ARCHITECTURE ANALYSIS

Analysis of the architecture of the Central Mesa involved historical research, documentation of the condition of existing buildings and evaluation of projected facilities requirements.

Historical research emphasized buildings and architectural features listed on the National Register of Historic Places. Architectural design themes, styles, dates of construction, and significant features were documented. Results of this research can be found in the historic context and architectural recommendations sections. Figure 20 is the Existing Architecture History map which identifies the existing buildings originally constructed for the expositions and the date of construction for non-exposition buildings.

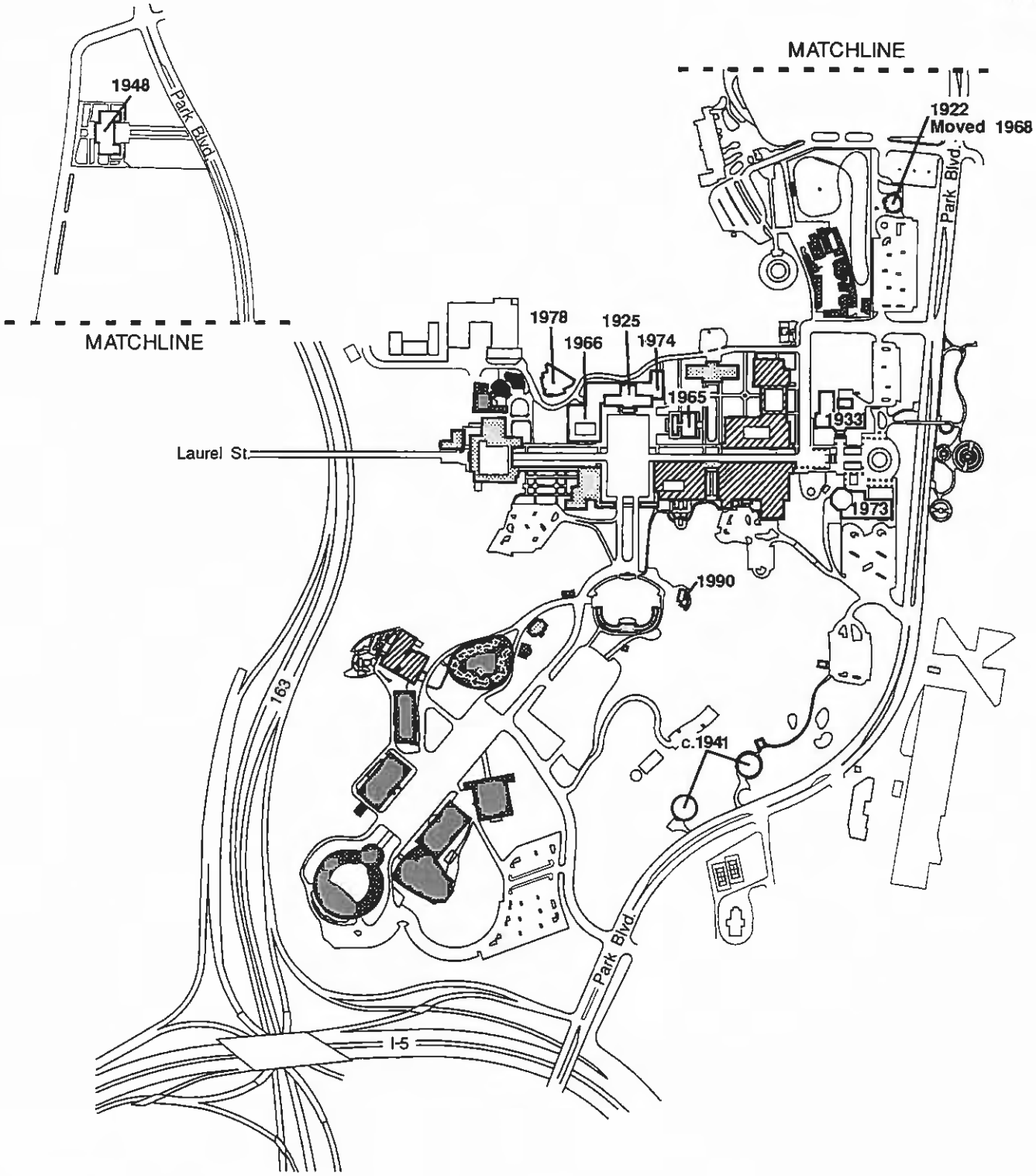
The condition of existing architecture was assessed by surveying organizations that lease building space, by conducting field observations and by interviewing Park management and maintenance staff.

Future use analysis was conducted by distributing a questionnaire to the institutions and organizations leasing facilities on the Central Mesa. Information regarding existing conditions of buildings, future facilities needs, and the feasibility of locating some facilities or functions outside the Park was collected. Among the needs expressed in response to the questionnaire was the desire of some organizations and institutions to expand the size of their leased facilities in order to accommodate projected uses over the next twenty years. An evaluation of potential impacts such as historic character, visual quality, circulation, parking, existing topography and vegetation was conducted for each proposed building modification. The proposals were also evaluated to determine their conformance to the Master Plan. In addition, the potential for off-site use was evaluated and discussed with organizations whose expansion plans might have significant impacts on the Park environment.

This section contains an architectural inventory of the existing buildings on the Central Mesa and an analysis of the building expansion proposals offered by facility lessees in the Park.

