

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98000833

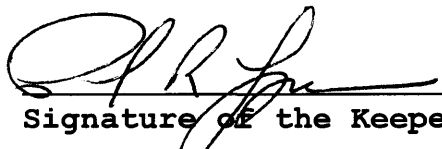
Date Listed: 7/9/98

City of San Diego Police
Headquarters, Jail, & Courts
Property Name

San Diego CA
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

h 
Signature of the Keeper

7/9/98
Date of Action

=====
Amended Items in Nomination:

Period of Significance:

The correct period of significance is 1939-1948.
[The nomination form incorrectly cites 1987--the date of last police use--as the ending date. The correct date of 1948 is noted in the narrative and reflects the 50-year date. Exceptional significance is not justified at this time.]

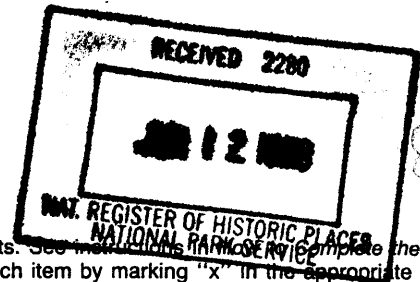
This information was confirmed with the California SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name City of San Diego Police Headquarters, Jails & Courts

other names/site number Police Administration Building/'Central'

2. Location

street & number 801 West Market Street (Harbor Drive) not for publication

city or town San Diego vicinity

state California code CA county San Diego code 073 zip code 92101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Samuel Abeyta, Deputy 6/9/98
Signature of certifying official/Title Date

State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper [Signature] Date of Action 7/9/98

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

GOVERNMENT: Correctional Facility

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Reinforced Concrete

walls Stucco

roof Red Clay Tile/Composition

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets-Section 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

See Continuation Sheets-Section 8

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Law

Politics/Government

Period of Significance

1939-1987

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Quayle, Charles & Edward (Quayle Bros.)

Treganza, Alberto Owen

Golden, Morley (M.H. Golden Constr.)

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

San Diego Police Historical Associati

10. Geographical Data

Acreage of Property 4.22 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 1 1	4 8 4 1 1 4 0	3 6 1 9 0 4 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification See Continuation Sheets-Section 10

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Vonn Marie May, Cultural Resource Planner

organization San Diego Police Historical Assoc. date 15 January 1998

street & number 3380 Wisteria Drive telephone (619) 223-4420

city or town San Diego state CA zip code 92106

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name San Diego Unified Port District/State Lands Commission

street & number 3165 Pacific Highway telephone (619) 686-6200

city or town San Diego state CA zip code 92101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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•Summary Paragraph

The San Diego Police Headquarters, Jail & Courts is an institutional complex of interconnected spaces arranged in a rectangle around an interior courtyard. Heights vary from single story to three stories with an accent tower reaching 68 feet. The complex is on a 4.2 acre site, that includes a front parking lot and interior courtyard with a remnant ornamental landscape. The architectural style is expressed as Spanish Colonial Revival in variations ranging from Churrigueresque to Pueblo Deco. The complex is presented in five basic volume units that depart one from another in ornament and detail as well as in function but circulate within as a singular facility. The five units are; the Garage, the Assembly/Gymnasium area, the Courts, the Jail, and the front administrative public area with its arched entry and signature tower. Each unit is unique enough to stand alone, yet, as a composite create a highly distinct complex. All foundations, floors and walls are reinforced concrete construction. All exterior ornament is precast concrete. Exterior finishes are rough trowel stucco and finished plaster. Roof treatments are Mission style red tile or composition shingles. Interior historic courtyard elements, fountain, seating and the main planter bed have been removed, however, the ornamental paving is in very good condition. The horticultural element has been compromised due to discontinued irrigation. Minor modifications were made to the exterior and interior over a forty eight year period of occupation, however, since the site had only one user, the San Diego Police Headquarters, the entire property has remained very much intact.

Architectural Description

The San Diego Police Headquarters is located on the southwest corner of Kettner Boulevard and Harbor Drive (historic address is 801 West Market Street). The lot is approximately 4.22 acres of which 2.53 is are actual building and interior courtyard. The site is buffered by a street easement for Pacific Highway on the west, which serves as a cul-de-sac for Seaport Village and a street easement for Harbor Drive to the south, which is used for public (pay) parking for Seaport Village. The San Diego Police Department vacated the site in 1987.

The site was originally below the mean high tide line prior to construction. Dredged fill from other parts of the San Diego Bay by the 1930's federal WPA program

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provided a level site for the city of San Diego Police Headquarters, Jail and Courts.

