Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Balboa Park

AND/OR COMMON

2 LOCATION

STREET & NUMBER
California Quadrangle 41 — NOT FOR PUBLICATION

CITY, TOWN
San Diego — VICINITY OF

CONGRESSIONAL DISTRICT
42nd

STATE	CODE	COUNTY	CODE
California	06	San Diego	073

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	X PUBLIC	X OCCUPIED	__AGRICULTURE	X MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	X PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	X EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
City of San Diego

STREET & NUMBER
City Hall, 202 C Street

CITY, TOWN
San Diego — VICINITY OF

STATE
California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
County Recorder's Office

STREET & NUMBER
1222 First Street

CITY, TOWN
San Diego

STATE
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
City of San Diego Site Board Register #1

DATE
1967 — __FEDERAL __STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
City Administration Building--Planning Department

CITY, TOWN
San Diego

STATE
California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A brief description of the grounds at Balboa Park should begin with Bertram Goodhue's plan: "The entrance was approached across a long bridge across a canyon up to what appears to be a fortified European town--the California and Fine Arts building dominate the view. Inside the grounds the exposition was laid out along the major axis of El Prado with the minor axis of the Plaza de Panama intersecting it. The California Quadrangle provided a primary open space at the entry, and small courts and vistas into courtyards with reflecting pools, which break the force of the main axis. Buildings and colonnades encircle and line these spaces which encouraged observers to compare it with a Spanish town. In its layout, however, the plan was highly classical, while the buildings, especially the main ones by Goodhue, gave the place its character.

The sense of homogeneity was in part due to the planting materials, for a variety of architectural styles were present, including classical, Spanish colonial, and pueblo. Nevertheless, the California Building and the Fine Arts Building, flanking the California Quadrangle to provide the dramatic view on the approach to the grounds, established a feeling of ensemble for the layout and the stylistic character of the architecture."[1]

The California Building and the Fine Arts Building were intended to be permanent structures and are not only distinguished architecturally but are constructed in reinforced concrete, with terra cotta infill and covered with stucco. There is an overlay of very complicated decorative ornament and cast stone sculpture designed by the Piccirilli Brothers of New York. The on-site architectural work was done by Carleton W. Winslow, Sr.

The California Building strongly resembles a baroque-Spanish church embellished with plaster ornament with a glazed tile dome which glitters in the sunlight. The sculpture represents the history of California and its Spanish origins. The building design is derived from the church of San Diego in Guanojuto in Mexico. The tile work was executed by Walter Nordhoff of San Diego. There are elaborate architectural descriptions of all buildings in Florence Christman's, "The Romance of Balboa Park."

Nearby is the other large structure in this group--the Fine Arts Building, it stands with connecting quadrangle walls to the California Building. It houses the Chapel of St. Francis and the "Wonder of Life" exhibit. The chapel contains a richly sculptured altarpeice with Saints associated with the history of Spain, Mexico and California. Although the chapel is used for ceremonies and weddings it has never been consecrated.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

The other structure in this California Quadrangle complex is the Administration Building which was the first one to be completed for the 1915 fair. It was designed by Carleton Winslow, Sr. It stands, like a guardhouse, to the north of the West Gate. There is crisp ornamentation on the doors and windows in the Moorish style.

The El Prado Complex consists of the following structures, buildings, gardens and plazas:

The Cabrillo Bridge (with approaches and guardhouses)
The House of Charm
The House of Hospitality
The Electrical Building
The Botanical Building
The Organ Pavilion
The Alcazar Gardens
The Plaza de Panama
The El Prado Arcade
The Fine Arts Gallery
The Casa del Prado (reconstruction)
The Natural History Museum

The following brief description is extracted from Jean Stern's National Register report.

House of Charm

The House of Charm is a two story building located on the southwest corner of the Plaza de Panama. It is designed in the relatively plain "mission" style, with very little elaborate ornamentation.

The main entrance to the House of Charm is on the east side of the building, facing onto the Plaza de Panama. The facade juts out from the side of the building, and is highlighted by two large engaged towers flanking the main doorway.

The House of Charm was designed by Carleton Monroe Winslow. It was originally built as a temporary building for the 1915 Panama-California Exposition.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

House of Hospitality

The House of Hospitality is a two story building located on the southeast corner of the Plaza de Panama. It is based upon the highly ornamented Spanish Baroque style, with heavy emphasis on door and window moulding.

The northwest corner of the building is embellished by a tall square tower, the upper part of which is covered with very elaborate detailed relief.

The south side of the building is characterized by an open-air patio area and a series of terraces leading south into a garden.

The interior of the House of Hospitality is an open two-story courtyard. Both stories are arcaded and supported by columns and pillars on each level. In the center is an octagonal tiled fountain with a statue.

The House of Hospitality was originally designed as a temporary building for the 1915 Panama-California Exposition. At that time, it was called the Foreign Arts Building and it had a south wing and no central open courtyard. The building was saved from destruction and, with alterations, was used during the 1935 California Pacific International Exposition, where it was called the House of Hospitality. The 1935 alterations were the removal of the south wing to make way for the patio and terraces, and the removal of the central part of the building where the courtyard now exists.

The original design is by Carleton Monroe Winslow, and the 1935 alterations are by Sam Hamill.