Architectural Inventory

Documentation of the existing buildings of the Central Mesa was conducted as part of the Precise Plan process. This included analysis of building style, ornamentation, details, materials, structural condition and floor plans. Buildings are grouped according to sub area and building numbers on the inventory correspond to their location on the map. Buildings marked by an asterisk (*) are listed on the National Register of Historic Places. A summary of the analysis is as follows:



Existing Architecture History

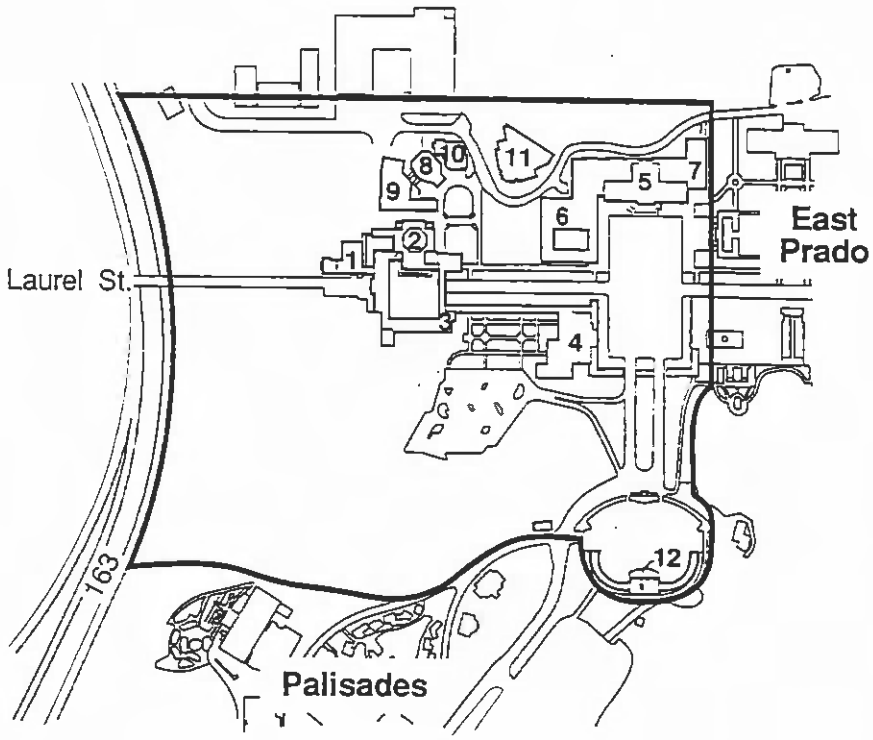
13 June 1991

Figure 20

- 1915 Expo Building
- 1935 Expo Building
- 1915 Expo Building-Rebuilt or Altered
- 1935 Expo Building-Rebuilt or Altered
- Non-Expo Building with Date Constructed

ARCHITECTURAL INVENTORY

West Prado



1.* **Administration Building**

Designer:	Irving Gill and Carleton Monroe Winslow
Date of Construction:	1915
Style:	Mission Revival
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Ornate frontispiece added by Carleton Monroe Winslow in 1915, omitted from the recent restoration.

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

Designer:	Bertram Goodhue
Date of Construction:	1915
Style:	Spanish Colonial Revival
Structural Materials:	Reinforced concrete/hollow tile
Special Characteristics and Comments:	Richly ornamented frontispiece, 200' tall tower, central dome with handmade tiles. Designed as a permanent structure to remain after the exposition.

3.* Fine Arts Building - Museum of Man - South Building

Designer:	Bertram Goodhue
Date of Construction:	1915
Style:	Spanish Mission
Structural Materials:	Reinforced concrete/hollow tile
Special Characteristics and Comments:	St. Francis Chapel with carmelite belfry, south facade similar to Mission San Gabriel. St. Francis Chapel has been recently restored. Fire exits and stairs have been added to the west elevation.

4.* House of Charm

Designer:	Carleton Monroe Winslow
Date of Construction:	1915
Style:	Spanish Colonial/Mission
Structural Materials:	Wood frame and plaster
Special Characteristics and Comments:	Attached arcades connecting with the Museum of Man, dual bell gables at entry facade, Pueblo Tower removed.

5.* Museum of Art - Main Building

Designers:	William Templeton Johnson and Robert W. Snyder
Date of Construction:	1925
Style:	Spanish Renaissance (Plateresque)
Structural Materials:	Steel and reinforced concrete
Special Characteristics and Comments:	Floral and animal facade ornamentation, highly detailed. Shell motif over entry and along cornice. Statues and bas-reliefs of artists. Frontispiece is currently undergoing restoration.

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

Designer:	Robert Mosher and Roy Drew
Date of Construction:	1966
Style:	Modern
Structural Materials:	Precast concrete
Special Characteristics and Comments:	Intricately ornamented bronze screens are located between exterior columns.

7. **Museum of Art - Gildred-Parker-Grant Wing**

Designer:	Robert Mosher and Roy Drew
Date of Construction:	1974
Style:	Modern
Structural Materials:	Precast concrete
Special Characteristics and Comments:	Two large exhibition galleries provide space for large canvas works.

8. **Old Globe Theater**

Designer:	Liebhardt, Weston and Assoc.
Date of Construction:	1982
Style:	Elizabethan
Structural Materials:	Concrete, steel frame, stucco and heavy timber trim.
Special Characteristics and Comments:	Modified Thrust theater with 443 orchestra seats and 128 balcony seats. Reconstructed after fire destroyed the original building in 1978.

9. **Old Globe Theater Administration Building**

Designer:	Original Addition: Victor Wolff
Remodel:	Liebhardt, Botton and Assoc.
Date of Construction:	Original Addition: 1975 Remodel: 1991 (estimated completion)
Style:	Elizabethan
Structural Materials:	Steel and wood frame/stucco
Special Characteristics and Comments:	Renovation and addition of an existing 1930's office complex.

