



## ARCHITECTURE

The goal of this section is to rehabilitate and modify the architecture of the Central Mesa in a manner which preserves its historic and aesthetic significance while providing for functional needs.

The existing structures built for the 1915 and the 1935 Expositions are both historically and architecturally significant and should be reconstructed or rehabilitated. Not only should the individual structures be preserved, but the entire ensemble in its original composition should be preserved and restored wherever possible. It is the historic relationship between the built and the outdoor environment that is the hallmark of the two Expositions. Because each structure affects its site context to such a great degree, it is vital to the preservation of the historic district that every effort be made to preserve and restore original Exposition building footprints and elevations wherever possible. For this reason, emphasis has been placed on minimizing architectural additions unless they are reconstructions of significant historical features.

Five major types of architectural modifications are recommended for the Central Mesa and are briefly described below.

1. **Preservation and maintenance of existing structures.** In the case of historically significant architecture, this involves preserving the historical significance of the structure and restoring lost historical features wherever possible. Buildings which are not historically significant should be preserved and maintained in good condition.
2. **Reconstructions.** This type of modification involves the reconstruction of historic buildings that have deteriorated to a point that prevents rehabilitation of the existing structure. This type of modification also includes the reconstruction of historically significant architectural features that have been lost. Reconstruction of both kinds involve thorough historic research and documentation.
3. **Additions to existing structures.** Historically significant buildings will preserve their characteristic features by locating additions in non-public areas that have a minimal impact on original Exposition site relationships. Additions to non-historic buildings will be visually compatible with surrounding historic architecture and will preserve or restore original Exposition site relationships.
4. **New structures.** The addition of small auxiliary structures that serve a utilitarian role such as freestanding restrooms, visitor service centers and grounds maintenance storage buildings have been recommended and are designed to be unobtrusive and to visually complement existing architecture.
5. **Removal of existing structures -** In cases where a non-historic building or structure no longer meets functional needs and is incompatible with surrounding historic architecture, removal of that structure is recommended.



This architecture section is organized into three areas. The first is a brief summary of historic design themes. The second provides general design guidelines which pertain to the entire Central Mesa Precise Plan study area. The third makes specific recommendations for individual structures or types of structures and is organized according to Central Mesa sub-areas.



## Historic Design Themes

### 1915 Exposition Design Themes

1. Grand design at a human scale - Exposition architect Bertram Goodhue's "city in miniature" was designed at a scale that placed a high value on people. It was an architecture that was inspiring rather than imposing. Although many towers and domes projected into the sky, the overall building height and footprint size were compact, especially when compared to the monumental structures of other expositions of the day.

The limited number of buildings that comprised the Exposition exemplified Goodhue's philosophy that the "full appreciation of a work of beauty is achieved as a result of the skillful arrangement of a few exquisite elements that form a unified whole."<sup>1</sup>

According to Goodhue's associate, Clarence Stein, the planners sought to combine the formal dignity of great cities with their axial symmetry and grand focal points with the intimate aspects of urban design such as "the drinking fountain at a street corner, the glimpse of some secluded garden through a half open gate."<sup>2</sup>

The humane intimacy of the ideal city was evident in the thoughtful detailing and pride of craftsmanship shown in the handmade ceramic tiles, leaded glass, hand forged ironwork, and carved wood detailing. The presence of these features had the effect of elevating the exposition visitor to the status of a well loved guest being guided by the architects and builders on a personal tour of their treasured creations.

2. An architecture of regional romance - Spanish Colonial architecture was chosen for the 1915 Exposition in order to "link the spirit of the old seekers of the fabled Eldorado with that of the twentieth century" and to create an atmosphere "wherein everything that met the eye and ear of the visitor were meant to recall to mind the glamour and mystery and poetry of the old Spanish days."<sup>3</sup>

Several architectural elements were used to communicate this romantic theme.

- Towers that receded from the building facades. The use of towers reaching to the sky was a dominant architectural theme. The sense of personal scale was maintained by receding the towers away from the pedestrian and providing small scale elements such as arcades to meet the ground plane.
- Entries that projected from the major building mass toward the pedestrian. Most entries were heavily ornamented frontispieces that recalled the Plateresque facades of Spanish Colonial churches throughout Mexico. This enormous quantity of detail invited the pedestrian to pause, examine and then enter the building.



*This 1915 view of the Plaza de Panama illustrates the skillful interplay of indoor and outdoor spaces.*

- Arcades that linked major pedestrian promenades and plazas. Goodhue and his associate Carleton Monroe Winslow utilized arcades to provide a thematic link between a variety of architectural styles, lend a personal human scale to the Exposition buildings, articulate pedestrian space, provide a sense of transition from landscape to architecture, and establish the Spanish Colonial theme. Carleton Winslow wrote “the arcades which line the principle streets of the Exposition tend to give it more Spanish character than any other single architectural detail”<sup>4</sup>
  - Lush architectural ornamentation. The architecture of the 1915 Exposition was meant to glorify the romantic vision of charm and variety that are associated with the cities of Italy and Spain.<sup>5</sup> This is architecture that celebrates the joy of artistic extravagance where form is not subordinate to function. The attention to detail and the direct references to California’s past within the ornamentation contribute to the rich, historical quality of the Prado architecture.
3. An architecture that integrated indoor and outdoor spaces - Perhaps the most striking feature of the 1915 Exposition was the skillful manner in which open and enclosed spaces were designed to work as an architectural whole.

The mild climate of San Diego enabled many of the features and exhibits to be displayed outdoors. A writer for *Architectural Record* was impressed with the ability of the visitor to see agricultural exhibits of actual planted orchards rather than “piles of fruit in a Horticultural Hall.”<sup>6</sup>



This theme was continued by Richard Requa with his redesign of the House of Hospitality. He and his associate Sam Hamill reduced the size of the building and replaced fully enclosed areas with a central outdoor courtyard and a landscaped multilevel patio that Requa designed to be an outdoor extension of the building. The outdoor orientation of both Expositions provided visitors with an impressive display of the benefits of outdoor living in Southern California.

## *1935 Exposition Design Themes*

1. Integration of Ancient and Modern Regional Architecture. The design concept for the Palisades by Exposition architect Richard Requa was to extend the Spanish Colonial theme of the Prado and create a progression of styles that would represent southwestern American architecture ranging from the Aztecs to the modern industrial age. Two general thematic elements were used to accomplish this.

- Unadorned building masses with strong horizontal lines. Most Palisades buildings were designed to be decorated by interesting and unusual plant material that would augment the architectural ornamentation.

- Geometric forms of Meso American ornamentation on doorways, friezes and parapets. Requa believed that pre-Columbian and modern architecture both shared the same fundamental design features. One of those common elements was the judicious use of ornamentation which was concentrated near entries.

2. Creation of a festive atmosphere - Throughout the Palisades there appeared a festive profusion of colorful flags and banners on decorative standards, water features (including the Firestone Singing Fountains), kiosks, concession stands, decorative lighting and floral gardens. These design elements, combined with the architecture, gave the Palisades a romantic quality that was related to, but unique from the Prado. While the 1915 Exposition architecture could be described as a romanticized reproduction of an ideal Spanish city of the past, the architecture of the Palisades represented a fanciful vision of ancient architecture metamorphasized into the modern world.

This fanciful quality was purposely enhanced by the use of night illumination that featured the landscaping instead of the buildings. The effect that the designers sought to achieve was similar to the "imaginative, fairy-like" quality that characterized the work of art deco artist Maxfield Parrish.

Richard Requa revealed his philosophy for exposition architecture with the following words. " In building an Exposition, the dominant consideration must be the Public. It must always be borne in mind that an Exposition is primarily a show, stimulating in appeal to the eye and the imagination, and that originality and the spectacular are essential in order to catch and hold the attention. No matter how perfectly one may express an architectural truth, if that expression lacks the dramatic, the unusual and the striking effect ... it is doomed to failure."



*A view of the Water and Transportation Building, 1935. This view of the Palisades typifies the Meso American themes and festive atmosphere of the area.*

3. Use of Southwestern vernacular styles to serve as an architectural counterpoint. Requa wished to exemplify the charm of regional architecture of a more intimate scale than the majority of Exposition buildings. The House of Pacific Relations and Spanish Village were included to display a romanticized view of the vernacular architecture of the southwest. These small groupings of buildings were designed in a romantic vein with great care given to detailing. Details on doors, window shutters, wrought iron weather vanes and other features give this architecture a handmade quality that contributes greatly to its charm.

Notes:

1. Carleton M. Winslow, *The Architecture and Gardens of the San Diego Exposition*, introduction by Bertram Goodhue (San Francisco: P. Elder and Co., 1916), 6.
2. *Ibid.*, 11.
3. *Ibid.*, 6.
4. *Ibid.*, 80.
5. *Ibid.*, 11.
6. C. Matlock Price, "The Panama - California Exposition, San Diego, California," *The Architectural Record*, March 1915, p. 244
7. Richard S. Requa, *Inside Lights on the Building of San Diego's Exposition: 1935* (San Diego: Author, c.1937), 51



## GENERAL DESIGN GUIDELINES

1. All architectural improvements on structures listed on the National Register of Historic Places must strictly adhere to the Secretary of the Interior's Standards for Historic Preservation Projects (located in the appendix).
2. All architectural improvements within the Central Mesa should be of high quality and emphasize craftsmanship, detail, and permanency of materials.
3. All design proposals for new structures or modifications to existing structures within the historic landmark should closely adhere to the established historic design themes.
  - All architecture in the 1915 Prado areas should exhibit the Spanish Colonial style.
  - All architecture in the 1935 Palisades areas should exhibit the styles established by Richard Requa's original design concept.
  - All architecture in the Spanish Village and the House of Pacific Relations areas should exhibit the southwestern vernacular style also established during the 1935 Exposition.
4. The general form and scale of original exposition buildings should be maintained in all modifications and additions.
5. Missing historic elements should be reconstructed wherever possible.
6. All exterior building modifications should preserve or restore original Exposition site relationships.
7. All exterior modifications to non-historic buildings should increase their visual compatibility with surrounding historic architecture. Architectural style, materials and detailing should follow surrounding historic design themes.
8. All new structures or modifications to existing structures outside the historic landmark should complement historic architecture.
9. All building modifications should reflect the fact that there is no "back yard" to the Central Mesa. Equal care for all design detail, ornamentation and space articulation should be taken with all exterior elevations.
10. All building infrastructure should be rehabilitated as needed according to the design guidelines of this plan.
11. A detailed assessment of the condition of all existing buildings should be conducted, including those scheduled for complete rehabilitation in phase one.
12. All loading docks, maintenance areas, and refuse dumpsters should be located within buildings or screened from public view.