Electrical Building

The Electrical Building is a two story building located on the south side of El Prado, just east of the House of Hospitality. The building is laid out on an east-west axis, with two pavilions extending out of the main (north) face.

The north face is highly decorated, with two main entrances, each within a pavilion, one near the northeast corner, the other near the northwest corner. The first story (street level) is lined by the extension of the El Prado arcade. The street side of

(Continued)

the arcade is open, each arch supported by a rectangular pillar. The building side of the arcade joins into the building wall, creating a blind arcade. The arcade changes as it passes through both pavilions by becoming elaborately decorated vestibules trimmed with several rows of moulding.

The Electrical Building was designed by Frank P. Allen, Jr. It was originally built as a temporary building for the 1915 Panama-California Exposition. At that time it was called the Commerce and Industries Building. In 1916, the name was changed to the Canadian Building. The building was saved from destruction and during the 1935 California Pacific International Exposition it was called the Palace of Better Housing.

The elaborate Spanish Baroque design of the Electrical Building was inspired by the Casa Consistorial at Palma de Majorca, Spain.

Botanical Building

The Bontanical Building is a large lath covered structure housing an interesting collection of plants. The main portion of the building is built of redwood, supported by steel trusses painted to match the redwood. The overall shape of the building is that of a central dome of open-work lath, with two barrel vaults extending east and west, also of open-work lath. The central dome rests on four large steel arches covered in redwood. The dome is capped by an open cupola.

The Botanical Building was designed by Carleton Monroe Winslow. It was built for the 1915 Panama-California Exposition. At that time, it had a northern wing which extended from the central dome. This wing was different from the east and west wings in that it was glass-covered. The building remained virtually intact into the 1935 California Pacific International Exposition, where it housed a botanical display.

Organ Pavilion

The Organ Pavilion is located south of the Plaza de Panama, along Pan American Road. It is a building over three stories tall, flanked on the east and west by two colonnades, which curve out in front of the building (north side) forming a large atrium. In front of the building is a concrete stage that is completely open-air, as is the atrium.

(Continued)

The central building contains the organ. The facade of the building has a huge arch in the center.

The building is framed at all four corners by monumental engaged columns with spiraling vines. These are topped by Corinthian capitals, upon which is a winged angel blowing twin long trumpets.

The bronze plaque on the west side of the central arch on the front of the building reads as follows:

> To the people of San Diego this pavilion and organ are presented and to them and the people of all the world this pavilion and organ are dedicated by John D. Spreckels and Adolph B. Spreckels, January First A.D. Nineteen Hundred and Fifteen. Harrison Albright Architect.

Alcazar Gardens

The Alcazar Gardens lie between the California Quadrangle and the House of Charm, on the south side of El Prado. The gardens are layed out in a rectangular form, with the east-west axis being longer.

El Prado Arcade

The south side of El Prado is lined by a continuous arcade that originates at the California Quadrangle, continues around the south side of the Plaza de Panama, and terminates at the northeast corner of the Electrical Building.

The Alcazar Gardens were designed by Frank P. Allen, Jr. They were built for the 1915 Panama-California Exposition, where they were known as Los Jardines de Montezuma. At that time, the semi-circular apse at the west end was topped by a pergola. Later, the gardens were re-designed for the 1935 California Pacific International Exposition, and were named the Alcazar Gardens. In 1962, restoration of the garden was sponsored by the San Diego Rotary Club.

Plaza de Panama

The Plaza de Panama is formed by the intersection of El Prado with Pan American Road, the central north-south avenue which begins at the Plaza de Panama and leads

(Continued)

southward to the Organ Pavilion and into the Palisades Area. At present (1975) the Plaza de Panama is bordered on the north by the following buildings: The West-Wing addition to the Fine Arts Gallery (1966) occupies the northwest side, the Fine Arts Gallery (1925) occupies the north side, and the Timken Gallery (1965) which occupies the northeast side. The southern part of the plaza has the House of Charm (1915) on the southwest side, and the House of Hospitality (1915) on the southeast.

In addition, the southern edge of the plaza is formed by the continuation of the El Prado arcade. There, on a traffic island in the middle of Pan American Road, is a monumental statue of El Cid on horseback. The statue is the work of Anna Hyatt Huntington and it was made in 1930.

The Plaza de Panama was originally part of the ground plan for the 1915 Panama-California Exposition.

Fine Arts Gallery

The Fine Arts Gallery is located on the northern edge of the Plaza de Panama. It is a two story building with a central portion that juts out slightly forward from two side east-west wings.

The side wings are roofed in red tile, in contrast to the central facade. In addition, the wings are mostly plain flat wall while the central facade is highly ornate.

The central facade is dominated by an elaborate portal.

The Fine Arts Gallery was designed by William Templeton Johnson and Robert W. Snyder. It was built in 1925. The building occupies the site of the Sacramento Valley Building from the 1915 Panama-California Exposition.

Casa del Prado

The Casa del Prado is located on the north side of El Prado, across from the Electrical Building. It is made up of two parts, the main building on El Prado, and a second building in the form of Mexican church, facing onto Village Place, an avenue which begins at the eastern end of El Prado and leads northward to Spanish Village. These two buildings are joined by an open arcaded courtyard.

(Continued)

The interior of the main building is a two story arcaded courtyard, supported by plain rectangular pillars. This courtyard houses the Panama California Sculpture Court, in memory of Frank F. Evenson.