10. **Cassius Carter Theater**

Designer:	Victor Wolff
Date of Construction:	1968
Style:	Elizabethan
Structural Materials:	Wood and steel frame/stucco
Special Characteristics and Comments:	Theater in the round. Remodel of existing Falstaff Tavern.

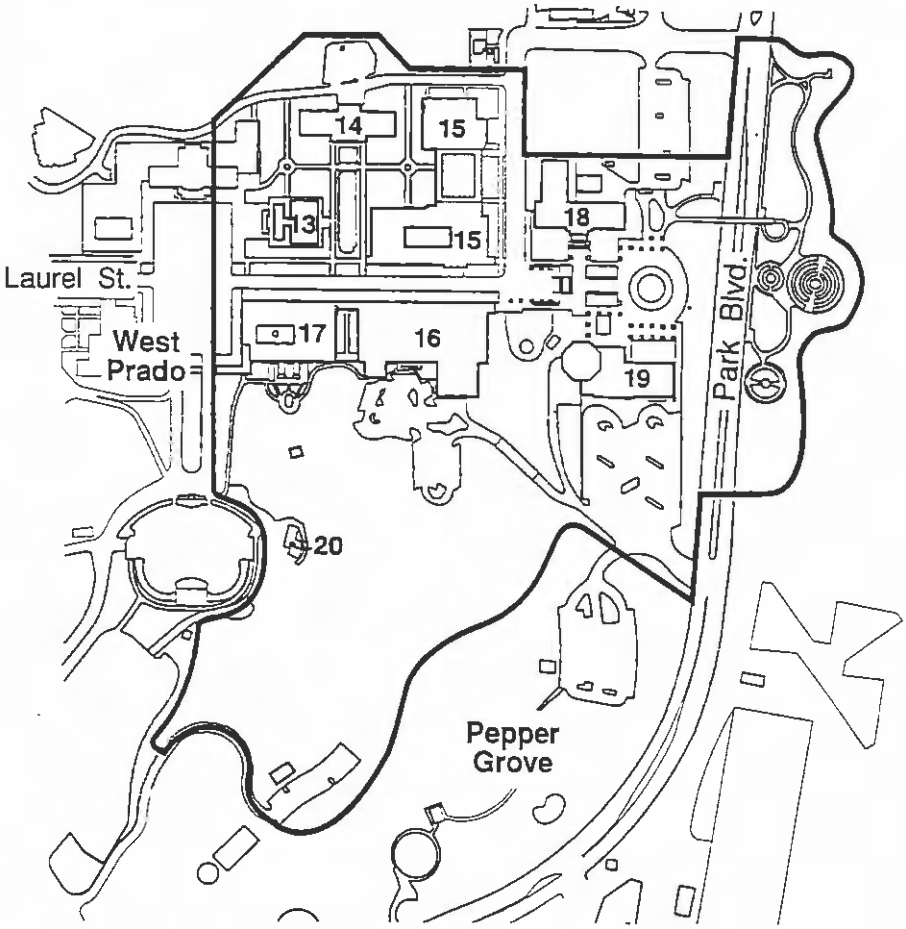
11. **Lowell Davies Theater (Festival Stage)**

Designer:	Liebhardt, Weston and Assoc.
Date of Construction:	1985
Style:	Heavy timber detailing to comple ment Elizabethan style.
Structural Materials:	Heavy timber/steel framing
Special Characteristics and Comments:	610 seat outdoor amphitheater designed for Shakespearean theater.

12.* **Organ Pavilion**

Designer:	Harrison Albright
Date of Construction:	1915
Style:	Spanish Baroque
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Contains the world's largest outdoor organ. Electrical system needs to be refurbished.

East Prado



13. **Timken Art Gallery**

Designer:	Frank Hope
Date of Construction:	1965
Style:	Modern
Structural Materials:	Steel and marble
Special Characteristics and Comments:	Exterior features intricate bronze ornamentation.

14.* **Botanical Building**

Designers:	Carleton Monroe Winslow and Thomas P. Hunter, Engineer
Date of Construction:	1915
Style:	Mission revival
Structural Materials:	Steel and lath, wood and stucco
Special Characteristics and Comments:	The iron framework was originally used for a railroad station and was reassembled for the 1915 Exposition.

15.* **Casa del Prado and Casa del Prado Theater**

Designer:	Carleton Monroe Winslow
Date of Construction:	1915/rebuilt 1971
Style:	Spanish Colonial
Structural Materials:	Steel frame
Special Characteristics and Comments:	Originally designed for an agricultural exhibit, the entry ornamentation features garlanded columns flanking an ornamented two storied arcade. The theater features an elaborate entry frontispiece with flanking bell towers.

16.* **Casa de Balboa**

Designer:	Frank P. Allen, Jr.
Date of Construction:	1915/rebuilt 1981
Style:	Spanish Colonial
Structural Materials:	Steel frame
Special Characteristics and Comments:	Heavily ornamented cornices and red tile roofs at entry pavilions.

17.* **House of Hospitality**

Designer:	Carleton Monroe Winslow, remodel designed by Sam Hamill
Date of Construction:	1915/1928
Style:	Spanish Colonial
Structural Materials:	Wood frame/stucco, lath/plaster
Special Characteristics and Comments:	Interior courtyard contains fountain by Donal Hord.

18.* **Natural History Museum**

Designer:	William Templeton Johnson
Date of Construction:	1933
Style:	Spanish Renaissance
Structural Materials:	Reinforced concrete
Special Characteristics and Comments:	Exterior ornamentation depicts flora and fauna that is typically studied and exhibited by the museum.