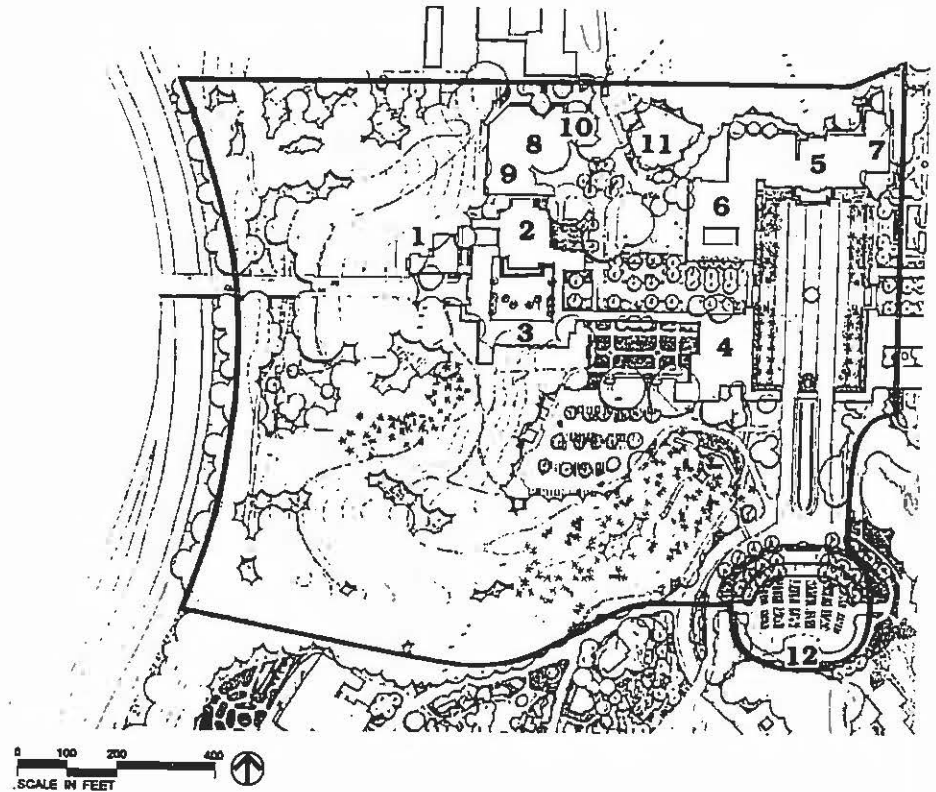
13. All mechanical screens, ducts, intakes and exhausts should not alter exterior elevations on any historic structure. Mechanical structures on non-historic buildings should be screened from public view.
14. Heating and air conditioning intakes and outlets on all interior elevations should be visually non-obtrusive.
15. All exterior colors should harmonize with the surroundings.
16. No reflective glass should be used.
17. All window and door trim and sash should be made of materials that are consistent with original designs.
18. All signage attached to buildings will comply with the Balboa Park Sign manual (see appendix).
19. Exterior finishes should be able to be easily cleaned, repaired, or replaced by city maintenance crews.
20. Inventories of historic architectural features should be conducted as well as definitive research on original design and construction of historic structures. A Park architectural history archive should be established.
21. All future improvement plans for projects within the Central Mesa National Historic Landmark area should be sent to the National Park Service and the Historic Site Board for approval.





## SPECIFIC RECOMMENDATIONS

### West Prado



#### *1. Administration Building*

*Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

#### *2. California Building - Museum of Man, Main (north) Building*

*Design Objective:*

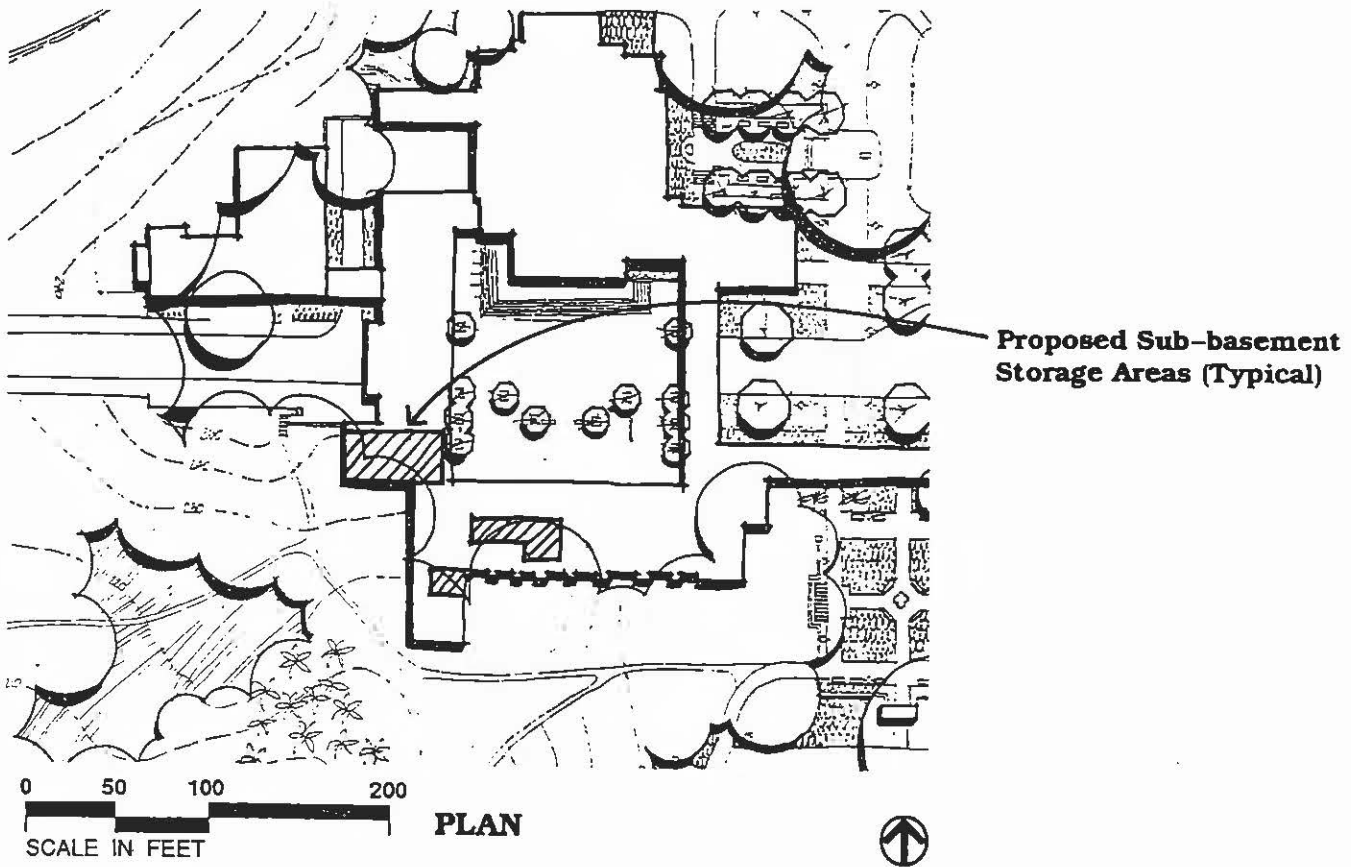
Preserve and restore interior and exterior historic features to their 1915 condition wherever possible according to the general architectural design guidelines.



### 3. Fine Arts Building - Museum of Man, South Building

#### Design Objective:

Preserve and restore interior and exterior historic features to their 1915 condition wherever possible and provide additional storage space within the existing building footprint according to the general architectural design guidelines.



#### Recommendations:

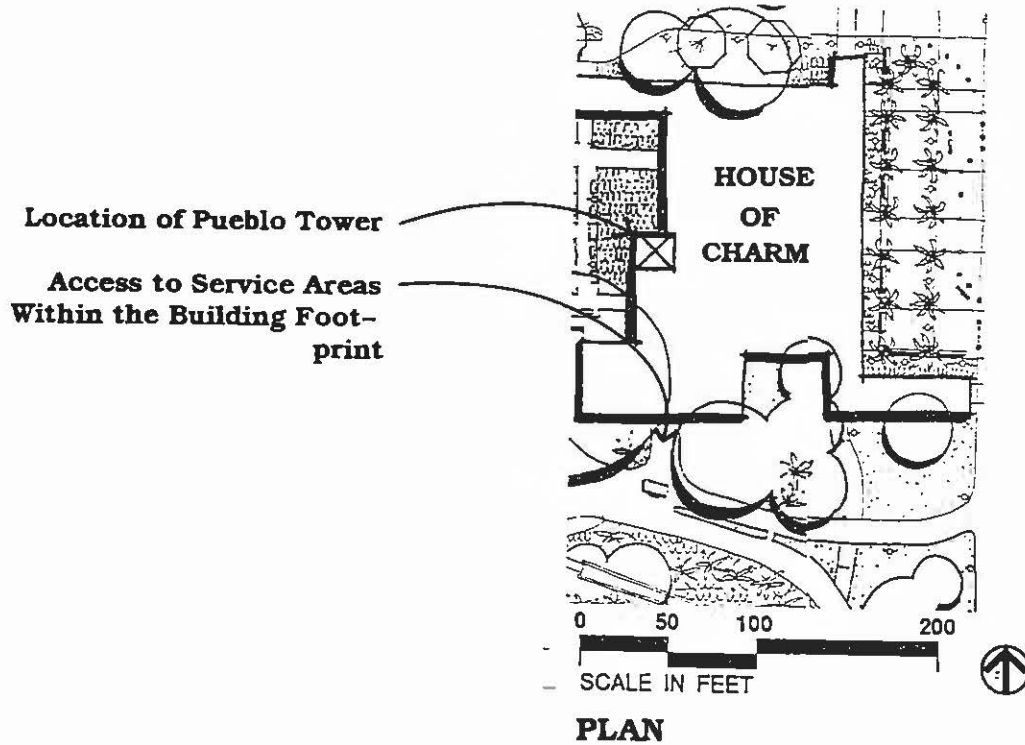
- Restore missing historic features and repair existing ones wherever possible.
- Expand storage facilities by 3,000 square feet as requested by the Museum of Man. Facility expansion should occur entirely within the building footprint in non-historically significant basement areas and unfinished basement crawl spaces which are presently not utilized. If expansion within the existing building footprint cannot be accomplished due to structural reasons, the option should be explored of constructing storage facilities below grade adjacent to the south wall and east of the chapel wall so as not to modify any building exterior.
- Restore all exterior elevations to their original condition where modifications have taken place to accommodate mechanical equipment improvements.