The following existing conditions analysis is excerpted from the Environmental Impact Report (EIR) for the South Embarcadero Redevelopment Program I and Port Master Plan Amendment-Technical Appendices dated 17 November 1997:

The buildings are built upon a platform consisting of structural, self-supporting reinforced concrete floor structure built on the ground and supported by a deep foundation system consisting of treated wood piles. The courtyard enclosed by the buildings is precast colored concrete flagstones in a mortar setting bed on a concrete slab on grade. The pavement and courtyard area are in relatively good condition.

There is a system of tunnels under the reinforced floor construction of the complex. Some were used as security passages for movement of jail inmates. Others are utility tunnels for routing of utility lines.

Construction of the buildings consists of concrete masonry exterior walls twelve inches or more in thickness. Corridor walls and some other interior walls are similar concrete masonry walls, eight and one-half inches thick. All other partitions are wood frame and plaster. Roof and ceiling construction of all office areas are wood framing systems. Primary framing of floor construction in two-story areas are of structural steel with wood secondary framing. Roof structures of the garage and the assembly building are structural steel bowstring trusses supporting heavy timber secondary framing and sheathing. The tower and arches forming the entrance to the complex consist of reinforced, cast-in-place concrete. Structure of the jail areas consist of reinforced concrete walls and roof.

The architectural fabric of the exterior walls consists of textured stucco applied as a skin coat (approximately 1/8" to 3/16" in thickness). The building exterior and major openings are decorated with figured architectural detail constructed of cast-in-place concrete and precast concrete (architectural cast stone). Since construction, the exterior surfaces of the buildings have been painted one or more times. Roof

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areas are covered with mission-type red clay roof tiles. Other roof areas are of built-up composition roofing.

Interiors of the buildings have been modified during the years to accommodate an unusually fast growing police department but appear, for the most part, to be reversible. The most significant interior features apparent at this time are; the original courtroom lobby with exposed concrete timber-like framed ceiling and open second story balcony, stairwells with wood turned railings, wrought iron railings, uniquely designed solid timber doors, 1930's fixtures and latches and original jail cell bars. A major facility-wide air conditioning retrofit was undertaken sometime in the 1960's creating a system of suspended ceiling plenum barriers to pressurize and conduct forced air throughout the complex. Petty vandalism has occurred during the last ten years of abandonment. The site is currently unsecured and unprotected.

As previously stated the complex is a contiguous assembly of five major units that reflect their interior and programmatic functions. The front or north elevation unit consists of a primary arched somewhat classical portico and signature tower. The entry fountain feature is still present but has been converted into a planter bed. The facade continues westerly as a single story rising to two stories that anchor the northwest corner. The structure then wraps around the corner returning to single story until it merges with the west elevation main entry. The predominant style of this unit is an understated Spanish Colonial Plateresque with a Deco cornice on the center of the west facade.

The north and west elevations were the most seen by the public and therefore were deliberately more stylized by the architects. Market Street (now Harbor Drive), was a main thoroughfare, and the west facade once lined the well traveled road to the Coronado/San Diego Ferry Pier. There are virtually no changes to the north facade other than maturing vegetation obscuring views and temporarily boarded up windows. However, on the west facade of this unit an administrative expansion was added in the late 1950's. This addition is considered a generic expression, compatible or sensitive to the existing style, but has encapsulated an important arched arcade detail that should be reclaimed. The elevation is otherwise intact.

The west elevation continues rising to two stories that become the Courts building, once intended to support five municipal courtrooms with attendant administrative

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offices. Only one of the courtrooms, Department 5, Judge John J. Brennan presiding, was ever occupied. Brennan's 'Police Court' was connected to the City Jail by a closed corridor. The remaining courtrooms were converted to police use. This unit is the most ornamental of the entire assemblage. The second level facade at the entry is articulated by an ornamental cornice and a quatrefoil recessed window with flourishes surrounding it. Two sets of stacked double classical columns flank the arched doorway. Flag staffs are evenly modulated on the west and south elevations of this building. The style of this building leans toward Churrigueresque in its thoughtful excess.

The south elevation beyond the Courts begins another unit consisting of jail cells, boiler room and various maintenance and service facilities relegated to the 'back of the site'. The architecture is largely unarticulated with the exception of the inverse arched wall designed to disguise the jail. At the center of this elevation, where inmates recreated, a slumpstone periphery wall securing the compound was added in the mid 1970's contemporaneous with the construction of Seaport Village, a tourist-oriented development. The eastern portion consists of wall surfaces detailed primarily by overscaled buttresses and a turret like stack that was part of the boiler room function.

At the most eastern end the 1970's administrative office for the Central Patrol Division was added within the Recreation Court and cantilevers over parking stalls. The addition is greatly incompatible with the original architecture but appears easily reversible:

The east elevation served as the entries to the garage facilities, recreation and assembly uses, the last two units. This elevation is probably the most modified. Again the Central Patrol Division Administrative building looms over the Recreation Court and the center facade of the garage has been thematically altered to fit the current lessee, the Cinderella Carriage Company, an equestrian tourist oriented business.

