



Briefing Session

Mayor Albert Isen (left) is briefed on plans for the Del Amo Financial Center by Harry Gorman (center), manager of Del Amo Properties Co., and D. Loring Marlett, vice president and general manager of

Great Lakes Properties, Inc. Del Amo Properties is the operating company formed by co-developers of the Financial Center, Great Lakes Properties and Guilford Glazer & Associates.

King of Spain Once Owned Site of Financial Center

The land on which the 20-acre De Amo Financial Center is being built has had a long and colorful history since it became the property of the King of Spain.

Security Title Insurance Co. of Los Angeles, which provided the title insurance for the present owners and developers of the center, reports that the land was sold in 1800 for \$1—and a marriage license.

The Spanish occupied what is now California in 1769 and title to the land was vested under the Law of the Indies in the King of Spain, Don Carlos of Bourbon, who was known as Charles III.

In 1784, the large tract known as Rancho San Pedro—it included most of the area now bounded by the Harbor Freeway, Rosecrans Boulevard, and the Pacific Ocean—was given to Juan Jose Dominguez, a soldier

of the Company of Catalan Volunteers Light Infantry. Dominguez acquired the land by petition and grant of the Governor of Alta California, Pedro Fages.

When Juan Jose Dominguez died in 1800, he left the Rancho to a nephew, Christobal Dominguez. Title to the land was confirmed in 1822 by the Governor of Mexico, Don Pablo Vicente de Solis, and a certificate of ownership was issued.

In 1822, however, Mexico successfully revolted against Spain and the flag of the Mexican Empire was hoisted above the land for a brief period. In 1823, the Federal Republic of Mexico came into being.

The oldest son of Christobal Dominguez, Manuel, received the land on his father's death and the title was confirmed in 1826 by the Mexican Governor of Alta California, Jose Echeandja. Then in 1848, following

the Mexican War, California was ceded by Mexico to the United States of America in the treaty of Guadalupe Hidalgo.

Ten years later, in December, 1858, a patent was issued by the United States confirming the title of Rancho Juan Jose Dominguez to the heirs of Christobal Dominguez. The patent was signed by President James Buchanan.

When the wife of Manuel Dominguez, Maria Encarnacion Cota Dominguez, died intestate, an undivided interest in the land was left to six daughters—Anna Josefa, Guadalupe Marcelina, Maria Dolores, Victoria, Susana, and Maria de Los Reyes.

Petitions were filed in the Superior Court of Los Angeles County for partition and distribution of the land and each of the six

daughters of Manuel Dominguez received title to their own portion of the Rancho.

The portion which includes the present Financial Center site went to Susan D. Dominguez. It included more than 1,000 acres.

In 1869, Susana married Gregorio del Amo y Gonzalez and, upon the marriage and the payment of \$1, title to her portion of the Rancho was transferred to the del Amo Estate Co.

The present owner of the Great Dominguez Estates, Del Amo Properties, Inc., now holds title to the property which is known as the Del Amo Financial Center.

During the nearly 200 years since the King of Spain took title to the land, no less than four flags have flown over it—those of Spain, Mexico, the Republic of California, and the United States.

Master Plan Prepared by Jack Bevasch

Del Amo Financial Center is based on a master plan created by Jack Bevasch, president of Jack Bevasch & Associates of Los Angeles.

The 20-acre financial center is the first project of a planned development at the heart of Torrance, destined to be transformed into a beautifully landscaped and integrated grouping of office structures, high-rise apartment buildings, and ultra-modern shopping facilities.

Del Amo's developers, Great Lakes Properties, Inc. and Guilford Glazer & Associates, saw excellent possibilities in the land, much of which had been untouched since the original Spanish land grant. After extensive feasibility studies, they selected a commercial-residential-retail combination as economically justifiable as possible.

Bevasch took this idea and, working closely with Victor Gruen Associates, design architects, turned concepts and figures into sketches and, finally, into a finished table-top model, complete with a miniature tramway connecting various key loca-

tions. Eventually the entire area bordered by Torrance and Sepulveda boulevards and Madrona and Ocean avenues will duplicate in brick and mortar the wood and glue of the master model.

Bevasch has initiated this process numerous times during his career as architect and planning consultant. He has developed, in collaboration with McIntire and Quiras Engineers, the master plans for Rancho California, a development of Maccro Realty and Kaiser Industries, and Shelter Cove, a recreational subdivision of Humboldt County, Calif.

As partner and principal associate in charge of planning for William L. Pereira & Associates, Bevasch helped develop the master plans for the Irvine Ranch in Orange County, and Bishop Ranch and Stow Ranch near Santa Barbara. He has also done planning for Fox Hills residential community, the University of California-Irvine, Santa Catalina Island, and the University of Southern California. He was associated with the creation of the Bunker Hill Urban Renewal Project in Los Angeles.

Beck Firm One Of the Biggest

Henry C. Beck Co., general contractor for the 13-story Union Bank Tower, the five-story ring building, and the three-deck garage, is one of the nation's largest construction companies. Headquarters are in Dallas, Tex.

Founded in 1912, Beck has built a wide variety of commercial and industrial structures throughout the world. Current projects include Main Place, Phase I, Dallas; First National Bank Building, Atlanta; Bel Air Shopping Center, Mobile, Ala.; LTV Aerospace Facilities, Grand Prairie, Tex.; Louisiana National Bank Building, Baton Rouge, La.; Bank of California Building, San Bernardino; and the National Life Center, Nashville, Tenn.

Henry C. Beck Jr. has been president since 1948. A Dartmouth College alumnus, Beck did graduate work at Massachusetts Institute of Technology and Harvard Business School before joining the firm in 1939.

The Del Amo Financial Center project was directed by Beck's western division office in Phoenix, headed by Roy A. Kite Jr., regional vice president. Sam Fritz served as project manager and John Hancock was superintendent.

The first step of a five-year expansion program by the Beck company was accomplished with the opening last month of new of-

fices in Palo Alto, Calif. The new office will serve as a branch of the company's western division.



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FOR FURTHER INFORMATION

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