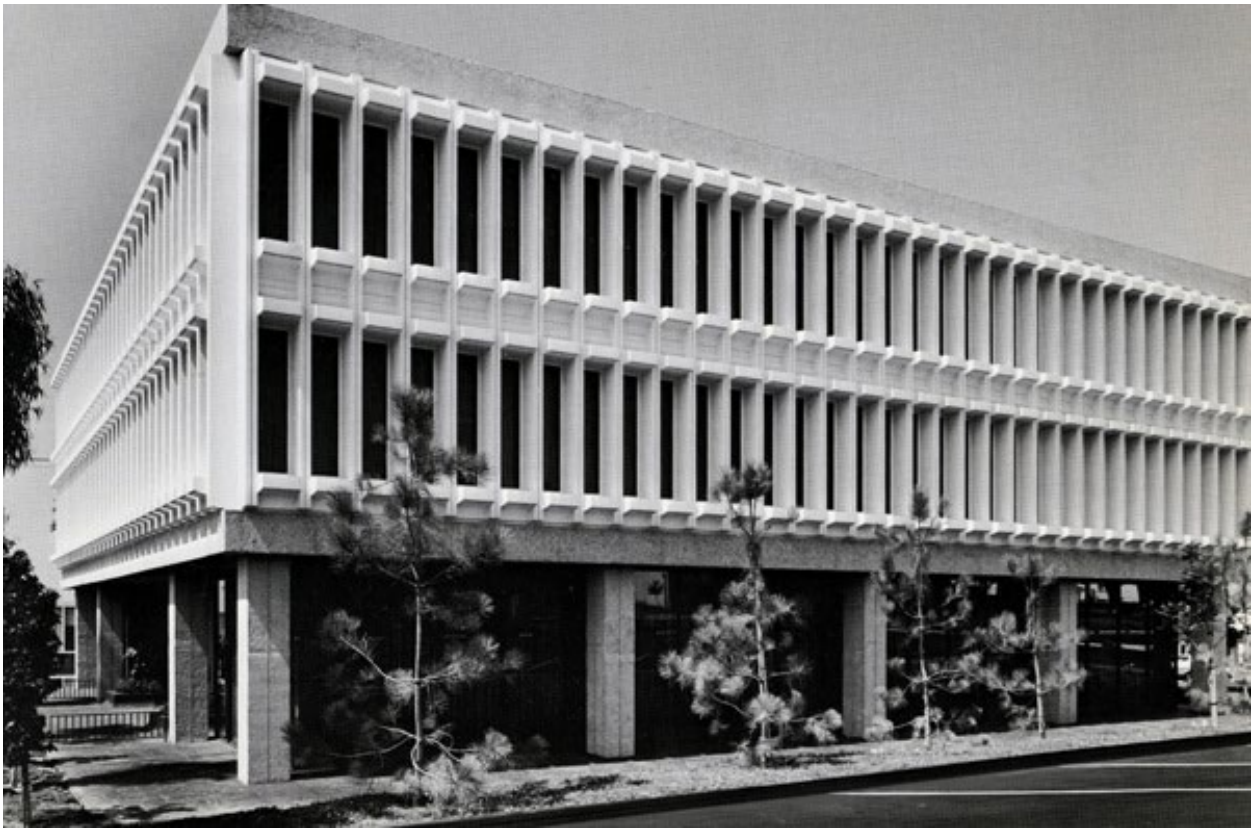

Figure 7E-7: Oceanside Federal Savings and Loan (1967). 1968 AIASD Award of Merit.

Figure 7E-8: Sharp Memorial Hospital (1967-1975).

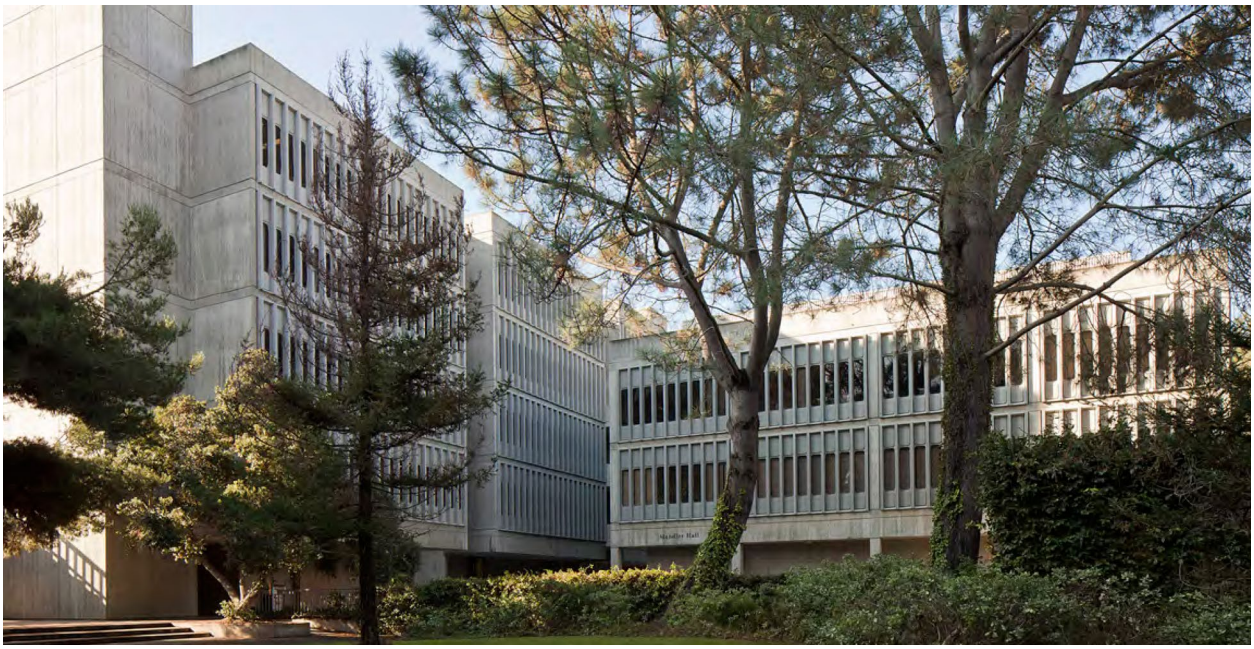

Figure 7E-9: McGill Hall (1969) and Mandler Hall (1970) at UC San Diego.

