

North Park Theatre

San Diego CA

This majestic theatre was built in the early 1930's as one of San Diego's original theatres. This now historic building was designed in the art deco style that was so prevalent of its time. The majestic high vaulted ceilings and ornate details of the stage area make this building one of the real gems of San Diego History. The theatre was originally designed as a dual purpose facility, with a stage and projection booth. The original theatre hosted black and white silent films with an original pipe organ playing background music. Over the years the theatre was relegated to the showing of movies only and has undergone a facelift to modernize the entrance and marquee.

After years of neglect and vacancies, the building was purchased by the city of San Diego for possible redevelopment. After fifteen years of searching for the right developer, the city finally found the right combination of developer and tenant.

The scope of this project consisted of the renovation of the existing approximately 30,000 square foot theatre complex. The renovated theatre complex includes an enlarged stage and orchestra pit, new lobby, office areas, support areas and shell space for restaurant.

The engineering effort for the mechanical system was very complex. The original building did not include air conditioning and was heated by an old gas fired furnace located in the basement. The original system used under floor air distribution and registers below the seats. To minimize the impact on the historic interiors, the existing under floor air distribution system was maintained and redesigned to function as a displacement ventilation system. A new air handler replaced the existing fan and gas furnace and new ductwork was installed in the existing under floor space. New displacement ventilation diffusers were installed in the existing diffuser locations. A new chiller/boiler plant was designed to be installed on the existing roof.