The Casa del Prado is a rconstruction of the original building that was built for the 1915 Panama-California Exposition. At that time it was known as the Varied Industries Building. In 1935, during the California Pacific International Exposition, the building was called the Food and Beverage Building.

Natural History Museum

The Natural History Museum is a three story concrete edifice located on the northeast corner of El Prado and Village Place. It is characterized by a central pavilion with adjoining eastwest wings, and a west wing addition extending northward.

The Natural History Museum was designed by William Templeton Johnson in 1931, and opened in 1933. The sculptural detail on the facade is the work of Arthur Putnam.

The site of the Natural History Museum was originally occupied by the Southern California Counties Building from the 1915 Panama-California Exposition. After the fair, the old building was renamed the Civic Auditorium. In December of 1925, the Civic Auditorium burned down. The site was marked for the new Natural History Museum which opened in January of 1933. In 1935, the building was called the Palace of Natural History during the California Pacific International Exposition. During World War II, the building was vacated and used as a hospital.

The Natural History Museum houses a superb collection, including the Klauber Rattlesnake Collection, the largest in the world. The building also houses the Klauber Herpetology Library, the largest collection of reptilian bibliography in the world."[2]

The circular Ford Building was built for the 1935 California Pacific International Exposition and is currently under restoration. Designed by Walter Dorwin Teague in the Art Moderne style, it is a fine example of the streamlined idiom with its rounded edges and geometrical details. Nearby is the Ford Bowl, (an amphitheatre) in the same style. They are sited on a promontory overlooking the city and the San Diego bay.

Most of the basic research on the Fair used herein is based as well on Theodore Prudon's paper for the SAH, Philadelphia, May 1976.

[1]Henderson, John, AIA Guide to San Diego.
[2]National Register of Historic Places nomination form.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	X LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	X SCULPTURE	
__1600-1699	X ARCHITECTURE	X EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	X ART	__ENGINEERING	__MUSIC	__THEATER	
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1915, 1935

BUILDER/ARCHITECT Bertram Goodhue, Carleton Winslow,Sr Richard S. Requa, Walter Dorwin Teague

STATEMENT OF SIGNIFICANCE

Balboa Park is the cultural center of San Diego as well as being a beautifully designed urban area--one of the best planned and landscaped in America. The buildings are some of the finest Spanish Baroque revival architecture extant.

John Henderson describes the history of the park:

"In 1868, the board of trustees set aside 1400 acres of undeveloped, city owned pueblo lands for a park. This dedication was perhaps the greatest single act of foresight in San Diego's history. For many years following, the site was a park in name only as its barren hills and valleys were used only for cattle grazing, dumping grounds and gravel digging. An Indian Rancheria and city dog pound were located here and only the wildflowers gave some aesthetic relief. Constant encroachment threatened to reduce the park acreage and several attempts to sell off portions were successfully thwarted by citizens groups. However, the gradual erosion occurred with acreage given to Russ School (1881), the Children's Home (1887) and an orphanage (1889) which later became the Naval Hospital. Public interest in park beautification began in 1889 with tree plantings and a few years later, the establishment of a nursery by Kate O. Sessions. Her "rental" agreement included "planting 100 trees each year in City Park and donating another 300 trees each year for other city owned parks." To this great woman, the city owes a debt for her introduction of the cypress, torrey pine, jacaranda, cork oak, pepper, eucalyptus, fan palm and many other trees which now grace the park and various parts of the city.

In 1902, the major turning point, George W. Marston commissioned Samuel Parsons Jr., New York landscape architect, to prepare a master plan for the park. Much of the basic road, path and tree development we see today is the result of the implementation of this plan. By 1909, the idea of an exposition was formulated to celebrate the opening of the Panama Canal, scheduled for completion in 1915. Civic leaders, led by G. Aubrey Davidson, (president of the Chamber of Commerce), rallied around the tremendously ambitious project and hired Bertram Grosvenor Goodhue from New York as the architect. Originally envisioned by the Director General (Col. D. C. Collier) as a miniature Mission-style city it is interesting speculation to wonder what role Irving Gill played in the early planning. Certainly unmistakably Gill motifs occur

(Continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See continuation sheet).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	1 1	4 8 6 3 9 0	3 6 2 1 8 3 0
B	1 1	4 8 6 3 8 0	3 6 2 1 1 5 0
C	1 1	4 8 5 6 0 0	3 6 2 0 5 8 0
D	1 1	4 8 5 2 0 0	3 6 2 1 3 6 0

VERBAL BOUNDARY DESCRIPTION

(See continuation sheet).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Ms. Carolyn Pitts, Architectural Historian