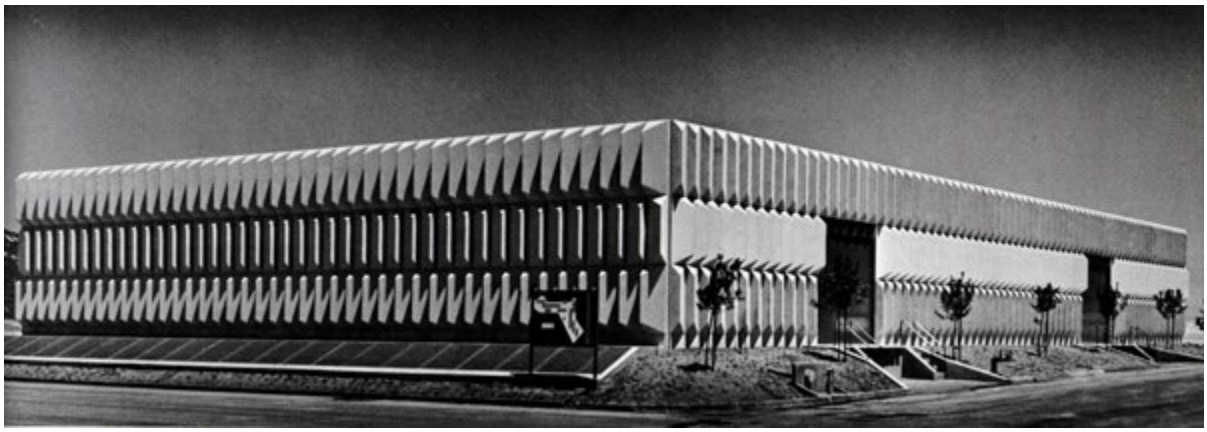

Figure 7E-10: National Cash Register Company Electronics Facility (1969).

Figure 7E-11: The San Diego Union Tribune Headquarters in Mission Valley (1973).

Figure 7E-12: The Edward J. Schwartz Federal Building and U.S. Courthouse in San Diego (1976), designed in collaboration with Richard Wheeler.

Figure 7E-13: San Diego Seaport Village (1978).

Figure 7E-14: The Intercontinental Hotel first tower, now Marriott (1984).

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F. PREPARERS QUALIFICATIONS

David Marshall, AIA, NCARB, is Senior Principal Architect with Heritage Architecture & Planning. His role in the project historic architect, investigator, and writer. Mr. Marshall holds a Bachelor of Architecture degree from Cal Poly Pomona. As an architect, he has been involved in the restoration and reconstruction of many of Balboa Park's exposition buildings, including the House of Hospitality, Spreckels Organ Pavilion, and Museum of Man. David is a past member of the San Diego Historical Resources Board and served as Chair of the Design Assistance Subcommittee. He is also a board member of the San Diego Architectural Foundation and served as president of the Save Our Heritage Organisation (SOHO).

Eileen Magno, MA, is the Principal Historian with Heritage Architecture & Planning and served as principal researcher and writer. She is a qualified Historian under the *Secretary of the Interior's Qualifications Standards.* Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona and Nevada. Her experience covers a wide venue of historic preservation reports, including historic structure reports, preservation plans, feasibility studies, historic surveys, architectural conservation assessments, adaptive reuse studies, master plans, and environmental documentation, such as Section 106 and technical historic architectural reports for CEQA/NEPA compliance. In addition, she has successfully prepared local, state, and national nominations. Ms. Magno holds a Master of Arts degree in History with an emphasis in Public History and Teaching. She is a member of the Mira Mesa Community Planning Group for the City of San Diego.

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Appendix 4

Department of Parks and Recreation 523 Forms

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

Primary #_____
HRI # _____
Trinomial _____

***Resource Name or #:** Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision

P1. Other Identifier: N/A

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego

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

***b. USGS 7.5' Quad:** **Date:** **T** N/A; **R** N/A ¼ of¼ of Sec ; **B.M.**

c. Address: City: San Diego Zip: 92108

d. UTM: Zone:

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision is located to the west and east of Mission Village Road, north of Friars Road,

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

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2 – Single Family Property

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

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

P5b. Description of Photo:

***P6. Date Constructed/Age and Sources:** ☑Historic
☐Prehistoric ☐Both
c. 1960 (County Assessor)

***P7. Owner and Address:**
Kinder Morgan Energy Partners

***P8. Recorded by:**
AECOM
401 W A Street
San Diego, CA 92101

***P9. Date Recorded:** 07/28/2015

***P10. Survey Type:**
Reconnaissance survey

***P11. Report Citation:** City of San Diego. 2015. *Stadium Reconstruction EIR.*

***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

***NRHP Status Code** 6Z

***Resource Name or #** Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Various (Ranch, Raised Ranch, Bi-Level)

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

The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5, constructed by builders from R. E. Hazard Contracting Company Inc., were developed as early as 1960. Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 subdivisions underwent several episodes of infill development, expansion, and new construction completed between 1980 and the present. By the 1970s, the community's growth had leveled off, due largely to scarce available vacant land (Serra Mesa Community Planning Group 2000). Many houses in the neighborhood have added new exterior finishes and coatings, large projections, or infill additions. In addition, altered overhead utility lines, consisting of wooden poles and lattice towers, are located south of the neighborhood.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: **b. Builder:** R.E. Hazard Contracting Company

***B10. Significance:** N/A **Theme:** N/A **Area:** San Diego

Period of Significance: N/A **Property Type:** Industrial **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the local City of San Diego Register of Historic Resources (SDHR) eligibility.