The garage unit continues north and wraps around the corner meeting the north elevation and the front of the site. In 1976 gasoline pumps extending out into the parking lot and roll up doors accessing the garage were added at the north east corner. This functional addition was necessary at the time but is considered architectural incompatible with the original design.

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Site Modifications-Courtyard

Elevations within the courtyard are very much intact with the exception of the following:

A small administrative office was added in the late 1950's contiguous to the garage. The style is very similar to the addition on the outer west elevation but because of its size appears less obtrusive. An architecturally incompatible wooden arbor was constructed in the mid 1970's running north and south at the east facing wall. From the current lessee, temporary metal pipe corrals used for containing horses during grooming are present in the eastern portion of the courtyard.

Historical Courtyard elements, ie: the fountain, the curved tiled seats at the western end and the large circular planter hosting a specimen palm were all removed to accommodate vehicles. However, the ornamental colored concrete paving, made to look like flagstone, is still very much intact throughout the entire courtyard and along the north and west exterior elevations.

Site Modifications-Overall

Severe neglect of the landscape has threatened mature plant material on the entire site. Less than half of the mature species present in the last year of occupation by the police department remain. Irrigation to an ornamental landscape was discontinued and only the hardiest of species have managed to survive. The grounds have been seriously compromised.

Originally the front of the site facing Market Street provided parking on the eastern half of the site. Following World War II the entire front was converted to parking, removing the park-like setting of lawn, landscape beds and Palm lined streetscape.

Despite modifications to the Old Police Headquarters @ 801 West Market Street, the site still maintains a high degree of architectural integrity, and continues to tell the story of the San Diego Police Department, the PWA/WPA and the City of San Diego.

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Ownership

Initially the Old Police Headquarters site was on city tidelands and was under the jurisdiction of the San Diego Harbor Commission. By a public vote in 1962 the San Diego Unified Port District was created and the Harbor Commission was dissolved. Conveyance of all San Diego bay tidelands to the Port District was automatic with the exception of the municipal Police Headquarters being exempt specifically until their departure in 1987. However, the site required environmental remediation resulting in some jurisdictional overlap between the City of San Diego and the Port. The final Quitclaim Deed conveying the site in whole for \$0.00 to the Port District occurred on 14 March 1994.

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•Summary Paragraph

The San Diego Police Headquarters, Jail & Courts, built in 1938-39, is an excellent example of eclectic Spanish Colonial Revival architecture. It is also associated with master architects, Charles and Edward Quayle and Alberto O. Treganza. Contextually the site relates to architectural styles that were championed at San Diego's 1915 Panama-California Exposition which defined San Diego and Southern California thereafter. Secondly, the site served as the main headquarters, often referred to as 'central' by personnel, for the City of San Diego Police Department from 1939 until 1987. Also significant was the involvement of the federal works programs, the PWA and the WPA, that made the design and construction possible. The site meets Criterion A in the area of law enforcement service to a major American city, and in government by its association with the PWA and WPA. The San Diego Police Department has served the city of San Diego with honor and distinction for more than a century. For nearly half of that time, 1939-1987, the police department was headquartered at 801 West Market. The site also meets Criterion C as an excellent example of civic institutional Spanish Colonial Revival architecture. For the Quayle Brothers, A. O. Treganza, participation in one of the most significant eras of design and construction, Roosevelt's New Deal, was considered a defining moment in their collective careers. The period of significance is ended arbitrarily in 1948, at the 50 year date.

•Statement of Significance

The following is a Statement of Significance and the application of National Register Criteria and Themes. The initial period of construction and the building's development are discussed with emphasis on extant features of the exterior which express that significance.

•National Register Criteria and Themes

Criterion A:

Property is associated with events that have made a significant contribution to the broad patterns of our history.

Themes: Law, Government

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The San Diego Police Headquarters was one of a series of large civic projects, in San Diego, that was funded by the post depression Public Works Administration (PWA) and the Works Progress (Projects) Administration (WPA) under President Franklin Delano Roosevelt' New Deal. Because of the importance of San Diego as a strategic military city, the federal government assisted the city in major harbor improvements, civic buildings, educational facilities, and the California-Pacific Exposition in 1935. Eventually the programs shifted toward national defense projects, prior to the U.S. officially declaring war, causing the programs to be criticized for straying from their initial missions. San Diego, however, benefited tremendously from this attention that ultimately changed the course of the city's built environment.