ORGANIZATION — DATE

Historic Sites Survey Division, NPS — 7/19/77

STREET & NUMBER — TELEPHONE

1100 L Street, NW. — 202-523-5464

CITY OR TOWN — STATE

Washington, — D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE — DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

frequently in the arcades (with their pure circular arches), the administration building, the Cabrillo bridge, the botanical building and lily pond. In any event it is known that he acted as a consultant, but soon moved to Los Angeles, establishing a second office. Goodhue brought to San Diego the flamboyant, exciting Spanish-Colonial with the churrigueresque, the renaissance of the baroque and rococo styles, which turned the public taste away from the pure Mission simplicity. The Exposition plan was drawn, featuring the present well integrated classical scheme of landscaped buildings. The lath and plaster buildings were only to last a few years and were to be replaced later with permanent structures and landscaped gardens. The Exposition opened on 1 January 1915 and formally closed at the end of 1916, paying all its expenses and resulting in accomplishments that were far reaching for San Diego and its future role. Many new residents were attracted and, impressed by what they saw, stayed. Balboa Park emerged as the center of the city's social, cultural and recreational life. The San Diego Zoo was established (1922) using the few animals that had been exhibited. Art and cultural exhibits were utilized and formed the beginning of the Fine Arts Society, the Museum of Man and the Natural History Museum. Morley Field developed after John Nolan's plan in 1927 and many WPA projects were instituted in the 1930's. By 1935, the city was ready for another fair and the California-Pacific International Exposition was planned, with Richard S. Requa as architect. Requa, trained in Gill's office, had developed his own architectural vocabulary, solidified by his world travels and is responsible for the buildings in the Palisades area, the Spanish Village, Old Globe Theater, Alcazar Garden and the Cafe Del Rey Moro patio and gardens. Used by the military throughout the war, with little additional development, the park suffered its next greatest encroachment by freeway projects, Cabrillo Freeway in the 1940s and interstate 5, in the 1960s. Balboa Park, now 102 years old, has indeed weathered many storms and has been the focus of much of San Diego's development. Along with the harbor, Mission Bay and, once, Mission Valley (now tragically destroyed) it is still one of San Diego's greatest assets."[1]

Bertram Goodhue was a logical choice as a designer--he had traveled widely and, with Sylvester Baxter, wrote Spanish Colonial Architecture in Mexico. He had designed the Washington Hotel in Colon, Canal Zone and the Episcopal Cathedral in Havana. The master plan of the park was to be designed by the Olmsteds and Goodhue--the Olmsteds withdrew and Goodhue then created the park. With local architects working on individual structures.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

There are a few remnants remaining of America's Expositions--Memorial Hall in Philadelphia (1876), the Museum of Science Industry in Chicago, (1893), the empty meadows at Flushing--in San Diego one can see a great deal of the 1915 fair today.

---

[1]Henderson, John, AIA Guide to San Diego, 1976.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Prudon, Theodore H.M., The Panama-California Exposition, San Diego, 1915, a paper presented at the Annual Meeting of the Society of Architectural Historians. Philadelphia, May 1976.

Winston, Carleton Monroe,
The architecture and the gardens of the San Diego exposition: a pictorial survey of the aesthetic features of the Panama California International Exposition. San Francisco, 1916.

Baum, D. J.,
"An Eastern architects impressions of recent work in Southern California: beautiful and novel effects in new materials--original uses of tiles, stucco, woodwork and ornamental gables" Architecture, 1918, Vol. 38, pp. 177-180, 217-221.

Darbyshire, Martha B.,
Old Monterrey houses. Arts and Decoration, Vol. 50, pp. 6-11, 34, 40, October 1939.

Gebbard, David,
The Spanish Colonial Revival in Southern California, 1895-1930. JSAH, Vol. 26, #2, pp. 131-147, May 1967.

Grey, Elmer,
Architecture in Southern California. Architectural Record, Vol. 17, pp. 1-17, January 1905.

Howard, John Galen,
Country house architecture on the Pacific Coast. Architectural Record, Vol. 40, pp. 323-355, October 1916.

Kent, William W.,
The modern country house in California. Country Life, (N.Y.), Vol. 37, pp. 122-126.

Lamar, Cazenove,
Mexican influence in California architecture. Architect and Engineer, 1921, Vol. 65, pp. 75-80.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Morrow, I. F.,
A new addition to California's Spanish tradition. Architect and Engineer, 1921, Vol. 67, pp. 47-61.

Newcomb, Rexford,
Some Spanish residences in Southern California by George Washington Smith, architect. Western Architect, 1922, Vol. 31, pp. 58-61.

Newson, Archie T.,
Style - California-Colonial. Architect and Engineer, October 1935, Vol. 123, pp. 11-27.

Winter, Robert W.,
Southern California architecture and crafts: early 20th century works. Historic Preservation, April, June 1972, Vol. 24, #2, pp. 12-15.

Withey, H. F.,
A revival of true Andalusian Spanish architecture. Architect and Engineer of California, 1918, Vol. 55, pp. 65-79.

San Diego after twenty years...a study in contrasts. American Architect, July 1935, Vol 147, pp. 8-9.

The buildings for the Panama-California Exposition, San Diego, California; Bertram G. Goodhue, advisory and consulting architect. Architectural Review, 1914, Vol. 3, pp. 45-46.

Denivelle, Paul E.,
Texture and color at the Panama-Pacific Exposition. Architectural Record, November 1915, Vol. 38, pp. 563-570.

Goodhue, B. G.,
The Panama-California Expostion, San Diego, California. Construction Details, 1914, Vol. 6, pp. 143-159.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Price, C. Matlack,
The Panama-California Exposition, San Diego. B. G. Goodhue and the Renaissance of Spanish-Colonial architecture. Architectural Record, March 1915, Vol. 37, pp. 228-251.