## 4. House of Charm

### *Design Objective:*

Conduct a complete building reconstruction.



### *Recommendations:*

- Retain the original building footprint.
- Restore the Pueblo Tower to its original form in its original location.
- Restore historic interior treatments from the 1915 and 1935 Expositions wherever possible.
- Maintain original site relationships with Alcazar Garden.
- Locate all service areas within the building footprint.
- Modify exterior elevations (within Rehabilitation Standard Guidelines) only to accommodate safety access or to provide for efficient access to interior service areas.
- Provide a public restroom accessible from main lobby near the Plaza de Panama. Restroom will be maintained by the Park and Recreation Department.
- Locate service access on south wall only so as to protect Alcazar Garden and Prado views.
- Ensure that service access is as unobtrusive as possible due to the high visibility of the south wall.



*A view of Puebla Tower from Montezuma Garden (now Alcazar Garden) in 1915.*

### *5. Museum of Art - Main Building*

#### *Design Objective:*

Preserve and restore interior and exterior historical features wherever possible according to the general architectural design guidelines.

### *6. Museum of Art - West Addition*

#### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

### *7. Museum of Art - Gilred-Parker-Grant Wing*

#### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.



## 8. Old Globe Theater

### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

## 9. Old Globe Theater Administration Building

### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

## 10. Cassius Carter Theater

### *Design Objective:*

Provide for reconstruction of the Falstaff Tavern below grade.

### *Recommendations:*

- Preserve the existing building footprint and exterior elevations.
- Preserve historic site relationships while providing for lower level access from outside.

## 11. Lowell Davies Theater - Festival Stage

### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines. Install a new freestanding restroom building on the northwest side of the Lowell Davies Festival Stage that is architecturally compatible with surrounding Elizabethan architecture.

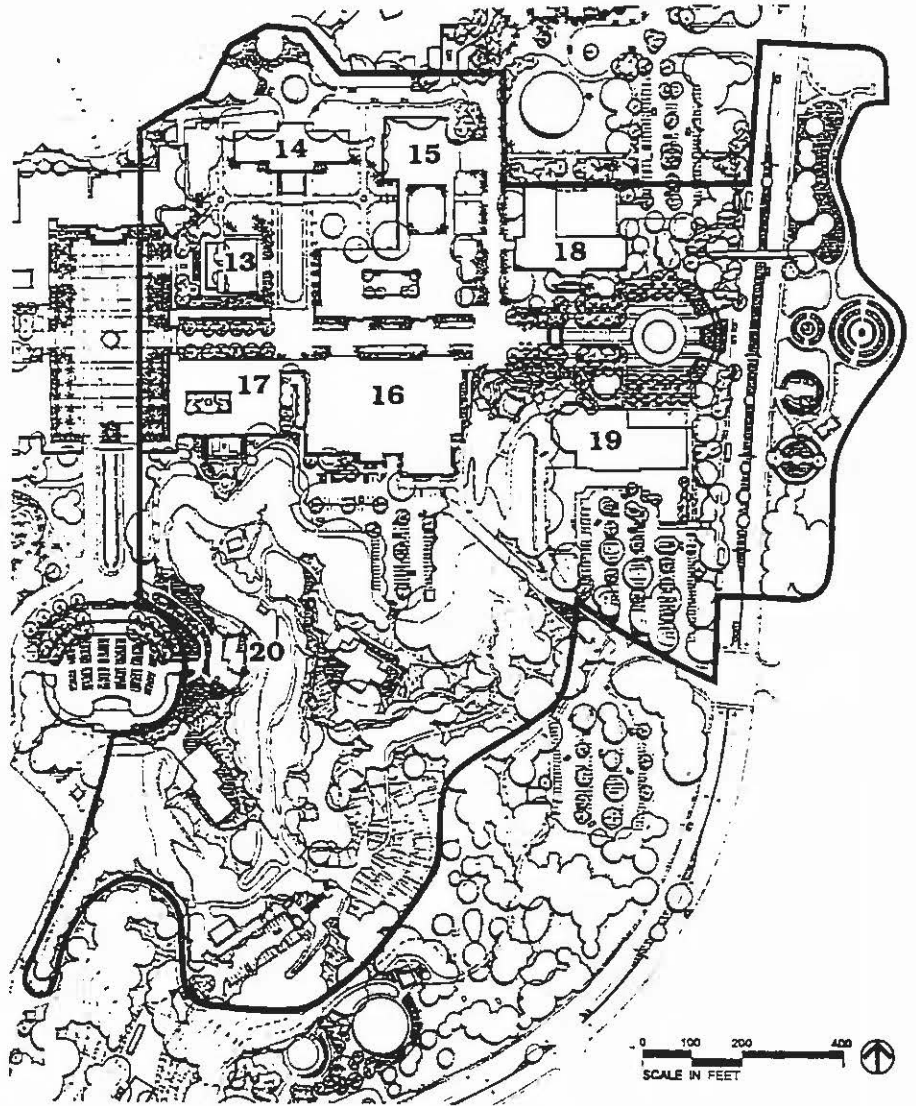
## 12. Organ Pavilion

### *Design Objective:*

Preserve and restore historically significant interior and exterior features wherever possible according to the general architectural design guidelines.



## East Prado



### 13. Timken Art Building

*Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

### 14. Botanical Building

*Design Objective:*

Preserve and restore historically significant interior and exterior features wherever possible according to the general architectural design guidelines.



## 15. Casa del Prado and Casa del Prado Theater

### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

## 16. Casa de Balboa

### *Design Objective:*

Make improvements to the south elevation of the building.

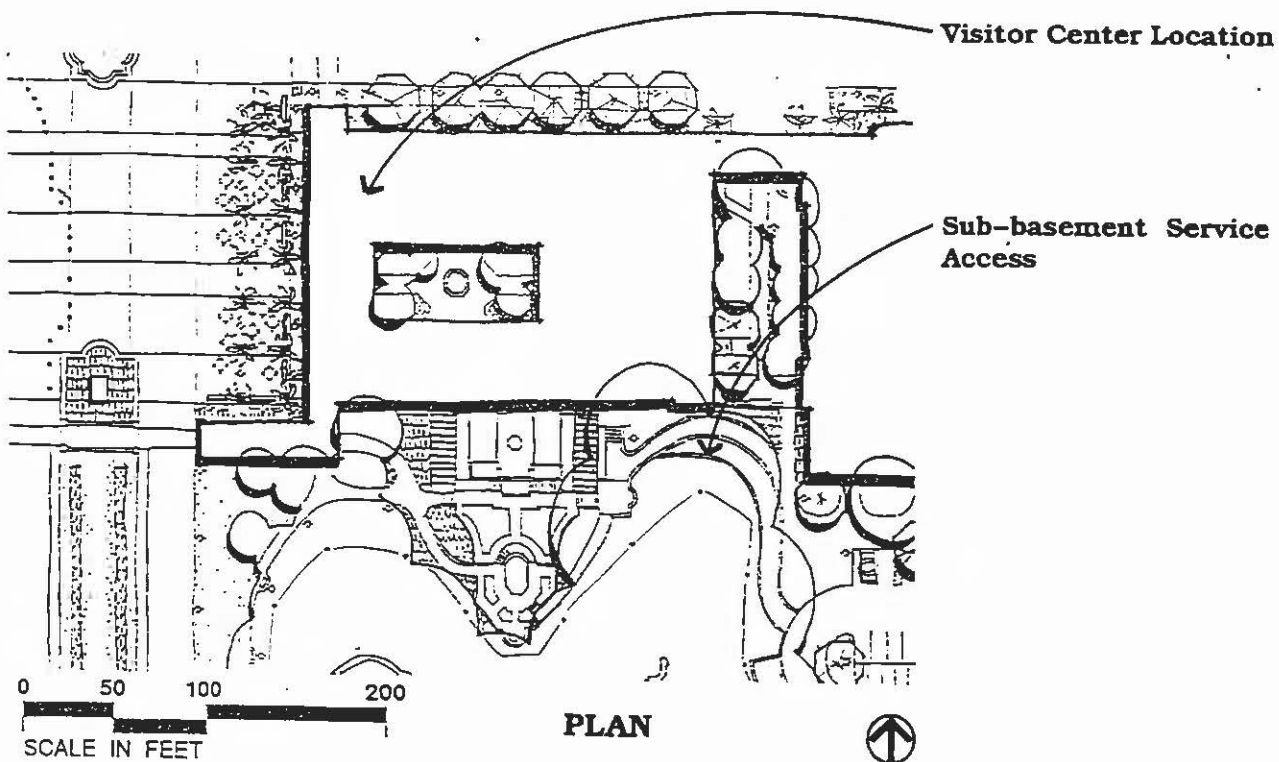
### *Recommendations:*

- Relocate the mower repair shop as soon as space becomes available elsewhere and include this portion of the south elevation in renovation work that should occur after the adjacent parking lot is regraded and reconfigured.
- Redesign the auditorium entry to provide for ease of circulation and improved aesthetics.

## 17. House of Hospitality

### *Design Objective:*

Undertake a complete building reconstruction.