The WPA and PWA Association

The Works Projects Administration (WPA) was mandated from the Emergency Relief Act of 1935 and provided 4.8 billion dollars for work programs. The largest peacetime appropriations in American history. One-fifth of the nations labor force between 1935-1943 worked on WPA projects transitioning into private industry from skills learned in WPA opportunities. After the bombing of Pearl Harbor much of the emphasis in 'labor' skills of the WPA was absorbed by military contracts and suffered much criticism for its change in mission.

The WPA, like FERA (Federal Emergency Relief Administration), and CWA (Civil Works Administration) should not, however, be confused with the PWA (Public Works Administration) which was under the separate direction of Harold Ickes, Secretary of the Interior to President Franklin D. Roosevelt; the PWA was not a relief organization. Under Title II of the 1933 National Industrial Recovery Act, the majority of the PWA's budget provided for materials rather than manpower. The PWA was administered by a system of 'Districts' that included several counties within a state. State administrators served as liaisons between local planning needs and the disbursement of monies from the federal government.

The most important WPA/PWA projects for the San Diego County region, during the 1930's, were centered in and around the San Diego harbor. Early projects included, harbor facilities, municipal airport, city/county administration building, police headquarters, jails, municipal courts and eventually turned solidly toward national defense related construction. Because of the significance of San Diego as

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strategic military region, both WPA and PWA money softened the blow of the depression making it much less severe and ending earlier than most of the nation.

The WPA's participation in this project was that of providing dredged fill from other parts of San Diego Bay as site preparation prior to construction. The PWA provided initially 45% of the overall budget for the Police Headquarters for design and construction costs.

City of San Diego Police Department History

Following the vote to approve a new city charter in March of 1889 and subsequent enactment of the charter by the state legislature, the city of San Diego set about to create its first municipal police department. A four man police board, with the Mayor presiding, was formed in May of 1889 and appointed City Marshal Joe Coyne as the first police chief. Originally 25 men were to be named to the new police department, but the collapse of San Diego's economy in the late 1880's left the city without enough money and only 12 were hired. Mayor Gunn reported in his annual address that the police department had maintained order with the smallest force employed by any city of 30,000.

In the spring of 1891 William H. Crawford was appointed as the new police chief by the police commission, however, he resigned in 4 months due to charges of brutality and excessive force leveled at the police department. Jacob Brenning became his successor and the department was down to just seven officers. By 1897 the city's population had dropped to 22,000.

Following the economic downturn associated with railroads and real estate, the city slowly began to recover. The police department reflected this growth once again and entered the next century with a renewed mission. The first designated detective, Harry Vondenberg was appointed in 1907. The traffic division began in 1909 to handle increasing automobile traffic. The first Bureau of Identification began in 1910 and became official in 1914. The first police surgeon was appointed to a newly formed medical department in 1915. The police department radio station was first placed in operation in 1932.

From 1889 to 1939 the police department had been located in three different buildings in the downtown area, all of which were initially built for other uses. By

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1935 it was apparent a new 'modern' facility was needed and the city applied for a grant of \$145,000. from the federal Public Works Administration for assistance. The project was approved for the new location on public tidelands by the Harbor Commission as long as the land was used for law enforcement purposes. The city of Coronado, across the bay, was concerned about siting a jail facility so close to the San Diego Coronado ferry slip. The architects designed the south and west sides to mitigate those fears.

The cost of design and construction rose to \$390,000 with the federal grant paying a total of \$166,500. Other costs ran the total to a little over \$400,000. Prior to the department taking occupancy a federal representative came to San Diego to pay the last installment of the federal grant when he noticed two plaques installed on the front facade. The plaque honoring the involvement of the Public Works Administration was placed under the one noting the local dignitaries. Payment was withheld until the two plaques were reversed in priority.

On the 8th of May 1939 the police department moved into 801 West Market Street. By 1941 the police department strength was 301 serving a population of 203,000.

Immediately following the bombing of Pearl Harbor on 7 December 1941, the department went on twelve hour shifts, seven days a week for the duration of the war years. A watch was set up in the tower, manned with an officer with instructions to sound an alarm if enemy planes were sighted. A command center was established in an unoccupied courtroom. Outside windows were sandbagged. Telephone networks were installed connecting city officials to all operations center.

In the case of an enemy alert, the City Manager and his department heads were to report there. Temporary officers were hired and rushed into the field without sufficient training. Retired officers were recalled to duty. A late night motorcycle patrol was initiated.

At war's end the police department once again returned to exclusive municipal service. In 1949 the police school became the Police Academy. By 1950 San Diego's population was 334,000. In the same year a summer reserve program was established as an outgrowth of the WWII civil defense system. In 1967 an Internal Affairs Unit was established. In 1969 an allocation of \$886,000 was granted for modernization of the headquarters. By 1970 San Diego's population rose to 697,000.