Stein, C. S.,
A triumph of the Spanish-Colonial style. National Architect, 1915, Vol. 6, pp. 178, 203-205.

Railway station, Santa Fe Railroad, San Diego, California. American Architect, November 21, 1917, Vol. 112, #2187.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Those portions of the land designated as "City Park Reservation," known as Balboa Park, in the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Pascoe, a copy of which was filed in the Office of the County Recorder of said County, and is known as Miscellaneous Map No. 36, which lies within Pueblo Lots 1135, 1143 and 1144 of the Pueblo Lands of San Diego, according to Map thereof by Charles H. Poole, a copy of which was filed in said County Recorder's Office and is known as Miscellaneous Map No. 35, described as follows:

Beginning at the intersection of the Easterly line of Route 163, as located and established as of the date of this instrument, with the North line of said Pueblo Lot 1135; thence Easterly along said North line of Pueblo Lots 1135 and 1136 to an intersection with the Westerly line of Park Boulevard, as located and established as of the date of this instrument; thence Southerly and Southwesterly along the Westerly and Northwesterly line of said Park Boulevard to an intersection with the Northerly line of Interstate 5, as located and established as of the date of this instrument; thence Westerly along said Northerly line to an intersection with the Easterly line of said Route 163, thence Northwesterly and Northerly along said Easterly line of Route 163, returning to Point of Beginning.

Said area shall encompass those structures which were erected for the Panama-California International Exposition of 1915-1916, the California Pacific International Exposition of 1935-36, and the Timken Fine Art Gallery and West Wing of the Fine Arts Gallery which were constructed in 1964.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET ITEM NUMBER PAGE

PHOTOGRAPHS AND THEIR DESCRIPTIONS

SITE: Balboa Park Historic District

LOCATION: San Diego, California

PHOTO CREDIT: City of San Diego

DESCRIPTION:
1. Casa del Prado, view from South
2. Casa del Prado, view from South
3. The El Prado Arcade
4. Natural History Museum, view from South
5. Fine Arts Gallery, view from the South
6. Electrical Building, view from the North
7. House of Hospitality, view of the West
8. House of Charm, North Portal
9. Organ Pavilion, View from Northwest
10. Cabrillo Bridge, view from the South
11. Alcazar Gardens (partial view)