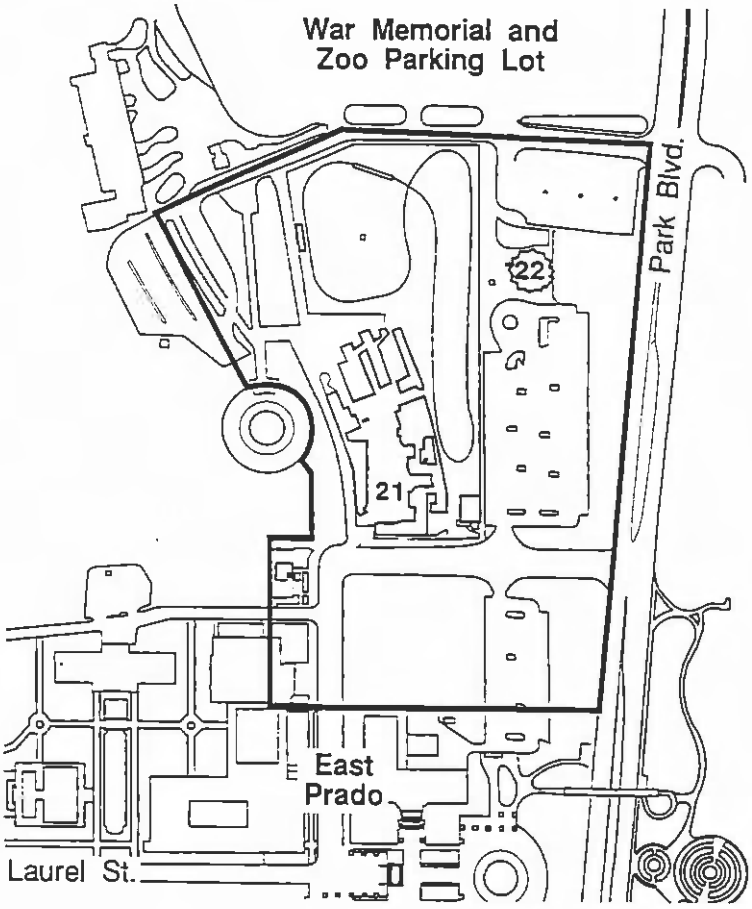
19. **Reuben H. Fleet Space Theater and Science Center**

Designer:	Louis Bodmer, AIA; Hatch-Heimerdinger and Assoc.
Date of Construction:	1973
Style:	Spanish Colonial
Structural Materials:	Steel frame
Special Characteristics and Comments:	The Space Theater is home to the world's first Omnimax Theater.

20. **Japanese Garden Exhibit House**

Designer:	Hiroo Kurano
Date of Construction:	1990
Style:	Japanese Traditional
Structural Materials:	Wood frame
Special Characteristics and Comments:	Custom craftsmanship. Ceramic tile and copper sheathing roof materials.

North Prado



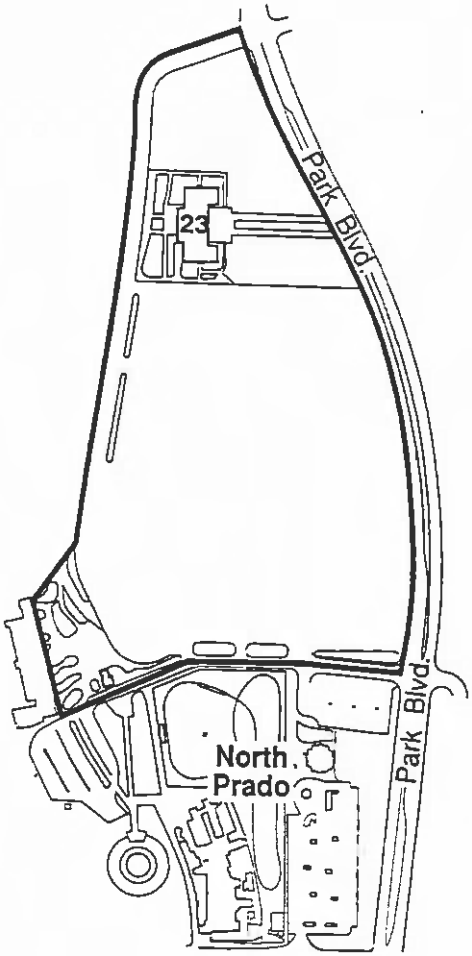
21.* **Spanish Village**

Designer:	Richard Requa
Date of Construction:	1935
Style:	Spanish Vernacular
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	The north portal was suggested by the Puerta de Castillo de Siguenza in Spain. Multicolored pavers original to exposition. Plumbing and electrical service is inadequate to meet current needs.

22.* **Carousel**

Designer:	Hershell-Spillman Company
Date of Construction:	1922
Style:	Arts and Crafts
Structural Materials:	Wood frame
Special Characteristics and Comments:	This is one of only seven carousels of its kind still in operation.