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In 1973 the first Narcotics Task Force was formed. In 1974 the police department closed the city jail. By 1975 the SDPD had 1,200 sworn officers. In 1980 Chief Kolender began to decentralize the SDPD knowing the site would not sustain the demands of growth. On 30 January 1985 there was a ground breaking for the new headquarters at 14th and Broadway, built by the same contractor that built 801 West Market Street, M.H. Golden Construction.

On 16 January 1987 the flag was lowered at the Old Police Headquarters for the last time.

Criterion C:

Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Themes: Architecture

San Diego, the upstart city that staged its own 1915 Panama-California Exposition without sanction by the federal government, created one of the most character-defining complexes of revival architecture in the Southwest. Author T.E. Sanford, in his book Architecture of the Southwest, noted: "The marriage of what was seen as historical and logical appropriateness and unfamiliarity was a fruitful one'. C.M. Price in the March 1915 issue of Architectural Record 37 claimed..." and Balboa Park became the birthplace of that Spanish Colonial revival which by 1925 had become a nationwide craze."

The federal government, with local support, considered San Diego an important military area and effected the most well funded approach toward harbor oriented urban design and civic development. To be selected as a consultant during this significant layer in San Diego's built environment was an immediate career and business boost. San Diego embraced the exposition styles throughout the 1920's but by the 1930's commercial architecture had progressed more toward Deco and Moderne. Interestingly, the architectural style chosen to celebrate the post depression years of the New Deal in San Diego was yet another iteration of Spanish Colonial Revival, a sustaining character defining element in San Diego's

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architectural history. A specific blend of Spanish Colonial Revival and Moderne can be seen in companion New Deal pieces, ie; the San Diego County Administration Building, San Diego State University as well as the Police Headquarters.

Architects Charles and Edward Quayle (The Quayle Brothers)

Charles and Edward Quayle followed in the footsteps of their architect father, William Quayle. The senior Quayle had established a reputable and prolific post Civil War career designing commercial buildings, schoolhouses, churches and residences in Illinois, Colorado and in his last days San Diego, CA. Known for richly designed buildings, his innovation in functional architecture was notable as well. He was one of the first to utilize solar water heaters, to introduce electricity and developed creative and effective ventilation systems. Not as documented as his sons, nevertheless, several buildings of his have been listed on the National Register of Historic Places.

The family moved to San Diego, CA at the turn of the century for William Quayle's retirement. After the death of their father in 1907, Charles and Edward Quayle practiced for another thirty-four years. Contributing buildings of all types to the emerging city of San Diego was their legacy. Although many of their buildings were signature brick facades the Quayles used reinforced concrete early on as well. As they had learned from their father the brothers took advantage of every modern technological advance. They designed automatic fire doors, private telephone systems, built-in coolers and paid particular attention to ventilation systems, experimenting with open-air schoolhouses.

Architectural styles of the day were incorporated into the Quayles' body of work. Representative examples of their work in Mission Revival, Art Deco and Craftsman Bungalow are still extant in the region placing them on San Diego's short list of important architects of the early twentieth century. Some three hundred built works, many still standing, reflect their contribution.

Charles Quayle was the senior partner and promotional arm of the firm bringing in most of the commissions. Charles was a civic minded citizen belonging to the Chamber of Commerce, the Elks and Masonic organizations and served on the city's Planning Commission during the late 1930's until resigning over conflict of interest.

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The City of San Diego Police Headquarters @ 801 Market Street was the last completed commission undertaken by the firm of the Quayle Bros. Following the dedication in May of 1939, Charles Quayle died of a heart attack in April of 1940 followed by his brother in September of the same year of the same ailment.

Another distinction, relevant to this site was the latter day partnering of the Quayles with Architect, Alberto O. Treganza. The team worked on just three commissions, the Police Headquarters being the most significant, before both brothers suddenly passed away. Although not documented to date, the contributions of Treganza may have led to a more stylized Spanish Colonial Revival detailing that was a departure for the Quayles.

Alberto Owen Treganza

Regarded for his design talents, Alberto Owen Treganza, was referred to as the 'delineator' by his professional peers because of his attention to architectural detail. Also noted for his love of archaeology, ornithology, and landscape painting but in particular his avid interest in avian wildlife in San Diego County, a sub species of the native Great Blue Heron was named for him *Ardea herodias 'Treganzai'*, noted in The Distribution of Birds of California by Grinnell and Miller, 1944.

Treganza came to San Diego from Salt Lake City, Utah in 1925 after winning runner-up status in an international competition for the capital city of Canberra, Australia. Much of his architectural work had been accomplished in Utah and prior to that the state of Florida. He spent the next ten years designing residential and commercial projects in San Diego before partnering with the Quayle Brothers. Their partnership was brief but significant. After the Quayle Brothers died in 1940, Treganza worked on the La Mesa Civic Center project until his death in 1944.