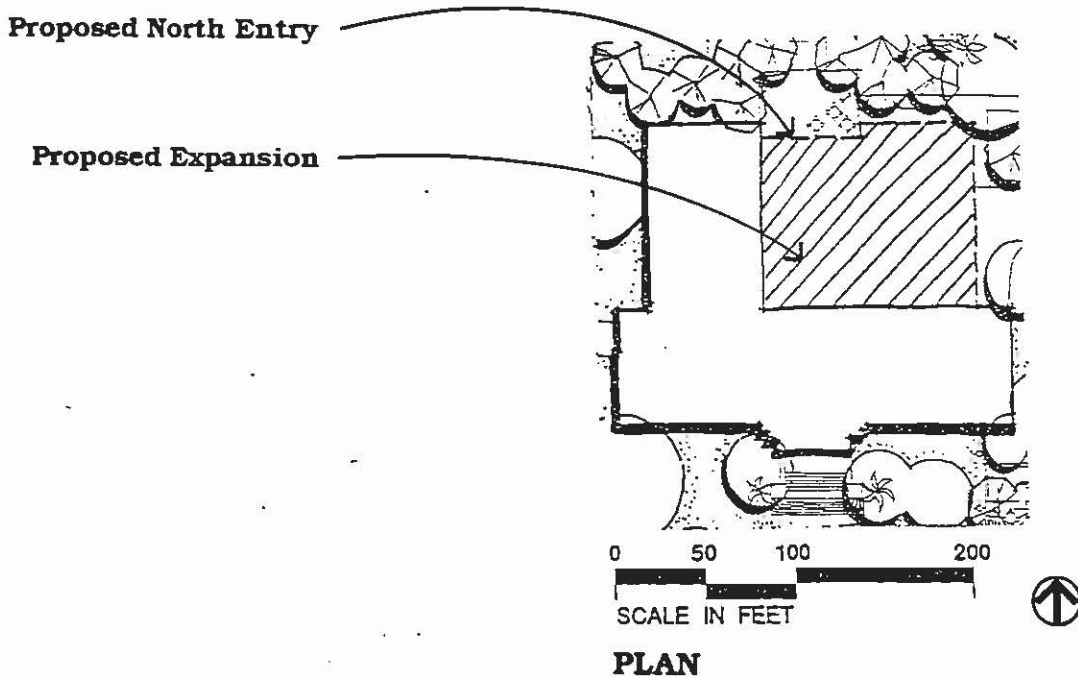
*Recommendations:*

- Retain the existing building footprint.
- Provide a basement to contain service and storage.
- Restore historic interior treatments from the 1915 and 1935 Expositions wherever possible.
- If possible all service areas should be located inside the building footprint.
- Provide access to service areas with a new basement entry on the south elevation.
- Restore the series of window and door openings on the northwest and north first floor elevations where the information and visitor center will be located.

*18. Natural History Museum*

*Design Objective:*

Construct the proposed alternative building expansion and interior modifications while preserving and restoring historically significant features according to the general architectural design guidelines.



*Recommendations:*

- Mirror the existing west elevation building setbacks in the new east addition.
- Create a north entry that preserves the building's symmetry and relates to the adjoining lawn on a pedestrian scale.

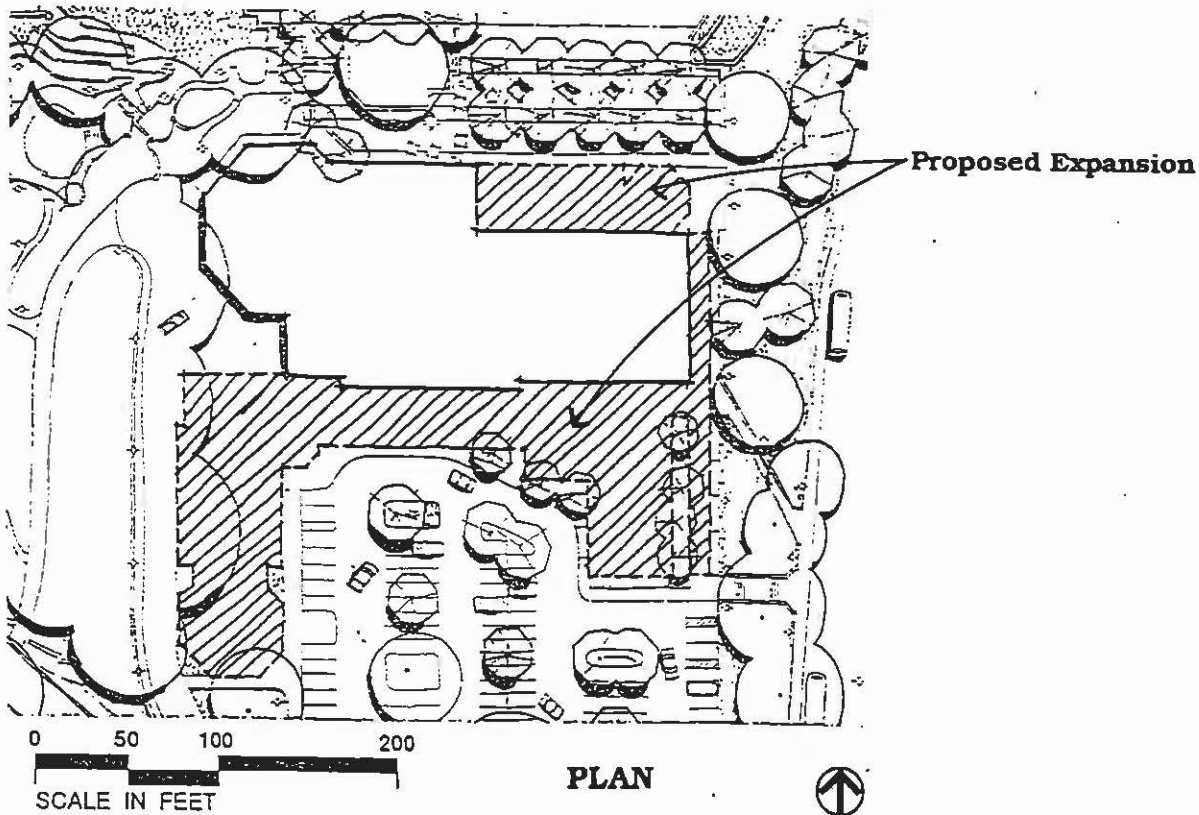




## 19. Reuben H. Fleet Space Theater and Science Center

### Design Objective:

Construct the proposed alternative building expansion and interior modifications according to the general architectural design guidelines.



### Recommendations

- Height of the main building mass should not exceed that of the existing building.
- Provide spatial articulation and ornamentation that harmonizes with surrounding historic architecture.
- Continue the Spanish Colonial themes of the existing building.
- Provide a public restroom in the main lobby which will be maintained by the Park & Recreation Departments.

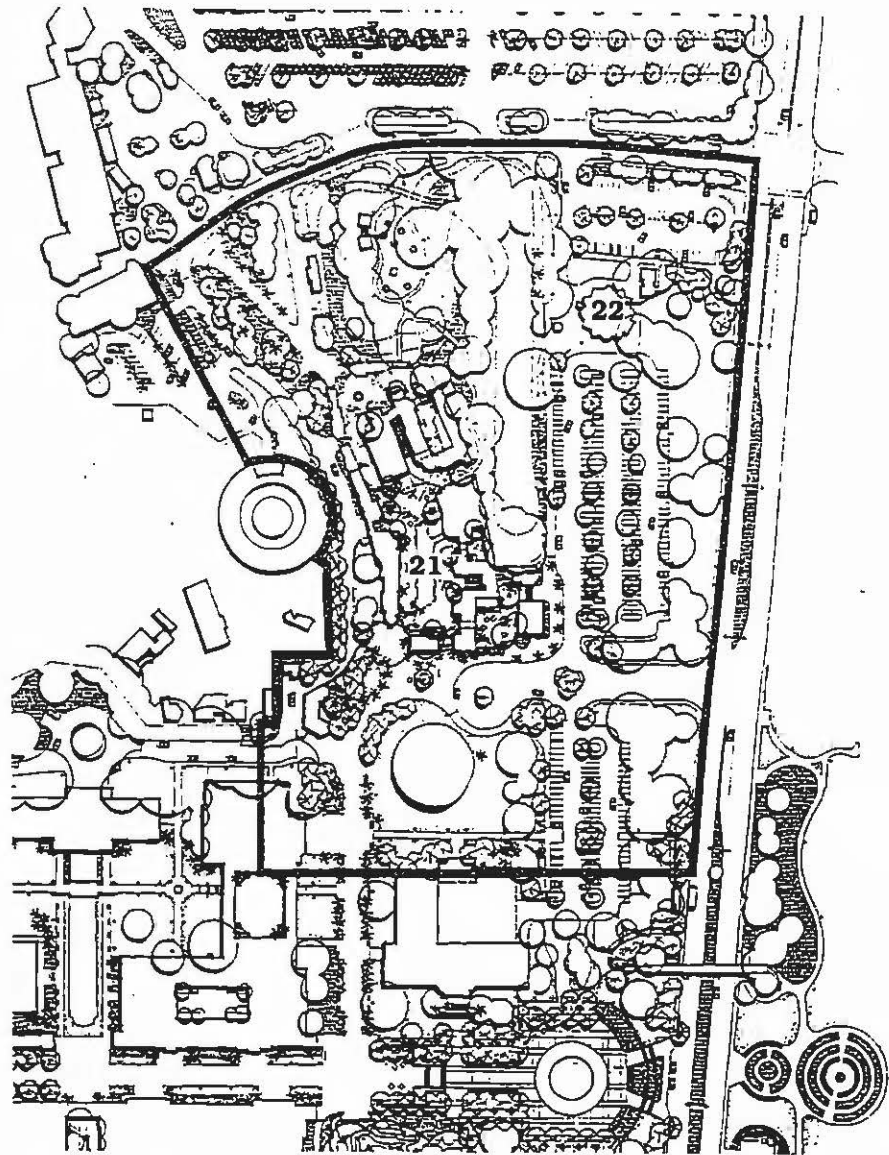
## 20. Japanese Garden Exhibit House

### Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.