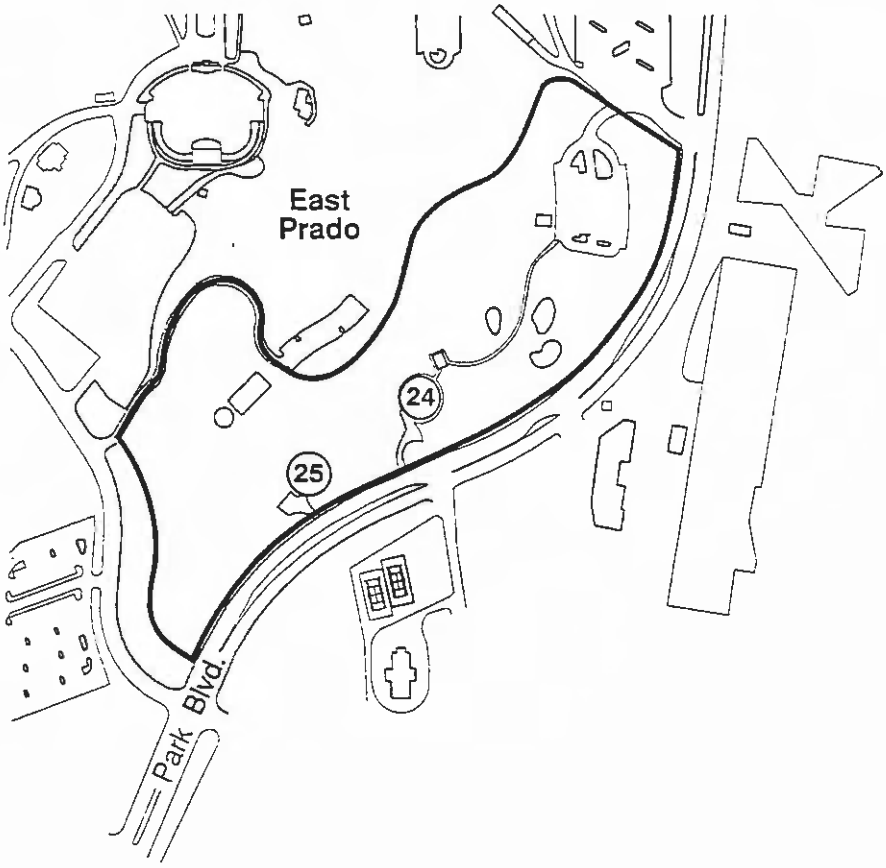
War Memorial and Zoo Parking Lot



23. War Memorial Building

Designer:	Unknown
Date of Construction:	1948
Style:	Modern
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Six meeting halls (each 100 seat) and a 500 seat auditorium.

Pepper Grove



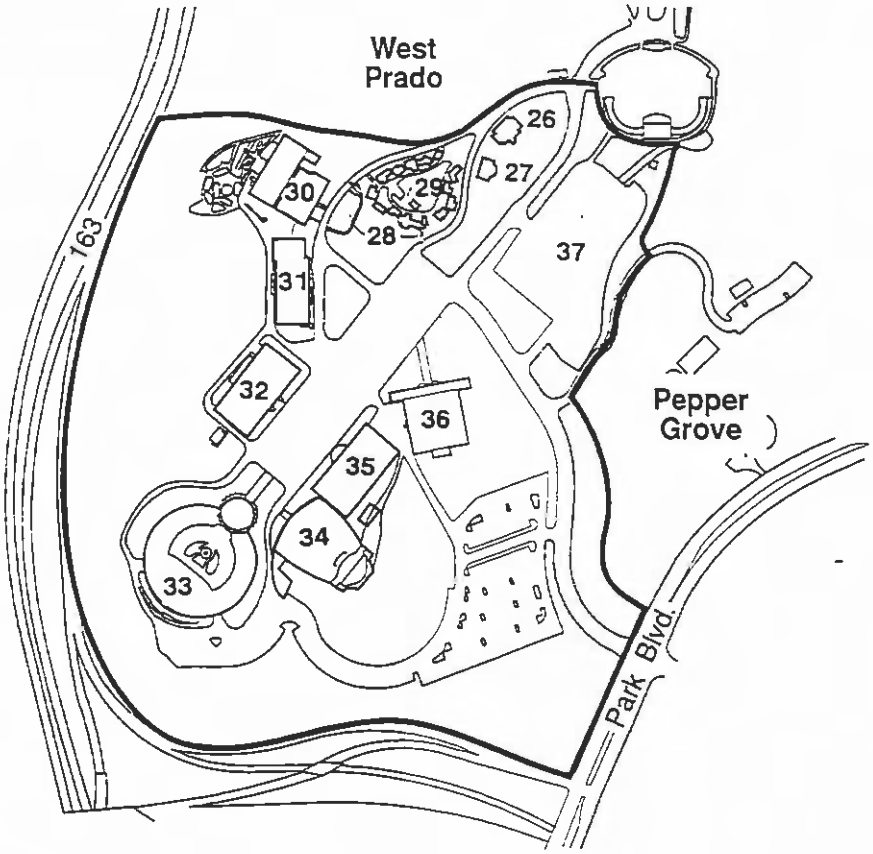
24. **Centro Cultural de la Raza**

Designer:	Unknown
Date of Construction:	1941
Style:	Industrial Watertank
Structural Materials:	Reinforced concrete
Special Characteristics and Comments:	Exterior murals represent the work of contemporary Mexican American artists. Interior restrooms will be added.

25. **South Water Tank**
(City of San Diego Dept. of Park & Recreation)

Designer:	Unknown
Date of Construction:	1941
Style:	Industrial Watertank
Structural Materials:	Reinforced concrete
Special Characteristics and Comments:	Will house the Worldbeat Center.

Palisades



26.* **Hall of Nations**

Designer:	Carleton Monroe Winslow
Date of Construction:	1915
Style:	Mission Revival
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Original tower with dome have been removed and the south veranda has been enclosed.

27.* **United Nations Building**

Designer:	Richard Requa
Date of Construction:	1935
Style:	Mission Revival
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Original detailing is similar to that of House of Pacific Relations.