The architects were praised for bringing together a generous range of historical precedents. In an article written in the San Diego Union, 23 April 1939 by staff writer Gene Steck, they were listed;

To the unobserving and those unfamiliar with the building plan, recognition of the strange combination of units discernible on the outside would be impossible. In San Diego's new police quarters may be found a bit of historical old Santa Rosa church at Querretaro, part of the

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old Maximilian hacienda, a Cuernavaca hotel balcony, and window guards from the streets of Oaxaca.

Details of an old Spanish wall at San Angel may be found in the court facades with their ornamental cornices. Mexican methods of constructing water weeps to carry rain deposits from the roof have been copied.

A Guadalajara street corner, with typical wrought iron balcony finds its twin in a corner of the law library in the new municipal building. A street corner of Colima is reproduced in a corner of the new police garage unit with a few slight changes here better to accommodate the building and its intended use.

Thus, as the picture is unfolded the building suddenly takes on a new romantic aspect. One may see why a series of arches come to a seemingly unfinished stop and give way to a different type of design.

Morley H. Golden (M.H. Golden Construction, General Contractor)

Born in 1896 near Salt Lake City, Utah, Morley H. Golden came to San Diego, CA in 1922 a high school drop-out. By 1927 he started his own contracting firm of M.H. Golden Construction that went on to build some of the most significant structures in San Diego. Examples include; Home Fed Tower, Old Globe Theater (1935 California-Pacific Exposition), Tenth Avenue Marine Terminal, College Grove Mall, Fashion Valley Mall, Mission Valley Mall, Vacation Village, Children's Hospital, San Diego Civic Theater, all before the late 1960's. Since then the list continues to be prestigious and prolific. Golden was known as a business minded, socially responsible contributor to the physical and civic growth of San Diego.

For the Quayle Brothers the Police Headquarters became their last great effort, for Treganza it led to more civic projects and M.H. Golden thereafter became the leading construction firm on large scale civic and private projects within the San Diego region.

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•Historic Photo Key

<u>Photo</u>	<u>Description</u>
1	1938-Groundbreaking; Architects in attendance. From left to right; Alberto O. Treganza is shown in first circle, the second is Edward Quayle and the third circle is Charles Quayle.
2	25 November 1938-Construction site
3	25 November 1938-Construction site; West facade (Courtrooms)
4	1938-Construction site; North and west elevations, w/ PWA sign
5	1938-Construction site; Interior courtyard, looking at primary entry
6	1938-Construction site; Interior courtyard, looking east
7	1939-Interior courtyard, showing fountain and circular planter
8	9 November 1940-Completed site; North and west facades
9	1945-Aerial Perspective of site from the northwest
10	1954-North facade at fountain, San Diego Police Motorcycle Squad
11	1954-North facade @ primary entry; Personnel

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•Maps & Articles

<u>Figure</u>	<u>Description</u>
1	23 April 1939- <u>San Diego Union</u> , 'New Municipal Building in Old Spanish Style'
2	November 1941- <u>The American City</u> Vol LVI, No.11, 'Police Administration Building Combines Utility and Beauty', Clifford E. Peterson, Chief of Police
3	San Diego County Recorder Assessor's Parcel Map-760-015-Sheet 1
4	Quitclaim Deed from City of San Diego to San Diego Unified Port District, 14 Mar 1994
5	San Diego City Sanborn Fire Map, circa 1955
6	Architectural Construction Document, Site Plan ' <u>Police Headquarters, Jail & Courts for the City of San Diego</u> ' Quayle Bros. & A.O. Treganza
7	Architectural Construction Document, North & West Elevations
8	Architectural Construction Document, Design Details
9	Architectural Construction Document, Design Details
10	Additions to Original Plan Diagram
11	Executive Order #11593, Determination of Eligibility Notification, National Register of Historic Places, 21 June 1979
12	Correspondence; to Max Schmidt, Assistant Vice President CCDC, from Charles A. Harrington, Acting Keeper of the National Register, 30 August 1979

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- Heaney, Ann-Marie, Morley H. Golden Assumes Civic Leadership: 1945-1965, History Research Typescript, San Diego 1981
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- San Diego Unified Port District, South Embarcadero Redevelopment Program 1, and Port Master Plan Amendment, SDUPD, San Diego, CA, 17 Nov. 1997

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San Diego Union (SD Union-Tribune) *PWA Aid Money Sought* 21 November 1936

- ____., *City to Purchase Land Fronting on New Police Site* 13 January 1937
- ____., *Driving Foundation Piles for New Police Headquarters* (photo caption)
15 January 1938
- ____., *Market Street Decision Best for Public, City Contends* 25 March 1938
- ____., *New Headquarters...* 28 April 1938
- ____., *Work Started on San Diego Police Headquarters* 3 August 1938
- ____., *Law Enforcement Facilities Most Modern Available in Unique New Police
Plant* 4 December 1938
- ____., *New Headquarters Soon Ready* 28 April 1939
- ____., *Waiting to Move* 30 April 1939
- ____., *Bronze Plaques Bearing FDR's and Ickes' Names...* 27 June 1939
- ____., *Charles Quayle: Obituary* 4 April 1940
- ____., *Alberto O. Treganza: Obituary* 19 July 1944

Sanford, T.E., *The Architecture of the Southwest* New York: W.W. Norton and Co.,
1950, p249, 274.