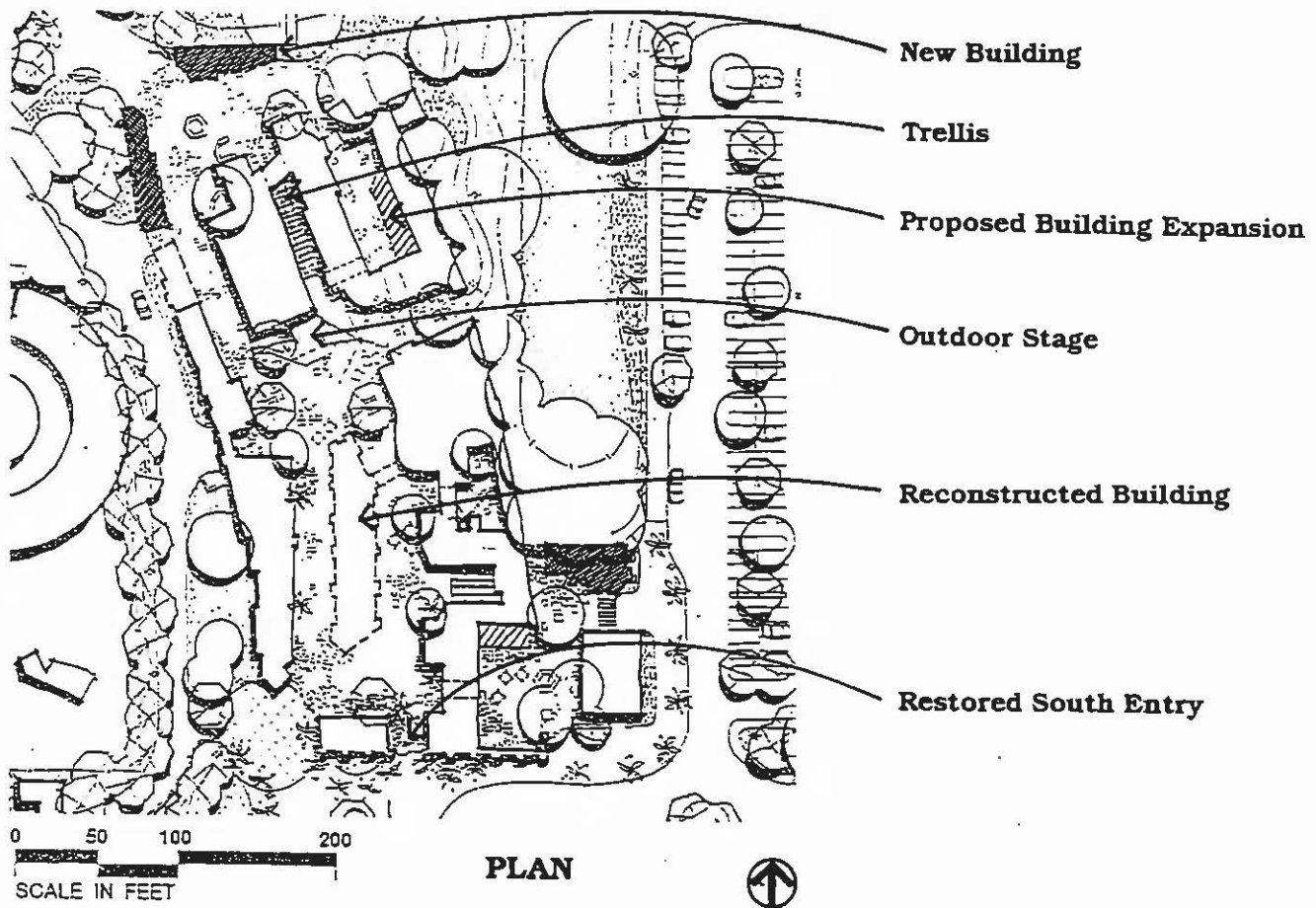
## North Prado



### 21. Spanish Village

*Design Objective:*

Rehabilitate and expand the Village to resemble its 1935 appearance, add studio space and provide increased opportunities for viewing artists at work.



### Recommendations:

- Conduct a detailed assessment of existing utilities and refurbish where needed.
- Reconstruct the central building exterior according to the original plans. Interior spaces should provide for main floor uses such as large exhibitions, meetings, or individual studios. The second floor should be designed to accommodate administration work space.
- Reconstruct the historic building portion located at the northwest portion of the Village as shown.
- Remove the non-historic structure located in the proposed east entry patio.
- Restore the south entry that was present in 1935.
- Construct new studio buildings at the north and east entry areas as shown.
- Replicate original building elevations wherever possible.
- Include space for public viewing of working artists in interior floor plans of all studios.
- Provide floor space for a specialty food service.



- Remodel the existing residence and restore archways into the northeast courtyard as shown.
- Remodel the non-historic addition to the Mineral and Gem building to conform to historic elevations and detailing.
- Extend the roofline of the Mineral and Gem building to partially cover the proposed outdoor stage.
- Replace non-historic bars on windows with operable wood shutters that can be closed and locked after hours of operation.



*The south entry of Spanish Village with a view of the Central building during construction in 1935.*

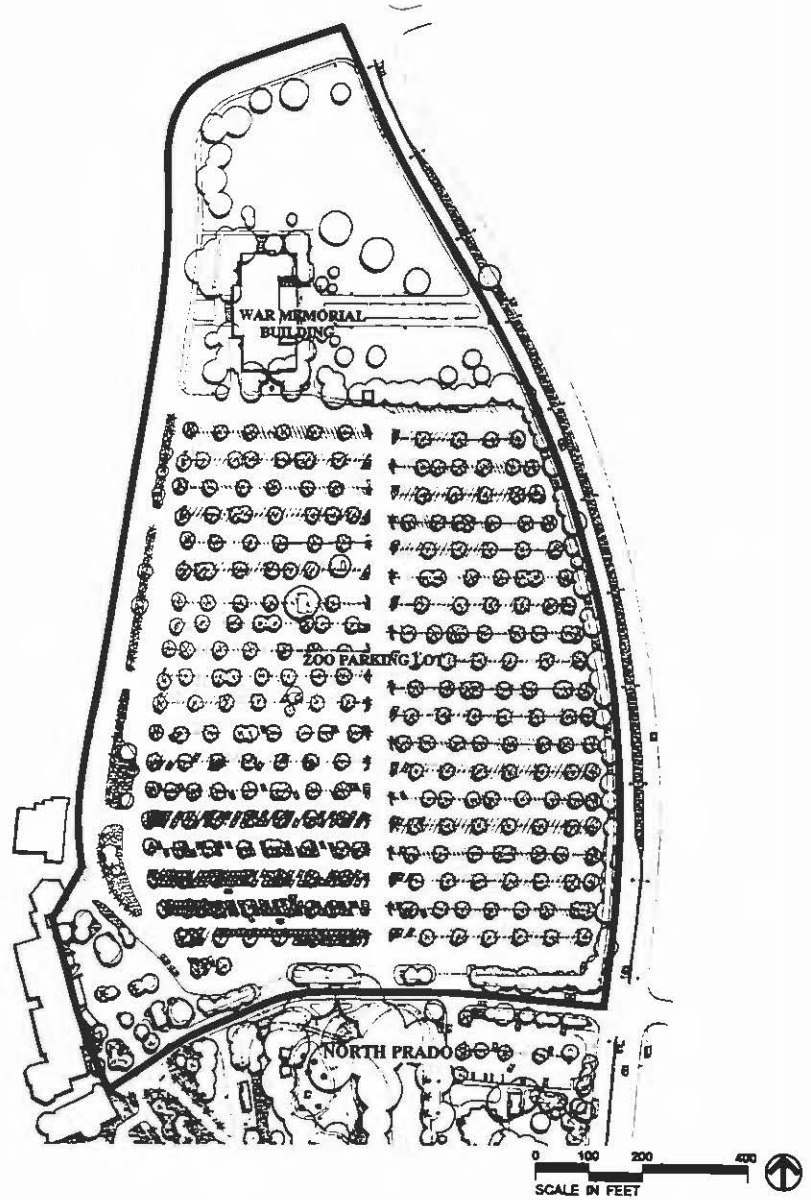
## *22. Carousel*

### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.



## War Memorial and Zoo Parking Lot



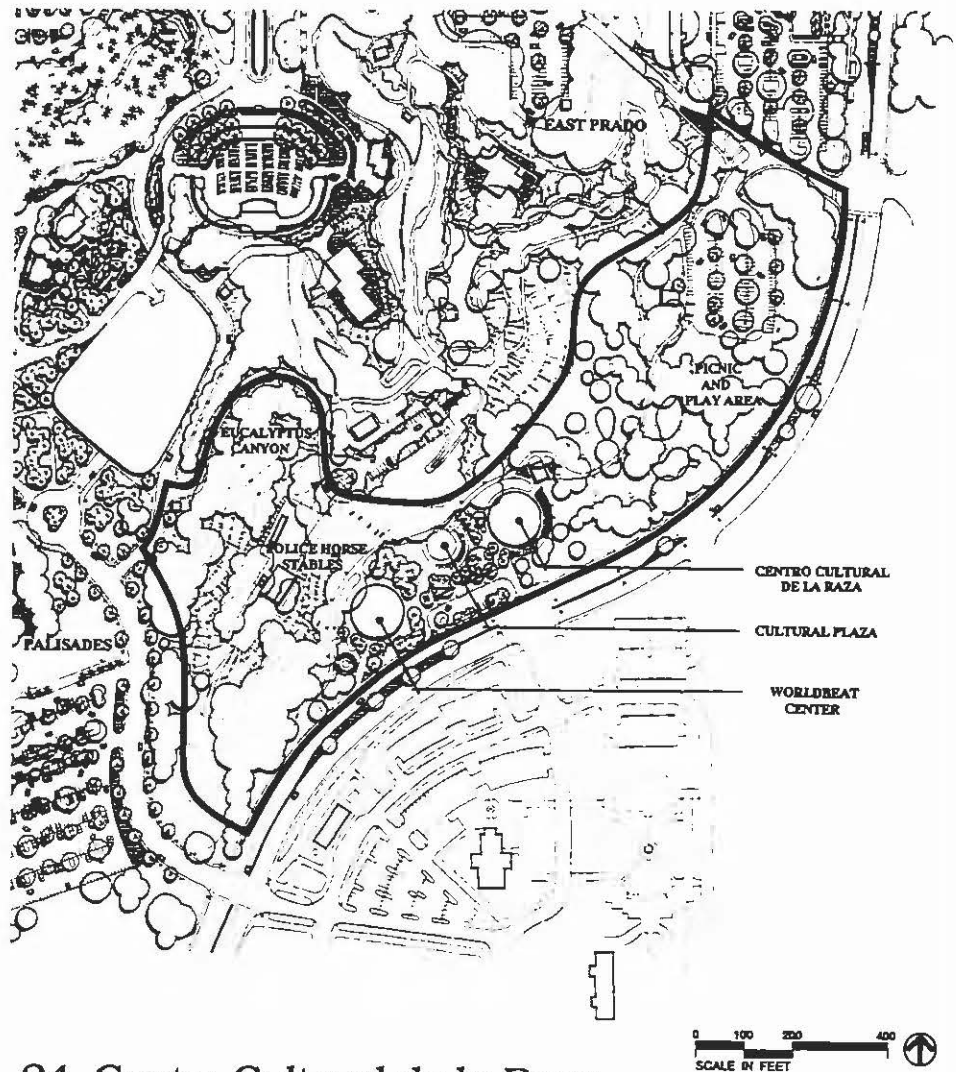
### 23. War Memorial Building

#### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.