Based on site investigations and historic research, the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 does not appear to possess the requisite significance to be eligible for listing on the NRHP, CRHP, and SDHR.

See Continuation Sheet.

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

***B12. References:**

See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** AECOM

***Date of Evaluation:** 07/28/2015

Sketch Map: See Continuation Sheet

(This space reserved for official comments.)

***P3a. Description:** (continued)
The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision is located to the west and east of Mission Village Road, north of Friars Road, atop a steep hillside. The neighborhood is comprised of single-family residences located along short rectilinear streets. These properties primarily consist of single-story L-shaped, T-shaped, and rectangular ranch style residences (with several heavily altered with a raised second story) or bi-level residences.

***B10. Significance:** (continued)

While an example of a residential neighborhood or suburb constructed post-World War II (WW II), the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision as a whole, and its individual residences, is not a distinctive example of this property type, is not associated with a significant person or designer/builder/architect, and does not embody the trends and significant events associated with the property type during the post-war suburbanization of places like San Diego. Unlike most post-WWII suburbs, the subdivision is considerably smaller than others in the area (like the ones found in nearby Rolando Heights and Point Loma), and is not laid out on curvilinear streets with multiple cul-de-sacs, a form that was dictated in the FHA guidelines for neighborhood planning (Ames and McClelland 2002).

By the early 1950s, suburban housing reflected the growing affluence of the country's citizens and their preference for more space. The ranch style house was the dominant suburban house style from the 1950s through the 1960s (and the type of residence style seen in the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision). However, the subdivision is not an early example of this architectural style, since numerous similar suburbs were developed in this style during the 1950s. Further, the subdivision does not reflect a significant contribution or is an illustrative example of a subdivision developed, planned, or designed by a prominent builder or architect significant to San Diego, like the Dennstendt Company, Jack Kendrick, and O.D. Arnold & Sons (who were constructing similar residences at the time). The neighborhood is a relatively common example compared to other examples and lacks a variety of floor plans, community amenities (shopping centers, separate circulation networks), and a large-scale size, which would better illustrate this property type. The neighborhoods were financed and developed by the American Housing Guild, which was led by Martin Gleich, a local builder, philanthropist, and mortgage broker. Gleich developed over 20,000 homes in Serra Mesa, Mission Village, Clairemont, Grossmont, and San Carlos, beginning in the 1950s through the 1970s. The firm's work in Mission Village was one of their larger subdivisions; however, this was well after the firm established their reputation 10 years earlier. In addition, Gleich was better known for partnering with local master architects like Henry Hester. Many of the properties may have been built by R.E. Hazard Contracting Company, Inc., which was well known for constructing infrastructure roadways in the area, and then large-scale subdivisions and commercial properties. The firm was established in the 1920s, and by the late 1950s had completed several similar neighborhoods in San Diego's growing suburbs, but is more closely associated with their roadway and civic improvement projects.

Evaluation and Significance:

NRHP Criterion A, CRHR Criterion 1, SDHR Criterion A (Event):
While an example of a residential neighborhood or suburb constructed post-World War II (WW II), the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision, as a whole, does not embody the trends and significant events associated with the property type during the post-war suburbanization of places like San Diego. Therefore, the resource does not appear to meet NRHP Criterion A, CRHR Criterion 1, or SDHR Criterion A.

NRHP Criterion B, CRHR Criterion 2, SDHR Criterion B (Person):
The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision was not developed, planned, or designed by a prominent builder or architect significant to San Diego; therefore, the resource does not appear to meet NRHP Criterion B, CRHR Criterion 2, or SDHR Criterion B as it is not associated with the lives of any important historical persons.

NRHP Criterion C, CRHR Criterion 3, SDHR Criteria C and D (Design/Construction):
The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision is not an early example of the ranch architectural style, since numerous similar suburbs were developed in this style during the 1950s. Further, while it may be associated with major developers and contractors like the American Housing Guild and the R.E. Hazard Company, the neighborhood does not express a particular phase of their work; is not an early or large-scale example; and, lacks a distinctive design, unique practice, or a new design practices. Therefore, the resource does not appear to meet NRHP Criterion C, CRHR Criterion 3, or SDHR Criteria C and D as the resource does not embody the distinctive characteristics of a type, period, region, or method of construction, represent the work of an important creative individual, or possess high artistic values.

NRHP Criterion D, CRHR Criterion 4, SDHR Criterion F (Information Potential):

The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision is not likely to yield information regarding history or prehistory. It does not appear eligible under NRHP Criterion D, CRHR Criterion 4, or SDHR Criterion F.

Integrity Analysis:
In addition to meeting one of the NRHP, CRHR, and SDHR criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing to one of these registers. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred.
Despite expansion, the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision integrity of location is intact.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property.
Due to alterations, new construction, expansion of the subdivision's footprint, and replaced historic materials, fabric, and arrangements, the resource has retained a moderate level of its integrity of design.