Webster, Karna *Architects William, Charles and Edward Quayle and Their
Buildings* MA Thesis, USD, 1984

•Persons Interviewed:

- Sergeant Gary Mitrovich, First Vice President, San Diego Police
Historical Association

•Research Facilities:

- Files and collections of the San Diego Police Historical Association
- SDHS/San Diego Historical Society Archives and Photo Archives,
The Ticor and San Diego Union Collections
- San Diego City Central Library, California Room
- San Diego Union (Union-Tribune) Archives, San Diego City Central Library
- UCSD/University of California at San Diego, Art and Architecture Library

•Section #7 Photos:

- Joe Gunn Photography

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• Geographical Data

Verbal Boundary Description

Parcel No. 1:

All of Blocks 18 and 19 of New San Diego and that portion of California Street lying between Blocks 18 and 19 of New San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 456 and filed in the Office of the San Diego County Recorder, as said Blocks 18 and 19 and portion of California Street are described in the Conveyance of lands from the City of San Diego to the San Diego Unified Port District and filed in the Office of the San Diego County Recorder in Series 4, Book 1963, File/Page No. 28389, and filed in the Office of the District Clerk as Document No. 75 and delineated on Engineering Drawing No. 71, containing 19,319 square feet or 0.44 acre of area.

Parcel No. 2:

Beginning at the point of intersection of the Ordinary High Water Mark of the Bay of San Diego, as said Ordinary High Water Mark is delineated on map entitled "Map of the Lands Transferred to the San Diego Unified Port District Pursuant to Chapter 67, Statutes of 1962, 1st, E.S., Vicinity of San Diego Bay, San Diego County, California", filed in the Office of the San Diego County Recorder, May 28, 1976, as Miscellaneous Map No. 564, File No. 76-164686, with the westerly right of way line of Kettner Boulevard is described in the Conveyance in Series 4, Book 1963, File/Page No. 28389, and filed in the Office of the District Clerk as Document No. 75 and delineated on Engineering Drawing No. 10 and filed in the Office of the District Clerk as Document No. 71, said point being the TRUE POINT OF BEGINNING: thence south 0 30' 46" west along the westerly right of way line of Kettner Boulevard a distance of 301.62 feet to a point on the northerly right of way line of Harbor Drive in the City of San Diego, as said Harbor Drive is described and delineated in the above referenced Conveyance Documents; thence north 89 26' 10" west along the northerly right of way line of Harbor Drive a distance of 475.98 feet to a point on the easterly right of way line of Pacific Highway in the City of San Diego, as said Pacific Highway is described and delineated in the above-referenced Conveyance Documents; thence north 0 32' 33" east along the easterly right of way line of Pacific Highway a distance of 369.13 feet to a point of intersection with the above described

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Ordinary High Water Mark of the Bay of San Diego; thence along said Ordinary High Water Mark north 86 36' 53" east a distance of 54.19 feet; thence south 86 01' 07" east a distance of 100.24 feet; thence south 81 54' 41" east a distance of 105.54 feet; thence south 73 47' 09" east a distance of 80.22 feet; thence south 76 29' 30" east a distance of 103.43 feet; thence south 79 47' 28" east a distance of 39.60 feet to the TRUE POINT OF BEGINNING, containing 165,329 square feet or 3.80 acres of tideland area.

Boundary Justification

The boundary includes the entire original complex, courtyard, front public parking spaces, all ingress and egress points into and out of the property and remnant landscape associated with the site's period of significance.