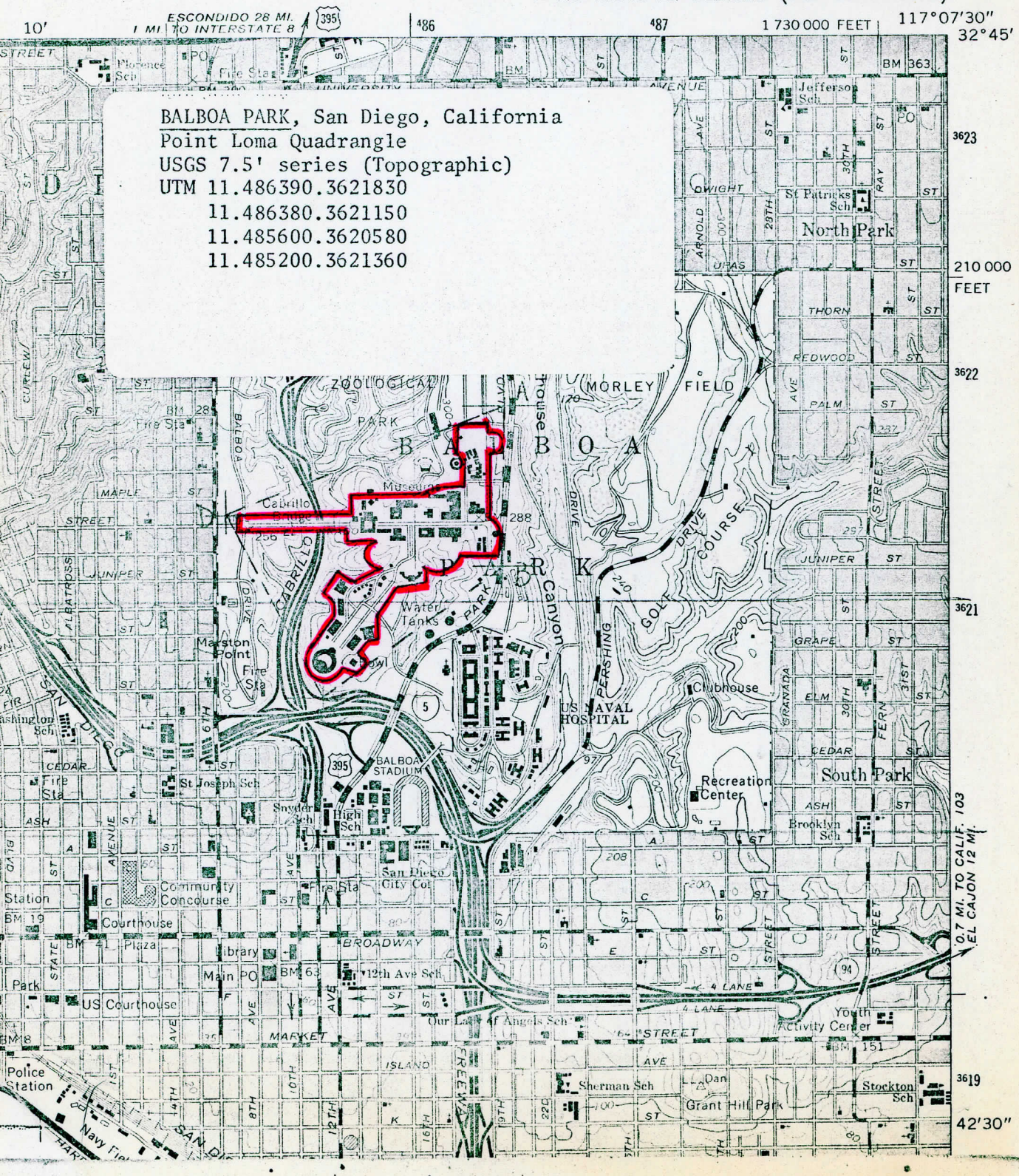
PHOTO CREDIT: HABS, Marvin Rand

DESCRIPTION:
12. Balboa Park, Entrance
13. Balboa Park, Entrance
14. Botanical Garden
15. Botanical Garden, Interior
16. Botantical Garden

237

POINT LOMA QUADRANGLE
CALIFORNIA – SAN DIEGO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

2549 I SE (LA MESA)



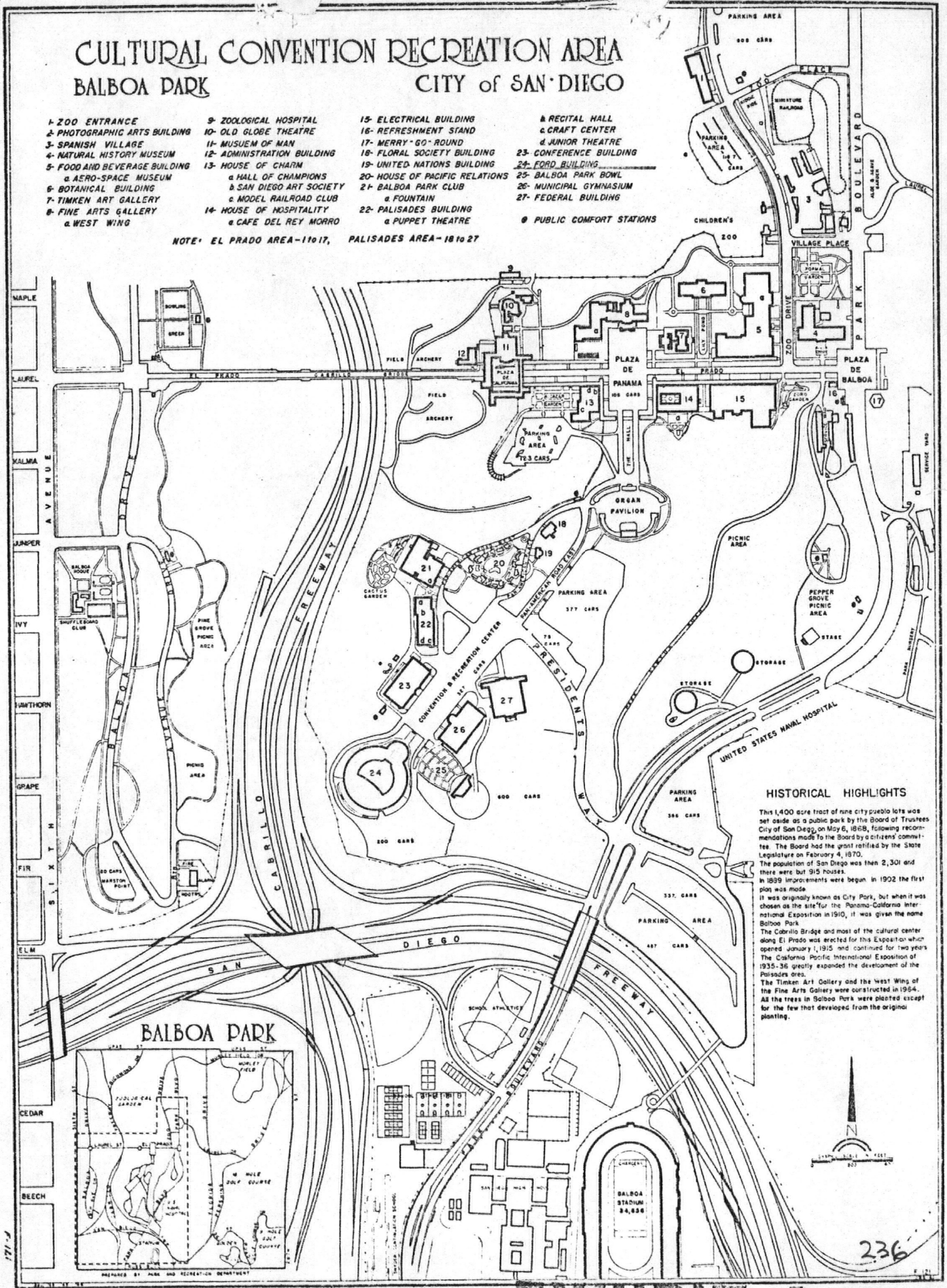
BALBOA PARK, San Diego, California
Point Loma Quadrangle
USGS 7.5' series (Topographic)
UTM 11.486390.3621830
11.486380.3621150
11.485600.3620580
11.485200.3621360