28.* **House of Pacific Relations**
(International Cottages, International Village)

Designer:	Richard Requa
Date of Construction:	1935
Style:	Spanish Vernacular
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	The high level of original detailing adds variety and interest to the group of cottages. Plumbing and electrical service need to be replaced.

29. **House of Pacific Relations - House of Japan addition**

Designer:	Unknown
Date of Construction:	Unknown
Style:	Japanese Teahouse
Structural Materials:	Wood
Special Characteristics and Comments:	Sited in the central lawn area of the historic configuration.

30.* **Balboa Park Club**

Designer:	Rapp Brothers Architects
Date of Construction:	1915, addition 1935
Style:	Pueblo
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Original building modeled after the state museum of Santa Fe, New Mexico.

31.* **Palisades Building**

Designer:	Richard Requa
Date of Construction:	1935
Style:	Pueblo
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Contains a 500 seat recital hall and the Marie Hitchcock Puppet Theater.

32.* **Automotive Museum**

Designer:	Richard Requa
Date of Construction:	1935, renovated both during World War II and in 1988.
Style:	Art Deco
Structural Materials:	Wood frame
Special Characteristics and Comments:	Original ornamentation and entry mural were not restored during renovation.

33.* **Aerospace Museum**

Designer:	Walter Teague
Date of Construction:	1935
Style:	Industrial Moderne
Structural Materials:	Steel frame
Special Characteristics and Comments:	Interior murals depict various modes of transportation.

34.* **Starlight Bowl**

Designer:	Vern D. Knudson
Date of Construction:	1935
Style:	Moderne
Structural Materials:	Reinforced concrete
Special Characteristics and Comments:	Seating capacity is approximately 4,200.

35.* **Municipal Gym**

Designer:	Richard Requa
Date of Construction:	1935
Style:	Mayan/Deco
Structural Materials:	Wood frame
Special Characteristics and Comments:	Original ornamentation and bas-relief entry mural have been removed.

36.* **Federal Building**

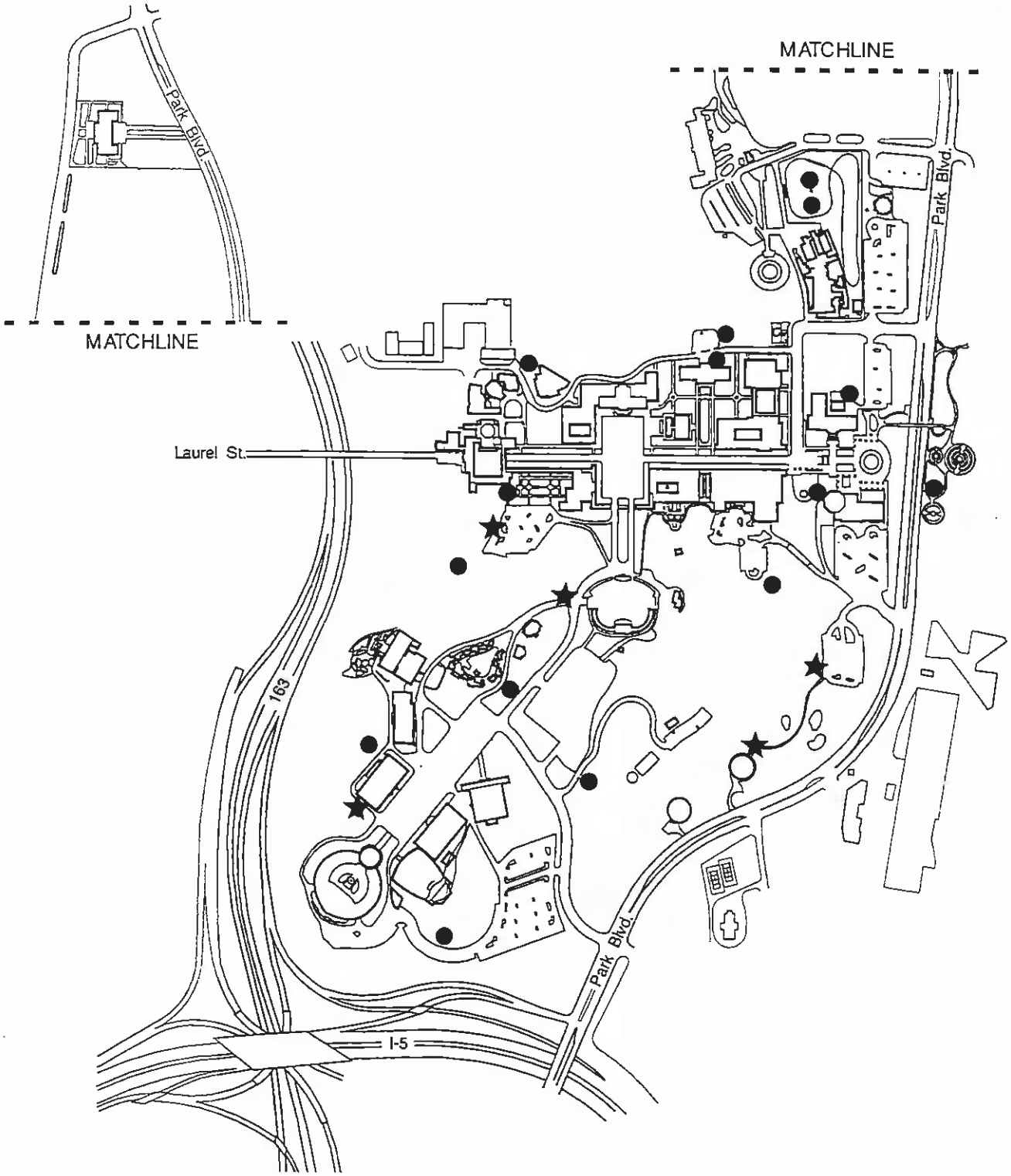
Designer:	Richard Requa
Date of Construction:	1935
Style:	Mayan
Structural Materials:	Reinforced concrete
Special Characteristics and Comments:	Entry facade is modeled after the palace of the governor of Uxmal in Yucatan, Mexico. Original plan covered mural has been removed.