## Pepper Grove



### 24. Centro Cultural de la Raza

#### *Design Objective:*

Preserve and maintain the existing structure according to the general architectural design guidelines.

#### *Recommendations:*

- Preserve views to the murals on the Centro Cultural de la Raza.



*A view of the Centro Cultural de la Raza from Park Boulevard.*

## *25. South Water Tank*

### *Design Objective:*

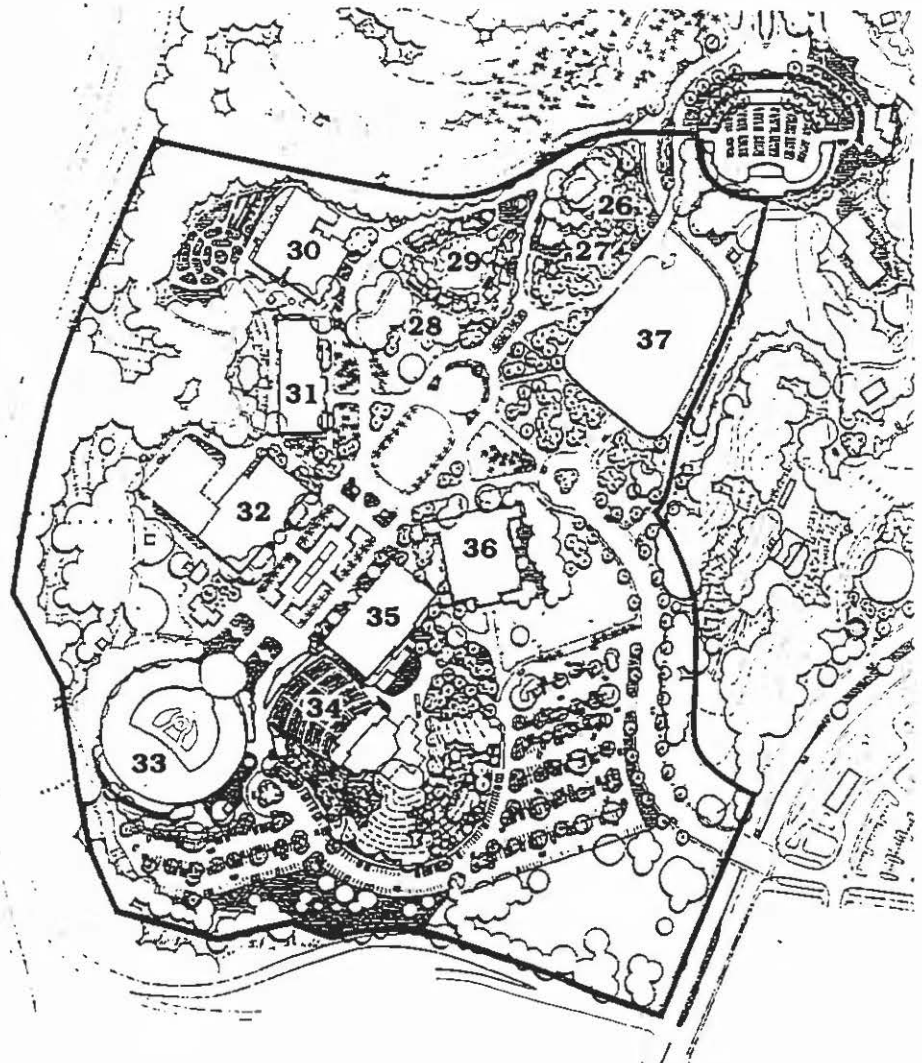
Renovate the water tank for use as Worldbeat Center.

### *Recommendations:*

- Refurbish the existing water tank to accommodate the anticipated uses of Worldbeat Center.
- Create a new front entry that faces the proposed plaza area per plan.



## Palisades



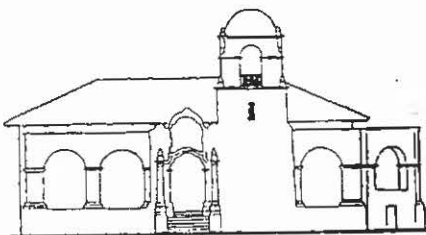
### 26. Hall of Nations

#### Design Objectives:

Restore the Hall of Nations to its original exterior design.

#### Recommendations:

- Reconstruct the domed tower to its original location.
- Restore the original veranda to the north and west elevations.



Hall of Nations Elevation showing original tower.

### 27. United Nations Building

#### Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according the architectural design guidelines.

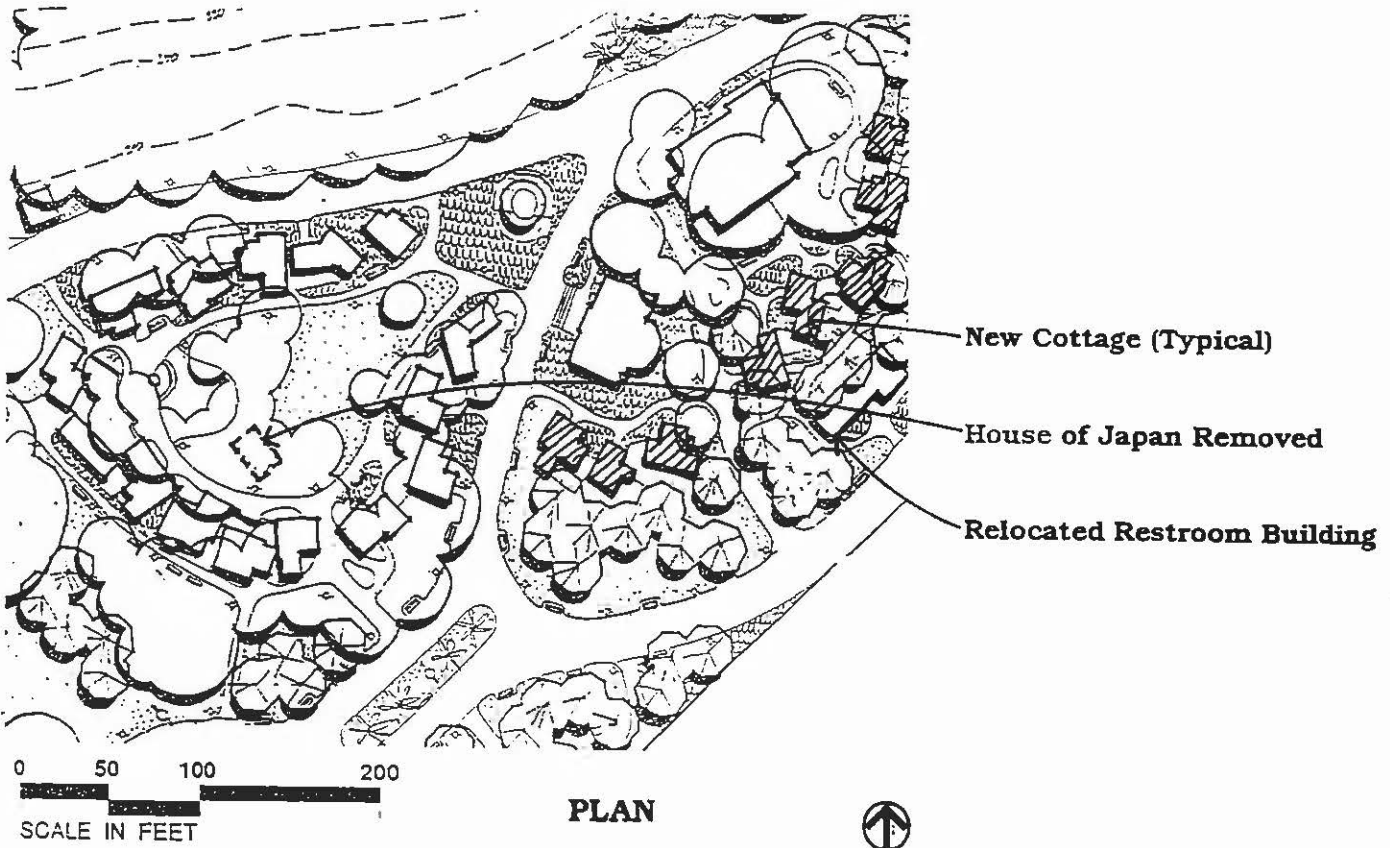




## 28. House of Pacific Relations

### Design Objective:

Add additional cottages while preserving the existing group of 1935 Exposition cottages intact.



### Recommendations:

- Arrange new cottages on the site as shown.
- Retain the same scale, forms, details, trim, materials and colors as the existing cottages.
- Add a storage and changing room within the expansion.
- Limit the total square footage of expansion to 4,000 square feet.

## 29. House of Pacific Relations - House of Japan Cottage

### Design Objective:

Remove the non-historic House of Japan addition and relocate the organization in one of the new cottages.



### *30. Balboa Park Club*

#### *Design Objective:*

Renovate the exterior to preserve and restore historic features. Renovate the interior to increase its usefulness.