Setting:
Setting is the physical environment of a historic property.
Mission Valley has undergone significant urban development and commercialization since the 1950s, thereby impairing the resource's integrity of setting, as it is now surrounded by encroaching recent residential and commercial improvements (shopping malls/centers, condominiums and apartments).

Materials:
Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.
The Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision has had alterations, new construction, and some replaced historic materials. As a result, the resource has retained a moderate level of its integrity of materials.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
The resource appears to have retained a moderate level of integrity of workmanship.

Feeling:
Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
The resource appears to have retained a moderate level of integrity of feeling.

Association:
Association is the direct link between an important historic event or person and a historic property.
The resource is not directly associated with any important historic event or person, or conveys a direct or distinctive link with any larger trend.

In conclusion, the Mission Village Unit 15 and Mission Village Annex Unit 4 and 5 Subdivision does not retain its historic integrity and appears ineligible for listing on the NRHP, the CRHR, or the SDHR.

***B12 References:** (continued):

Ames, David and Linda Flint McClelland
2002 National Register Bulletin: Historic Residential Suburbs. Washington D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places.

9467 Harcourt Drive, view facing southwest.

9371 Broadview Avenue, view facing southwest.

9456 Harcourt Drive, view facing northwest.

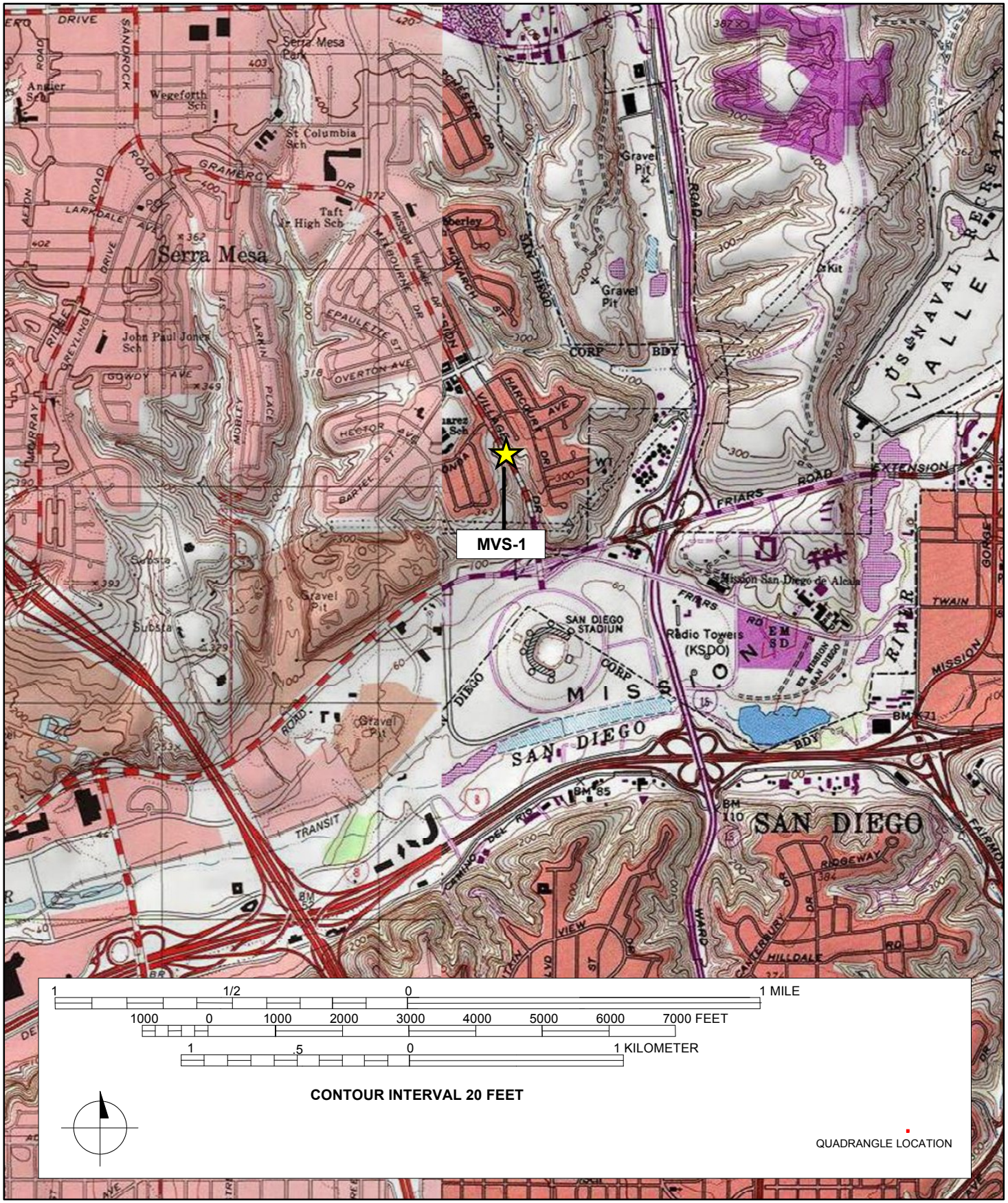
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #_____
HRI #_____
Trinomial_____

Page 7 of 8 * Resource Name or # (Assigned by recorder) MVS-1

* Map Name: La Mesa, Calif. 7.5' Quadrangle * Scale: 1:24,000 * Date of Map: 1984



DPR 523J (1/95)