Arcades and Auxiliary Structures

An existing grounds maintenance shed.

Existing arcades consist of those attached to the Casa del Prado, Casa de Balboa, House of Hospitality and House of Charm. In addition, freestanding arcades are located at the southeast and southwest corners of the Plaza de Panama, between the House of Charm and the Museum of Man along the south side of West Prado, between Casa del Prado and Casa del Prado Theater, and between the Casa de Balboa and the House of Hospitality. All arcades are in need of restoration with the exception of those attached to the Casa del Prado and Casa de Balboa.

Small scale auxiliary buildings on the Central Mesa include freestanding restrooms and Park grounds maintenance sheds. The five freestanding restrooms are all in need of renovation. Of particular importance is increased lighting and ventilation. The Park grounds maintenance sheds exist in a variety of forms and conditions. The most typical is a one-story wood structure used for storing tools and landscape materials. The existing sheds are not complementary to Park architecture nor the surrounding landscape. Existing freestanding restroom and grounds maintenance shed locations are shown in Figure 21.



Existing Auxiliary Buildings

13 June 1991

Figure 21

- ● Freestanding Grounds Maintenance Shed
- ★ Freestanding Restroom

Building Expansion Proposals

A survey of building lease holders was conducted at the start of this project to determine which organizations had any anticipated expansion or modification requests for their leased facilities. Proposals were received from institutions or were developed for organizations leasing buildings in other areas of the Park. Each initial proposal was evaluated during the early part of the plan process. Several proposals were significantly modified in collaboration with the institutions and organizations in order to comply with master plan objectives and to respect significant historic features. The following summarizes the building expansion proposals received for final evaluation.

Reuben H. Fleet Space Theater & Science Center

Expansion Needs

According to the survey response from the Fleet Center, it is now severely limited in its ability to fulfill its mission of improving the public's understanding of science due to lack of adequate space. Specifically, it needs more educational space for the public and school groups, educational exhibits, and national programs. In its first proposal the Fleet Center proposed to add 26,500 square feet to its building footprint and leasehold area in order to accomplish its goals.

Analysis of Initial Proposal

The northern portion of the proposed expansion would have encroached onto the Plaza de Balboa and its adjoining lawn by approximately 14,000 square feet.

Encroachment of the expansion onto the Plaza de Balboa would have compromised current usage of the plaza by significantly modifying the south portion of the plaza and restricting the ability of visitors to enjoy the fountain atmosphere, and open plaza. Due to the significant reduction in plaza size and the increased usage of the reduced plaza area for institution queues and institution specific pedestrian traffic, the atmosphere of the plaza would have changed from an open public space to an outdoor foyer or theater lobby.

Views and visual impact on the Plaza de Balboa would have also been significant. This is due to the loss of spatial symmetry between the Space Theater and the Museum of Natural History along the central axis of the Prado. This would have caused a significant imbalance of plaza space in the Plaza de Balboa.

Recommendations for Initial Proposal

Maintain spatial symmetry with the Natural History Museum by keeping the existing setback from centerline of the Prado axis.

Provide room for patron gathering and waiting lines which preserves the existing uses of the Plaza de Balboa.

Maintain the ticket booth within the building footprint.

Maintain non-ticketed access to cafe, restrooms and gift shop and continue to provide outdoor dining.

Mitigate loss of existing parking by providing an institution operated shuttle service between the Fleet Center and the Inspiration Point parking lot during peak weekday and weekend hours.

Alternative Proposal

The Fleet Center responded to the initial recommendations by scaling back their expansion footprint area and adjusting the expansion configuration to satisfy the concerns expressed in the initial analysis.

Analysis of Alternative Proposal

The alternative proposal maintains the existing building setback from The Prado axis, retains the existing number of parking spaces, includes an indoor queuing lobby and allows for free public access to food service, gift shop and restrooms. Building expansion primarily occurs on what is now parking lot, retaining slope, service area and a small portion of Plaza de Balboa lawn. Encroachment onto the lawn adjoining the Plaza de Balboa causes concern, but the Fleet proposes to mitigate this by creating more outdoor dining space on the Plaza de Balboa by receding the existing glass facade behind the building arches.

Alternatives considered to provide the requested room expansion and prevent encroachment onto park land were to create space in new basement or sub-basement areas, increase the height of the building with new stories, or to locate new attractions outside the Park. The expense of the first and third alternatives are considered prohibitive by the institution. The second alternative would severely impact the historic character of the Park.

Museum of Man

Expansion Needs

In response to the survey, the Museum requested additional storage space, a 500 seat auditorium and additional educational space. The expansions were to occur by expanding the south building (Fine Arts Building).

Analysis of Initial Proposal

Any additions or deletions to the California Quadrangle would destroy the original architectural composition and greatly diminish the building's architectural significance.

The California Quadrangle was built as a permanent complex for the 1915 exposition. It was the only building in the 1915 exposition designed personally by Bertram Goodhue. It is recognized by many architectural historians as the finest example of Spanish Colonial architecture in the entire exposition. It was also the primary inspiration for the Spanish Colonial revival throughout the United States and influenced the beginning of the Art Deco movement in Europe.