#### *Recommendations:*

- Refurbish the southern portion of the 1915 Exposition building to its original level of detail.
- Renovate and remodel the newer northern additions to match the quality, form, details, and materials of the original structure.
- Design a new rear elevation that will effectively and aesthetically function with the proposed outdoor public reception area and proposed Protea Garden.
- Retain and refurbish the Fountain of the Four Cornerstones of American Democracy.

### *31. Palisades Building*

#### *Design Objective:*

Preserve and restore historically significant interior and exterior features wherever possible according the architectural design guidelines.

#### *Recommendations:*

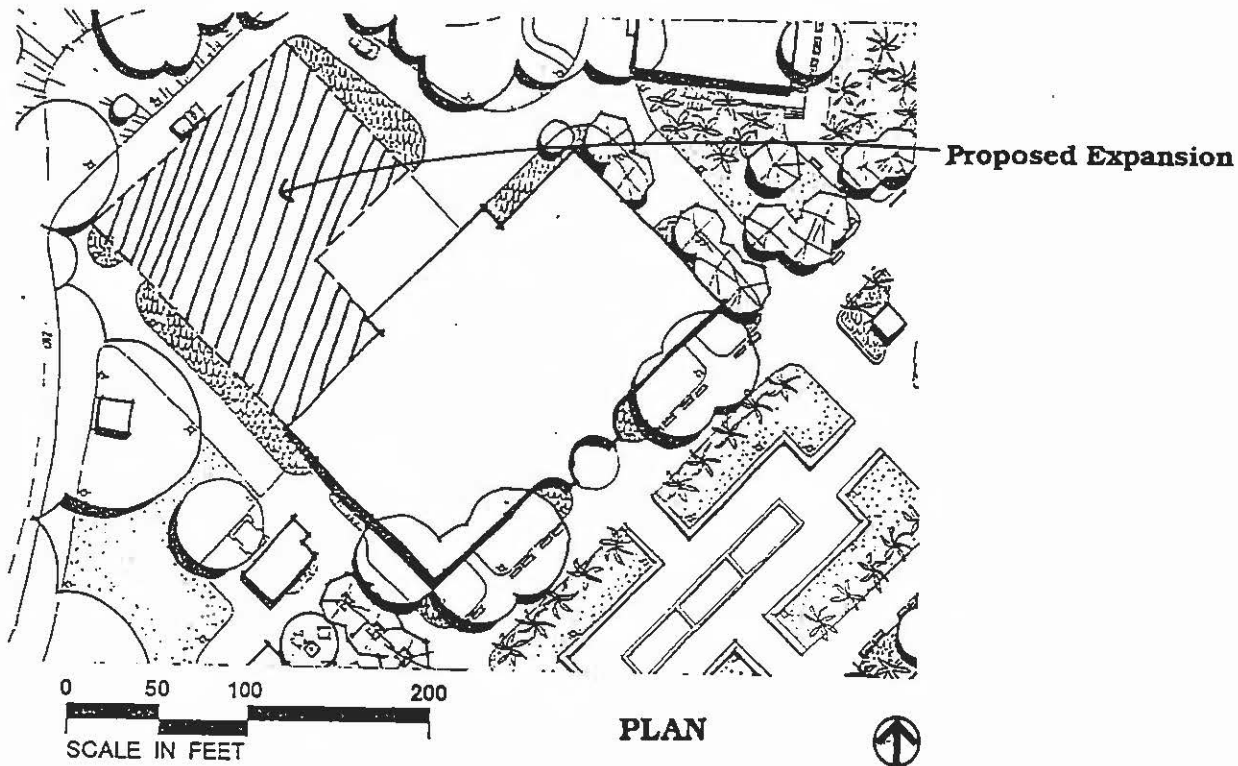
- Modify interior spaces that are now occupied by City staff for interim use by Park and Recreation development department.
- Renovate the recital hall and puppet theater to increase their usefulness.



### 32. Automotive Museum

*Design Objective:*

Construct the expansion required by the City in its lease agreement with the tenant and approved by the Environmental Impact Report for the Automotive Museum expansion dated February 1986.



### 33. Aerospace Museum

*Design Objective:*

Preserve and restore historically significant interior and exterior features wherever possible according to the general architectural guidelines.

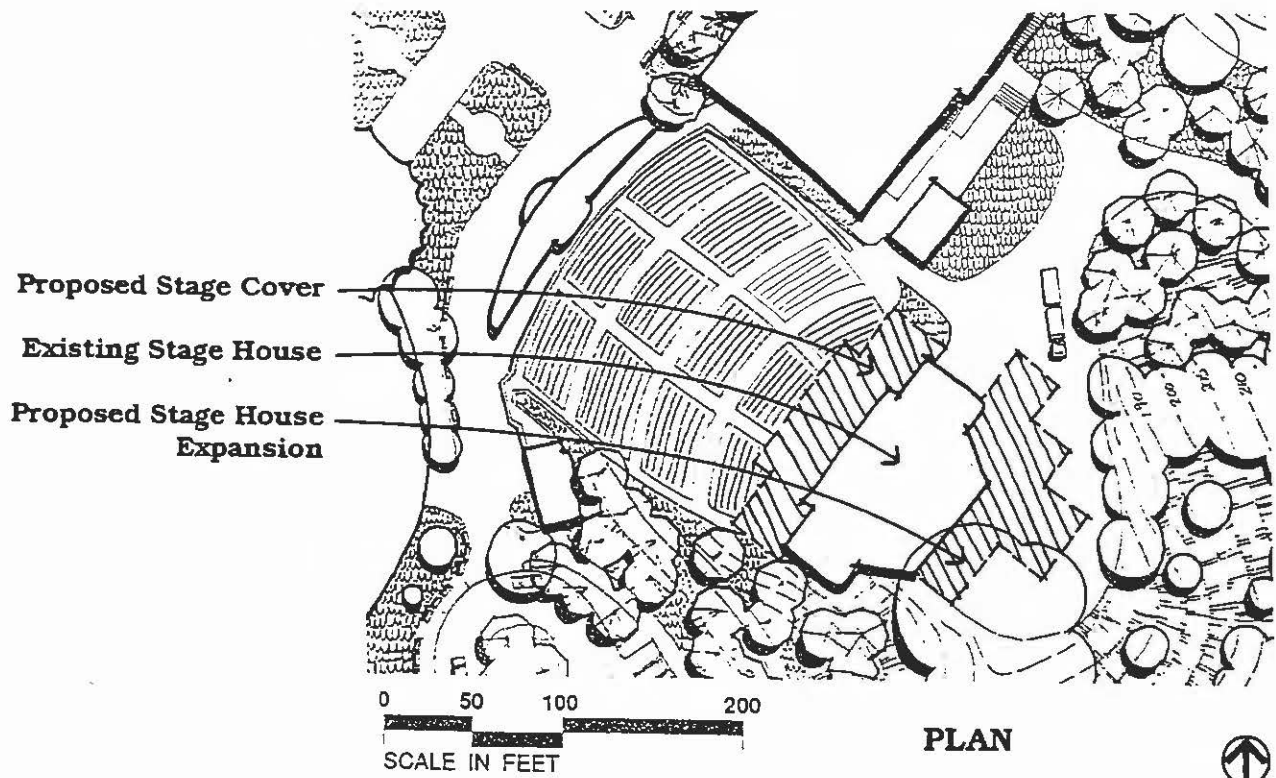


### 34. Starlight Bowl

*Design Objective:*

Construct the proposed expansion of the stage house and preserve and restore significant historical features of the Bowl wherever possible.

- Utilize a non-obtrusive color that blends with vegetation on surrounding slopes.





## 35. Municipal Gym

### *Design Objective:*

Preserve and restore historically significant interior and exterior features wherever possible according to the architectural design guidelines.



*The facade of the Electricity and Varied Industries Building (now the Municipal Gym) as it appeared at the 1935 Exposition.*

### *Recommendation:*

- Restore the exterior facade to the 1935 Exposition level of detail by reinstating friezes and the bas-relief mural above the entry.

## 36. Federal Building

### *Design Objective:*

Preserve and restore historically significant interior and exterior features wherever possible according to the architectural design guidelines.

### *Recommendations:*

- Restore decorative friezes on the exterior.
- Restore the original artwork and lighting to the front facade to resemble the original design.



### *37. Organ Pavilion Parking Structure*

#### *Design Objective:*

Construct a new parking garage that will accommodate 1,000 to 1,500 cars.

#### *Recommendations:*

- Construct a multiple use pedestrian plaza on the roof that will be on the same elevation as the Organ Pavilion Plaza.
- Terrace the south and southwest elevations to blend the building in with site topography.
- Conduct a design competition to determine the final configuration of the structure.
- Provide facilities for public restrooms, bicycle storage, and park information services.



## Arcades and Auxiliary Structures

### *Arcades*

- Rehabilitate existing arcades with the exception of those attached to the Casa del Prado and Casa de Balboa. Paving material within the arcades should be light in color and scored to match the arcade paving of the Museum of Man building. Upgrade all lighting in the arcades using reproductions of or rehabilitated original 1915 light fixtures.
- Preserve the site of the former north arcade in West Prado so that restoration of the arcade might be possible in the future. An evaluation of the restored East Prado arcade north of the House of Hospitality and a further visual study should be completely assessed before a final determination is made on the feasibility of restoring the West Prado arcade.

### *North Prado Visitor Center*

- Remove the existing building to accommodate the new access road (North Prado Way) linking Zoo Place with Old Globe Way.
- Construct a new visitor center to replace the existing concession building near Spanish Village.
- Design the building to house a food service facility, information center, public restrooms, and visitor service rental and storage.
- Harmonize size, color, materials, and forms with Spanish Village architecture.