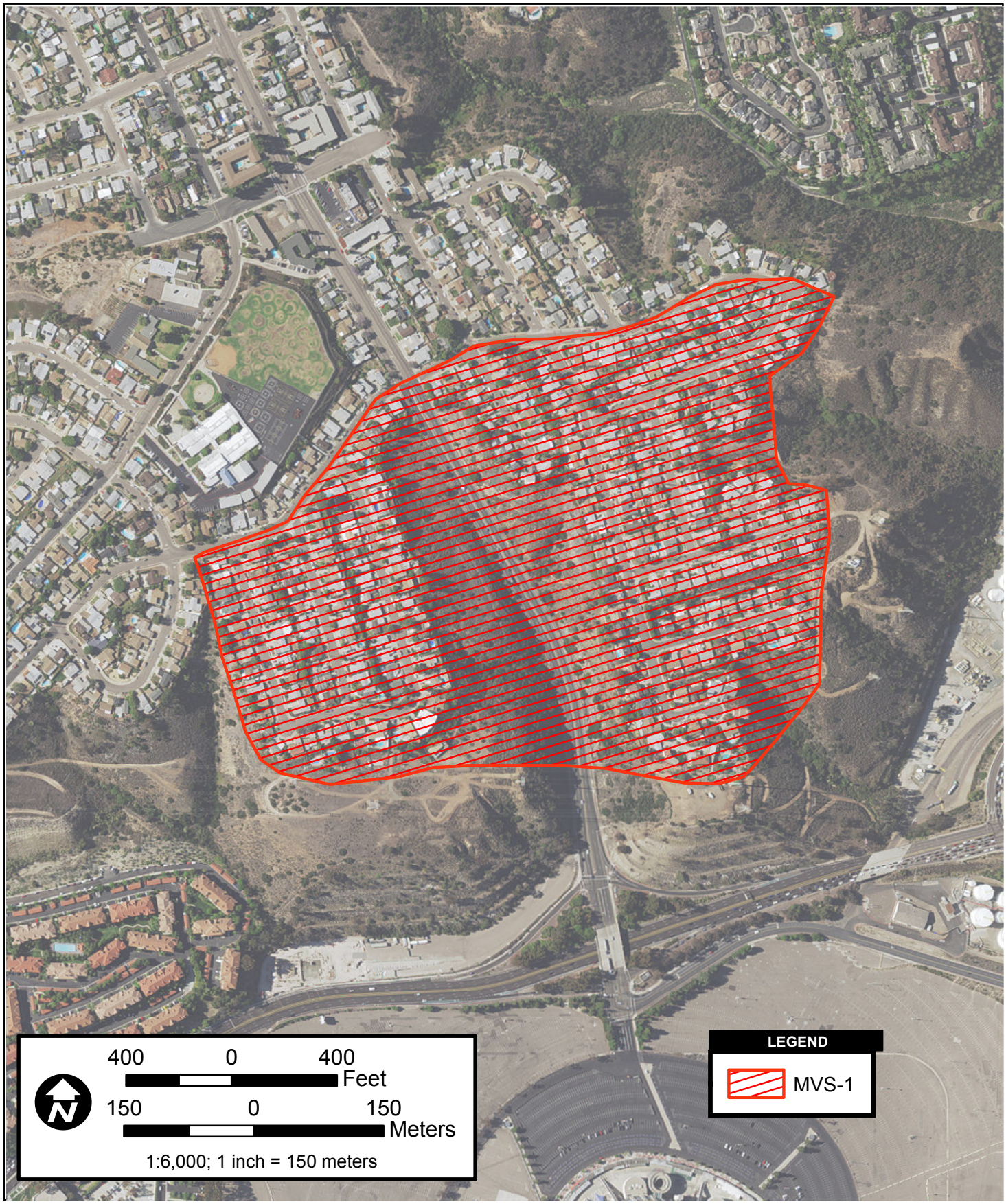
*Required Information

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

Primary #
HRI #
Trinomial

Page 8 of 8 * Resource Name or # (Assigned by recorder) MVS-1

* Drawn By: M Ramos Ponciano * Date: 7/28/2015



DPR 523K (1/95)

*Required Information

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

Primary #_____
HRI # _____
Trinomial _____

***Resource Name or #:** Santa Fe Pacific Pipeline Facility

P1. Other Identifier: Mission Valley Terminal

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** **Date:** **T** N/A; **R** N/A **¼ of¼ of Sec ; B.M.**
c. Address: 9950 San Diego Mission Rd City: San Diego Zip: 92108
d. UTM: Zone:
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
The Santa Fe Pacific Pipeline Facility is located immediately north and south of Friars Road, and northwest of I-15.

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

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP8 – Industrial building; HP11 – Engineering Structure

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

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

P5b. Description of Photo: Santa Fe Pacific Pipeline Facility, view facing southwest. 07/24/2015

***P6. Date Constructed/Age and Sources:** ☑Historic
☐Prehistoric ☐Both
1954 (ARCADIS 2014)

***P7. Owner and Address:**
Kinder Morgan Energy Partners

***P8. Recorded by:**
AECOM
401 W A Street
San Diego, CA 92101

***P9. Date Recorded:** 07/28/2015

***P10. Survey Type:**
Reconnaissance Survey

***P11. Report Citation**: City of San Diego. 2015. *Stadium Reconstruction EIR.*
***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