CULTURAL CONVENTION RECREATION AREA
BALBOA PARK — CITY of SAN DIEGO

1- ZOO ENTRANCE
2- PHOTOGRAPHIC ARTS BUILDING
3- SPANISH VILLAGE
4- NATURAL HISTORY MUSEUM
5- FOOD AND BEVERAGE BUILDING
   a. AERO-SPACE MUSEUM
6- BOTANICAL BUILDING
7- TIMKEN ART GALLERY
8- FINE ARTS GALLERY
   a. WEST WING
9- ZOOLOGICAL HOSPITAL
10- OLD GLOBE THEATRE
11- MUSUEM OF MAN
12- ADMINISTRATION BUILDING
13- HOUSE OF CHARM
   a. HALL OF CHAMPIONS
   b. SAN DIEGO ART SOCIETY
   c. MODEL RAILROAD CLUB
14- HOUSE OF HOSPITALITY
   a. CAFE DEL REY MORRO
15- ELECTRICAL BUILDING
16- REFRESHMENT STAND
17- MERRY-GO-ROUND
18- FLORAL SOCIETY BUILDING
19- UNITED NATIONS BUILDING
20- HOUSE OF PACIFIC RELATIONS
21- BALBOA PARK CLUB
   a. FOUNTAIN
22- PALISADES BUILDING
   a. PUPPET THEATRE
   b. RECITAL HALL
   c. CRAFT CENTER
   d. JUNIOR THEATRE
23- CONFERENCE BUILDING
24- FORD BUILDING
25- BALBOA PARK BOWL
26- MUNICIPAL GYMNASIUM
27- FEDERAL BUILDING

@ PUBLIC COMFORT STATIONS

NOTE: EL PRADO AREA - 1 to 17, PALISADES AREA - 18 to 27



HISTORICAL HIGHLIGHTS

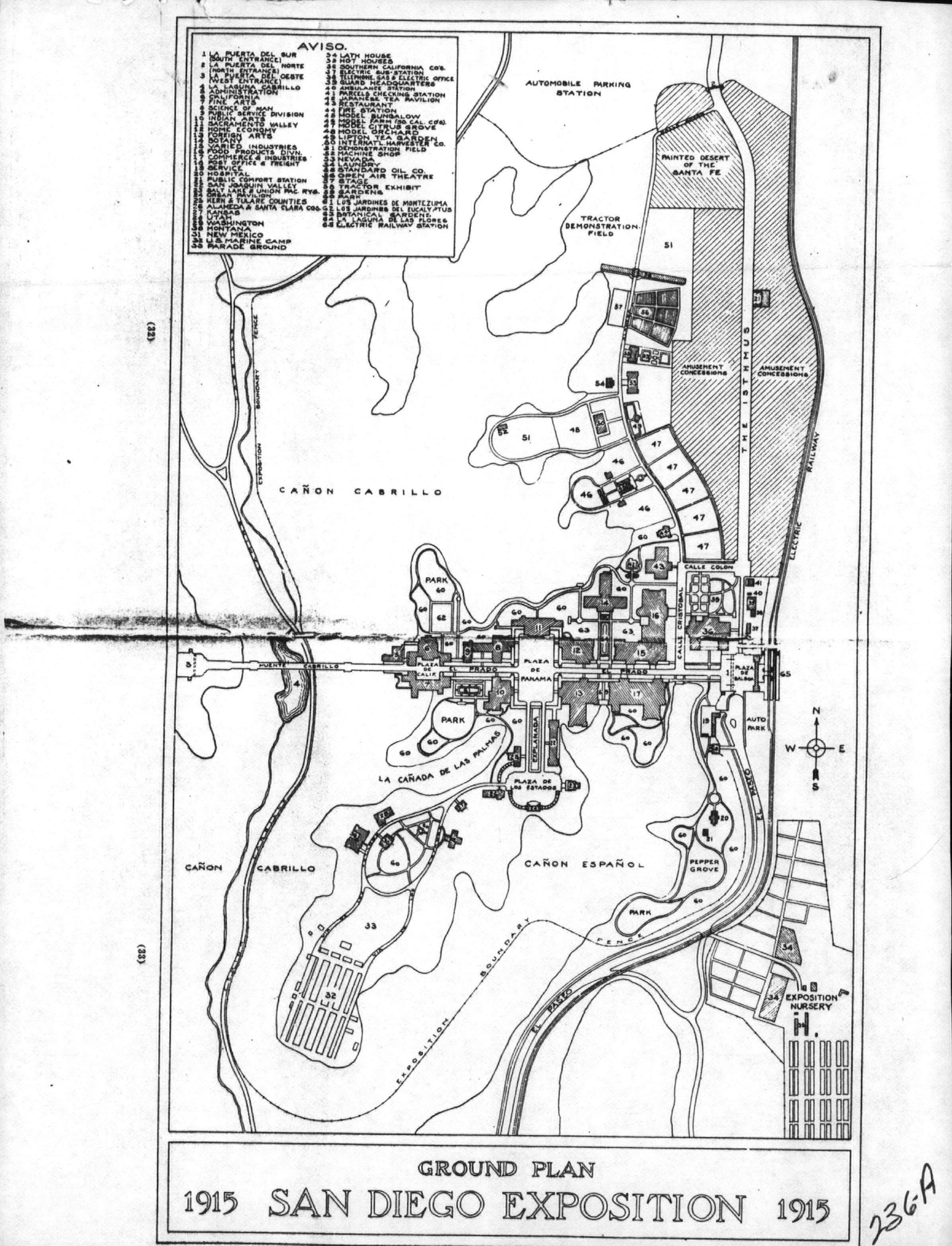
This 1,400 acre tract of nine city pueblo lots was set aside as a public park by the Board of Trustees City of San Diego, on May 6, 1868, following recommendations made to the Board by a citizens' committee. The Board had the grant ratified by the State Legislature on February 4, 1870.
The population of San Diego was then 2,301 and there were but 915 houses.
In 1889 improvements were begun. In 1902 the first plan was made.
It was originally known as City Park, but when it was chosen as the site for the Panama-California International Exposition in 1910, it was given the name Balboa Park.
The Cabrillo Bridge and most of the cultural center along El Prado were erected for this Exposition which opened January 1, 1915 and continued for two years.
The California Pacific International Exposition of 1935-36 greatly expanded the development of the Palisades area.
The Timken Art Gallery and the West Wing of the Fine Arts Gallery were constructed in 1964.
All the trees in Balboa Park were planted except for the few that developed from the original planting.