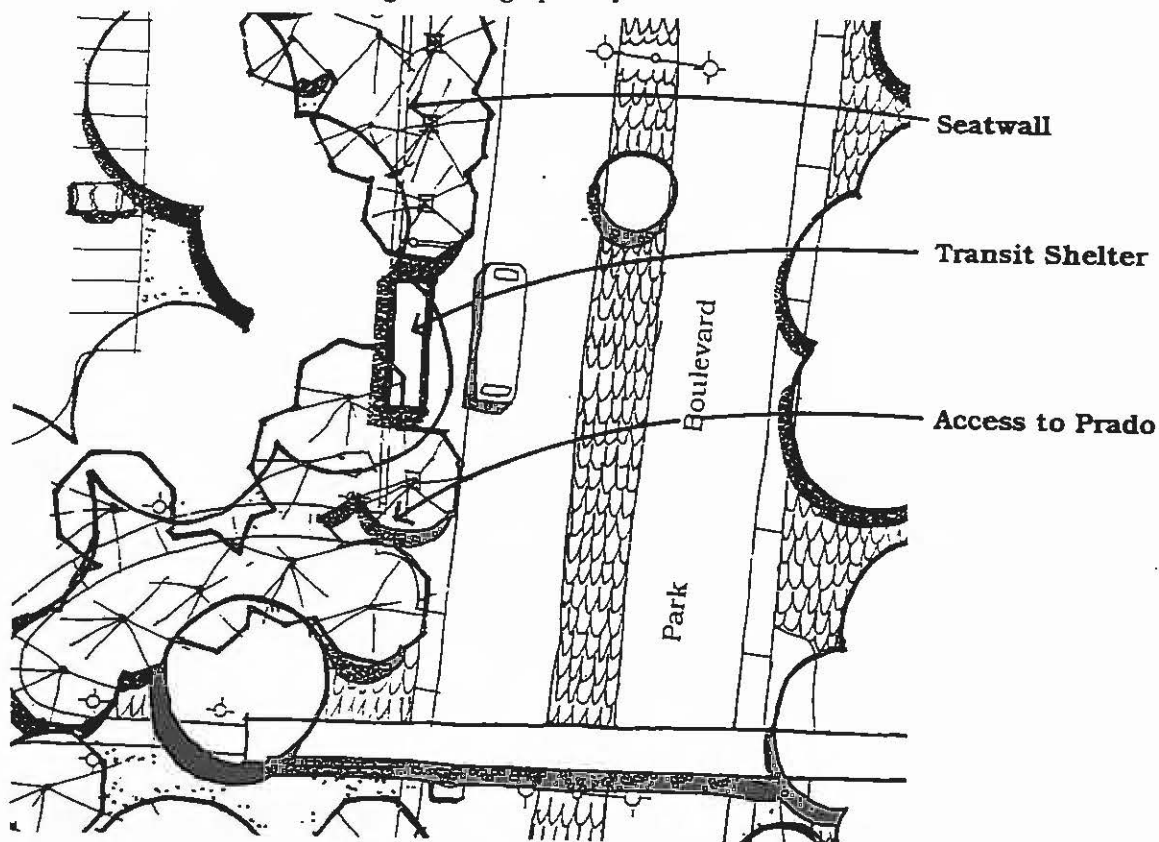
### *South Visitor Center*

- Construct a visitor center adjacent to the Automotive Museum and Aerospace Museum.
- Design the building to resemble the concession stand that occupied the site during the 1935 Exposition.
- Design the building to house a food concession, information center, and visitor service rental and storage.
- Incorporate the existing restroom building into the design as a freestanding structure.



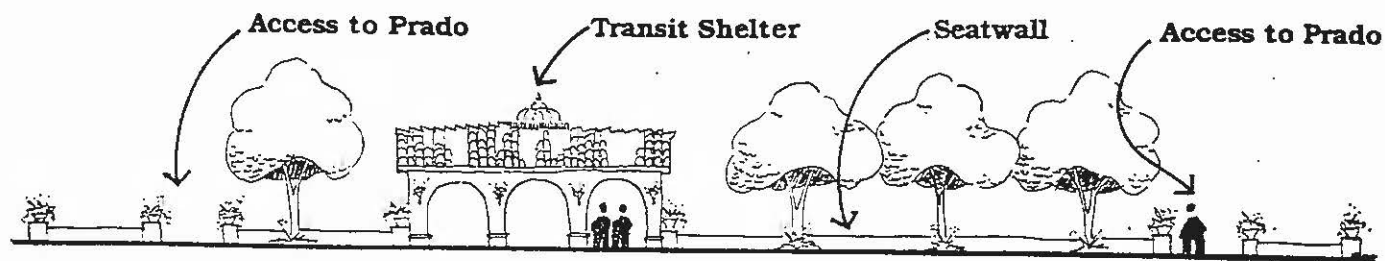
### Public Transit Shelters on Park Boulevard

- All of these structures should follow the Spanish Colonial architectural theme of the Prado and seek to emulate the design qualities of the electric railway station that served as the eastern terminus of the Plaza de Balboa and the east entry to both Expositions.
- All transit shelters should provide Park information, comfortable seating, drinking fountains, and full and thorough illumination. In addition, high quality materials should be used in construction and maintenance should be given a high priority.



Not to Scale

PLAN



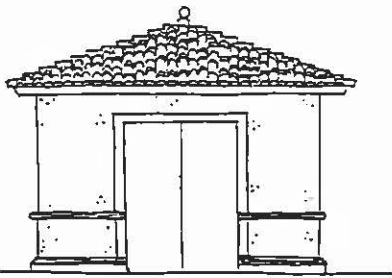
0 10 20 40  
SCALE IN FEET

ELEVATION





### *Grounds Maintenance Buildings*

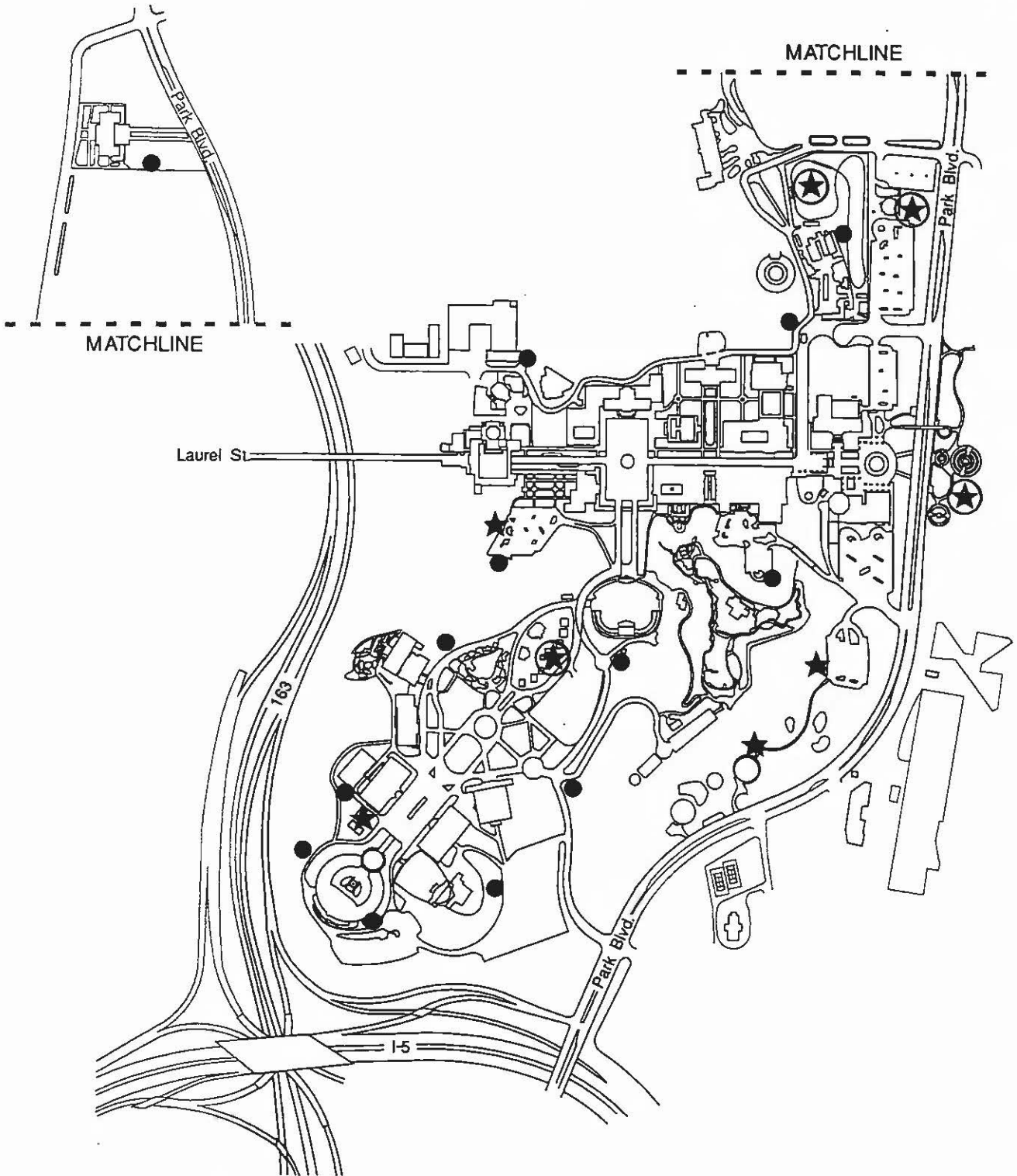


0 2 4 8  
SCALE IN FEET

- Existing wooden ground maintenance storage sheds should be replaced with grounds maintenance storage buildings that are permanent and secure.
- Design of these structures should be small scale and subordinate to surrounding architecture, but should contain ornamentation and detailing that is consistent with existing design elements.
- Structures should be stucco and have hip roofs of red tile. They should be small scale representations of the structures located near Sefton Plaza at the intersection of Laurel Street and Balboa Drive.
- These structures should be located to ensure convenience, easy vehicular access and should be provided with plumbing, electrical service, and adequate ventilation. See Figure 44.

### *Freestanding Restrooms*

- Construct new freestanding restrooms in the locations shown in Figure 44.
- All existing and proposed freestanding restrooms should be constructed or remodeled to follow all building design guidelines and be consistent with design recommendations for accessory structures.
- Because of the high levels of use anticipated in the future, all restrooms should be light, airy and provide extra space and amenities for activities such as changing clothes and caring for small children. Outside, Park information or interpretive material, telephones, and drinking fountains should be included. These extra amenities will encourage greater use by the public. A high level of maintenance and full nighttime illumination will promote safety and discourage vandalism.



### Proposed Auxiliary Buildings

13 June 1991

Figure  
44

- ★ Existing Buildings Needing Full Upgrade
- ⊛ New or Relocated Historical Restroom Buildings
- New Grounds Maintenance Buildings