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•Photo Key-Existing Conditions (8 January 1998)

1. Inside Courtyard looking through primary entry @ Tower
2. Inside Courtyard, north facing elevation @ I.D. Building
3. Inside Courtyard, north facing elevation @ Gymnasium
4. Close up of Photo #1
5. Close up of I.D. Building window detail
6. Inside Courtyard, south facing elevation
7. Inside Courtyard, east facing elevation w/ arbor
8. West elevation @ covered arcade by newer addition
9. West elevation entry
10. Close up of north elevation, Primary entry
11. Close up on north elevation entry fountain
12. North elevation, Tower @ entry
13. North east corner column detail, gasoline pumps
14. East elevation detail @ doorway
15. North elevation w/ parking lot
16. East elevation
17. Gasoline pumps @ north east corner

1976
Central Patrol
Non-Compatible
Addition

Late 1950's
Administrative
Compatible
Addition

Late 1950's
Administrative
Compatible
Addition

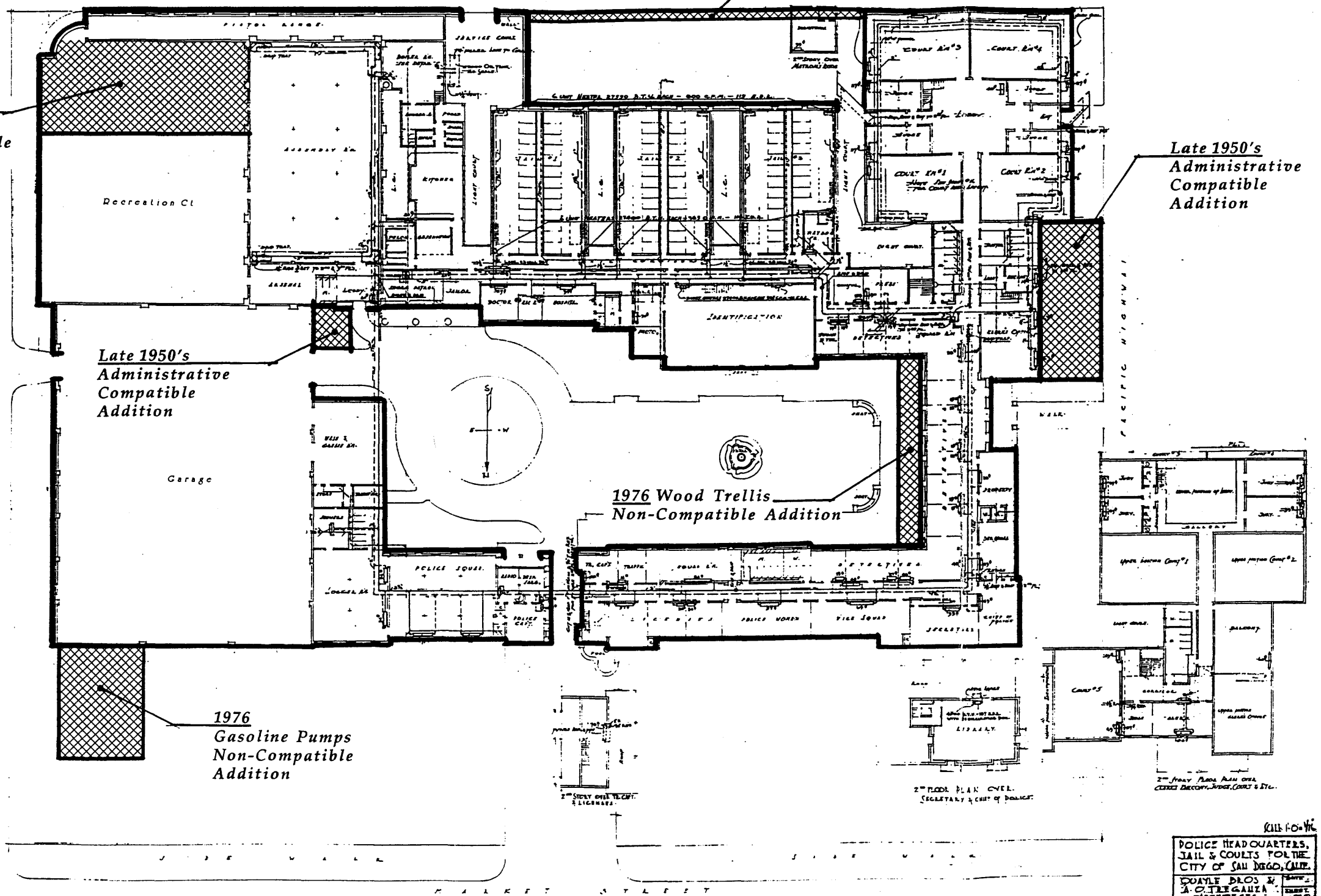
1976 Wood Trellis
Non-Compatible
Addition

1976
Gasoline Pumps
Non-Compatible
Addition

KETTNER BOULEVARD

PACIFIC HIGHWAY

MARKET STREET



SCALE 1/8" = 1'-0"
POLICE HEADQUARTERS,
JAIL & COURTS FOR THE
CITY OF SAN DIEGO, CALIF.
DWAYNE BLOS & A.C. TREGANZA
ARCHITECTS
SAN DIEGO, CALIF.
NOV 1972

ADDITIONS TO ORIGINAL PLAN

Figure 10