Due to the permanent nature of the design and its great historical significance, any proposal for exterior alteration would greatly impact the historical character of structure and its surroundings.

Recommendations for the Initial Proposal

Expansion or modification to the exterior of the building was not recommended. There is a high potential for developing creative alternatives to the building expansion that would meet the needs of the Museum. Use of alternate facilities in the Park, developing available, non-historically significant interior spaces or in utilizing off-site storage space are viable options, especially when considering the consequences of altering such a significant building.

Alternative Proposal

The Museum of Man withdrew their request for additional educational space and the 500 seat auditorium with the understanding that a new rehearsal space for the Old Globe would occasionally be available for their use. They proposed to locate 3000 square feet of additional storage space in currently unused non-historically significant interior basement and sub-basement areas of the South Building.

All changes are proposed to occur within the existing building footprint in unimproved excavated areas below the existing curatorial rooms in the southern wing of the museum. In the event of structural support difficulties an alternative recommendation proposes to locate the expansion below the existing grade outside the building footprint.

Analysis of the Alternative Proposal

Due to the extreme historic and architectural significance of the California Quadrangle, the potential negative consequences of any modification to the building are very high. Great care must be taken to insure that any building modifications take place within the existing building footprint and/or do not alter existing exterior elevations or significant interior elements.

Natural History Museum

Expansion Proposal

The Natural History Museum would like to add building space within its present leasehold area to complete a portion of the original planned structure

which was not built due to funding limitations at the time of construction. The addition would consist of approximately 50,000 square feet of space to be used for public areas, research, collections, administration and library uses. Additional public space would be available in the existing building by relocating non-public uses to the new wing. The addition would increase the building footprint by approximately fourteen thousand square feet.

Proposal Analysis

The Natural History Museum building was constructed in 1933 and has considerable historic significance. The fact that the current building configuration was originally intended to be temporary and that a proposed addition was anticipated at that time, greatly reduces the significance of potential historical impacts.

Proposed changes to the building would have minimal negative impact as long as symmetry between the existing west elevation and the proposed east elevation are preserved. Visual impact on public areas will be significant. The proposed expansion does not encroach on existing public open space, but potential conflicts could result with the increased visitor use of the proposed restaurant and auditorium on the north side with the passive uses of the adjacent lawn area. Impacts on parking, circulation and existing vegetation would be low.

Automotive Museum

Expansion Proposal

As a part of its lease agreement with the City, the Automotive Museum is required to construct an addition to their structure. The museum's proposal would increase the building footprint by forty thousand square feet. Proposed uses would include exhibit space and an automobile restoration shop.

Proposal Analysis

The proposed addition would have moderate impact on the historic value of the existing building and its surroundings because of its location on the west side of the structure. The addition would have potential negative impacts on the spatial character of the open canyon and views from an adjacent lawn area to the southwest. Grading would be required causing potential loss of existing vegetation.

Starlight Bowl

Expansion Proposal

A twelve thousand square foot addition to the stage house is requested to house rehearsal areas, dressing rooms, offices, workshops, classrooms and restrooms. Also needed is a stage enclosure which would create a weatherproof platform for year round full scale rehearsals.

Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has allocated an additional 4,000 square feet to House of Pacific Relations to accommodate member groups who do not currently have cottage space. The preliminary design included the relocation of the United States cottage to allow for an expanded central lawn area and a single grouping of cottages consisting of historic and newly constructed architecture.

Analysis of Initial Proposal

An evaluation of the plan by the National Park Service recommended leaving the United States cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Proposal

Comments from the National Park Service were incorporated and the new cottages were situated in a nearby area. The existing road alignment through the Village would be preserved and would be converted to a pedestrian walkway as it was during the 1935 Exposition.

Analysis of Alternative Proposal

The addition of new cottages to the existing grouping would have significantly affected the historical composition of the village. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be moderate. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redevelopment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studies as well as new studio buildings attached to the existing structures.

Analysis of Initial Proposal

The proposed expansion to Spanish Village would have a moderate impact on its historic character. The village is informal in plan and scale, the structures are eclectic in character and the village itself has experienced constant modification. The current modifications proposed to facilitate revitalization should help restore the historic vision of the facilities as a lively colony of artists' studios and support facilities.

The proposed expansions would be consistent in style and scale with the existing buildings. It would have a moderate impact on the informal and eclectic architecture of the village.

The National Park Service was concerned about attaching new additions to historic buildings unless the additions were reconstructions of lost architecture.

The Spanish Village Artists Association expressed a need for more studio space, a central area to be used as a Village gallery and office space and an outdoor art demonstration and performance area in the central plaza.

Alternative Proposal

In response to the needs of the Spanish Village Association and the recommendations of the National Park Service, the alternative plan features a reconstruction of the central building that appeared during the 1935 Exposition, a reconstruction of a lost portion of an existing studio building, new compatible buildings detached from the existing architecture, and a remodel of a non-historic addition of the Gem and Mineral building.

Analysis of Alternative Proposal

Because Spanish Village is informal in plan, style and scale, and because it has undergone numerous modifications since it inception, the proposed expansion would have a moderate impact on its historic significance. A moderate impact on its spatial character is also anticipated due to the proposed restoration of the southern entrance and the addition of an eastern entry. The Village will be more visible from the Zoo entrance and from Village Place. The proposed expansion would not encroach on public open space and would have low to moderate impacts on traffic, parking and existing vegetation.