*NRHP Status Code 6Z

*Resource Name or # Santa Fe Pacific Pipeline Facility

B1. Historic Name: Mission Valley Terminal
B2. Common Name: N/A
B3. Original Use: Oil Distribution and Storage
B4. Present Use: Oil Distribution and Storage
***B5. Architectural Style:** Industrial, Engineering Structure (no architectural style)
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The facility was first developed in 1954, with the original storage tanks replaced during the 1960s. When the Santa Fe Pacific Pipeline Facility was first developed, it consisted of a series of large cylindrical tanks and associated equipment (pumps, terminals, separators) arranged in simple rows, along the east portion of two irregular-sized parcels. Based on a review of historic imagery, it appears none of the original structures associated with the Santa Fe Pacific Pipeline Facility are still extant, and that larger tanks and new equipment have replaced the original structures, over the past 30-40 years. In addition, the footprint and layout of the property have significantly been altered and expanded over time due to the addition of the 1-15 freeway, expansion and realignment of Friars road, and the addition of several paved and unpaved access roads located on the property.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: N/A **b. Builder:** unknown
***B10. Significance:** N/A **Theme:** N/A **Area:** San Diego
Period of Significance: N/A **Property Type:** Industrial **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The historical significance of the Santa Fe Pacific Pipeline Facility was determined by applying the procedure and criteria for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the local City of San Diego Register of Historic Resources (SDHR) eligibility.

Based on site investigations and historic research, the Santa Fe Pacific Pipeline Facility does not appear to possess the requisite significance to be eligible for listing on the NRHP, CRHP, and SDHR.

See Continuation Sheet.

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

***B12. References:**
See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** AECOM

***Date of Evaluation:** 07/28/2015

Sketch Map: See continuation sheet.

(This space reserved for official comments.)

*Required information

***P3a. Description:** (continued)

The Santa Fe Pacific Pipeline Facility is located immediately north and south of Friars Road, and northwest of I-15. The facility, constructed in 1954, originally consisted of a series of large cylindrical tanks and associated equipment (pumps, terminals, separators) arranged in simple rows and clusters, along the east portion of two irregular-sized parcels. Today, the parcels contain several access roads, parking lots, buildings, structures, and landscaped areas. The overall property landscape is dominated by large cylindrical tanks made from prefabricated materials, varying in size, and industrial in design, ,surrounded by hardscape elements comprised of paved asphalt roadways, concrete foundations and pads, and open space. The edges of the property contain minimal landscaping located adjacent to the Friars Road and Mission Village right of ways, consisting of small hedges, and small decorative tree plantings The north part of the property abuts against a steep slope covered with vegetation.

The property is divided into two parcels. The majority of the buildings and structures associated with oil and gas storage and transport are located on the northern portion of the property. The southern portion of the property contains an administrative and maintenance building, featuring a utilitarian design, devoid of an architectural stylistic details or elaborations. Next to the building is a cluster of approximately seven large cylindrical storage tanks. The administrative building is a one-story rectangular building with a low-pitch aluminum gabled roof. Exterior walls have metal cladding and fixed windows. Two aluminum roll-up service-doors are located on the northern and southern sides of the building. The building sits to have a concrete foundation.

The northern portion of the property contains approximately twenty-five large cylindrical tanks made from prefabricated materials, varying in size, and industrial in design. In addition, the northern portion of the property contains access roads, parking areas, fueling stations, and manufactured industrial buildings.

The buildings and structures do not appear to be arranged in a visual hierarchy or have a specific datum; rather, buildings and structures were sited near one another based primarily on their functions. This causes the scale of the parcel to waver between human and monumental, as buildings and structures of different massing, forms, and size are located near one another.

***B10. Significance:** (continued)

Beginning in 1923, C.O. Inglefield was granted an oil and gas lease from the City of San Diego permitting him to drill a well and develop 600 acres in Mission Valley (San Diego Union 1923). However, mechanical difficulties, in addition to flooding, derailed much of the development. The oil and gas industry reappeared in 1954, when storage tanks were installed between the newly developed U.S. Highway 80 (now I-8) and Friars Road, near the present site of the subject facility. These tanks, then known as part of the Mission Valley Terminal and associated with the Santa Fe Pacific Pipeline, were replaced during the 1960s, from which time the tanks facilitated the distribution of fuel throughout San Diego County. The facility was later acquired by Kinder Morgan Energy Partners (KMEP) when they purchased the Santa Fe Pacific Pipeline company, which operated 3,300 miles of common carrier pipelines. The Santa Fe Pacific Pipeline company had a large presence in Los Angeles, Orange, and Alameda counties, while its San Diego holdings were limited to the facility in Mission Valley. The company was originally created out of the holdings from the Santa Fe Railroad in 1990.

Evaluation and Significance:

NRHP Criterion A, CRHR Criterion 1, SDHR Criterion A (Event):
Overall, while the Santa Fe Railroad, and its other operating companies, has a historic relationship with the City, this is best illustrated by its extensive railroad network and its prominent stations. Rather, the development of the Santa Fe Pacific Pipeline Facility does not convey the importance of the company to the City, and the property (in its present appearance and form) does not resemble a tank and pipeline facility from the 1950s, due to the extensive alterations, new construction, expansion of the facility's footprint, and replaced historic materials, fabric, and arrangements. When compared to other facilities in California, larger and more significant examples exist within the Los Angeles, port areas, southwest San Bernardino County, and the Bay Area. These facilities are characterized by various intermodal methods to transport the oil and gas-related products, such as pipelines, railroads, ships, and highway transportation, whereas the San Diego facility is limited to just pipelines and high ways transport. As a result, the pipeline facility does not have a significant association with events, trends, or patterns important to the history of the Santa Fe Railroad, its divested interests, or the City. Therefore, the resource does not appear to meet NRHP Criterion A, CRHR Criterion 1, or SDHR Criterion A.

NRHP Criterion B, CRHR Criterion 2, SDHR Criterion B (Person):

Individuals important to the railroad or the history of oil and gas in California are not directly associated with this property, and therefore no link or significant relationship exists. Therefore, the resource does not appear to meet NRHP Criterion B, CRHR Criterion 2, or SDHR Criterion B as it is not associated with the lives of any important historical persons.

NRHP Criterion C, CRHR Criterion 3, SDHR Criteria C and D (Design/Construction):
The facility was not developed by a master engineer, and lacks any type of distinguishing design or a concentration of materials older than 45 years. Therefore, the resource does not appear to meet NRHP Criterion C, CRHR Criterion 3, or SDHR Criteria C and D as the resource does not embody the distinctive characteristics of a type, period, region, or method of construction, represent the work of an important creative individual, or possess high artistic values.

NRHP Criterion D, CRHR Criterion 4, SDHR Criterion F (Information Potential):
The Santa Fe Pacific Pipeline Facility is not likely to yield information regarding history or prehistory. It does not appear eligible under NRHP Criterion D, CRHR Criterion 4, or SDHR Criterion F.

Integrity Analysis:
In addition to meeting one of the NRHP, CRHR, and SDHR criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing to one of these registers. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred.
The integrity of location is intact; however, no existing materials from the Santa Fe Pacific Pipeline Facility's earliest period of development remain, thereby impairing the resource's integrity of location.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property.
In its present appearance and form, the Santa Fe Pacific Pipeline Facility does not resemble a tank and pipeline facility from the 1950s, due to the extensive alterations, new construction, expansion of the facility's footprint, and replaced historic materials, fabric, and arrangements. As a result, the resource has lost its integrity of design.

Setting:
Setting is the physical environment of a historic property.
Mission Valley has undergone significant urban development and commercialization since the 1950s, thereby impairing the resource's integrity of setting, as it is now surrounded by encroaching recent residential and commercial improvements (shopping malls/centers, condominiums and apartments).

Materials:
Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.
The Santa Fe Pacific Pipeline Facility has had extensive alterations, new construction, and replaced structures and historic materials. As a result, the resource has lost its integrity of materials.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
The resource has lost its integrity of workmanship, due to new materials diminishing the physical evidence of its 1950s construction.

Feeling:
Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
The resource has lost its integrity of feeling, due to the extensive alterations, new construction, expansion of the facility's footprint, and replaced historic materials, fabric, and arrangements thereby diminishing the physical evidence of its 1950s construction.

Association:
Association is the direct link between an important historic event or person and a historic property.

While the Santa Fe Pacific Pipeline Facility continues to perform its original, function as an oil and gas storage and distribution facility, the resource is not directly associated with any important historic event or person, or conveys a direct or distinctive link with any larger trend.

In conclusion, the Santa Fe Pacific Pipeline Facility does not retain its historic integrity and appears ineligible for listing on the NRHP or the CRHP.

***B12 References:** (continued)

ARCADIS
2014 Mission Valley Terminal, San Diego, California. Fourth Quarter 2014. Off-terminal Site Plan – October-November 2014.

San Diego Union
1923 "Confident of Oil Strike in Valley." *San Diego Union,* December 19, 1923

Administrative Building, view facing northeast.

Tanks, view facing north.

Tanks, view facing west.

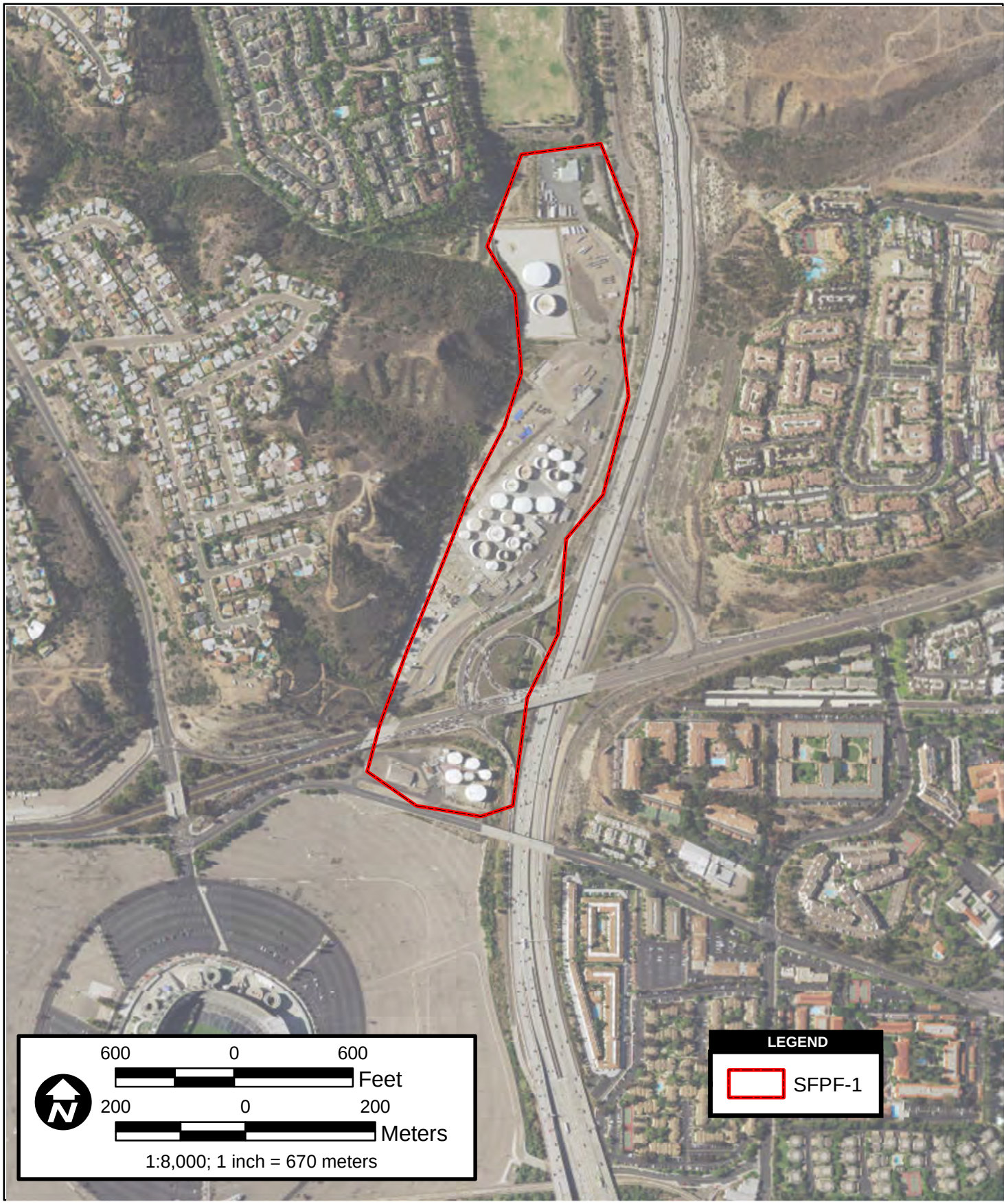
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

SKETCH MAP

Primary #
HRI #
Trinomial

Page 7 of 8 * Resource Name or # (Assigned by recorder) SFPF-1

* Drawn By: M Ramos Ponciano * Date: 7/28/2015



*Required Information

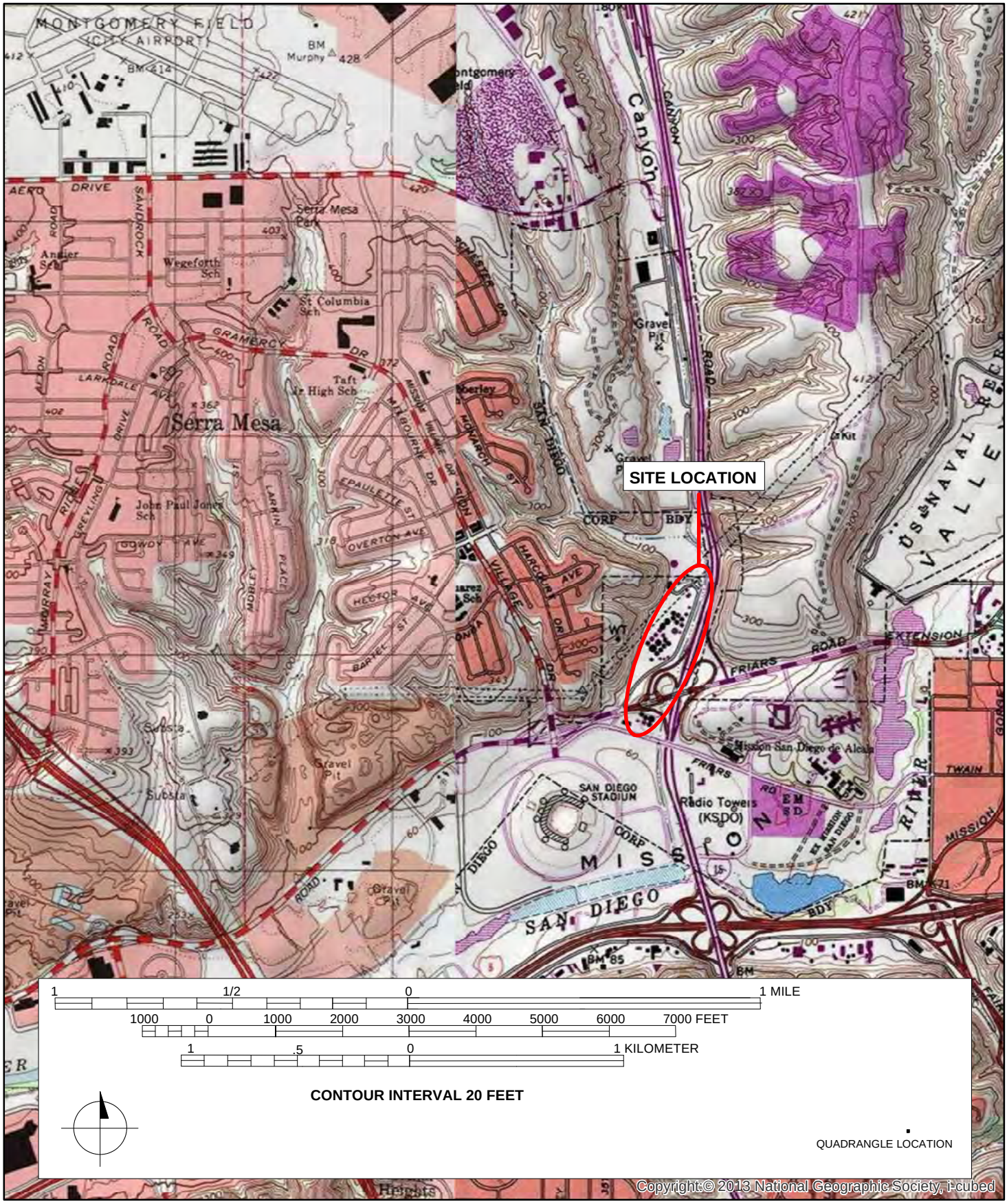
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

* Resource Name or # (Assigned by recorder) SFPF-1

* Map Name: La Mesa, Calif. 7.5' Quadrangle * Scale: 1:24,000 * Date of Map: 1970 (PR 1975)



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