BALBOA PARK

PREPARED BY PARK AND RECREATION DEPARTMENT

236

EXHIBIT A



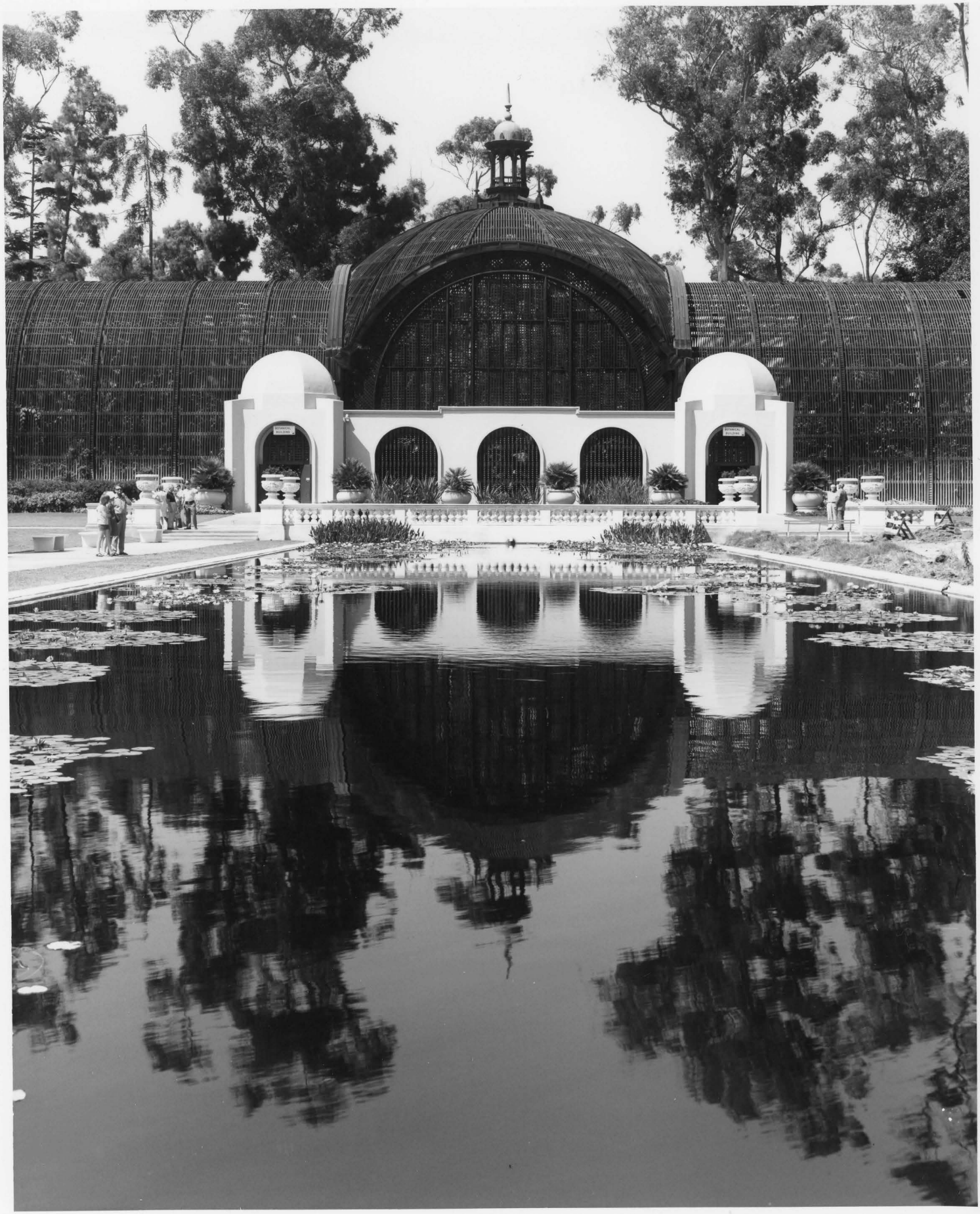
GROUND PLAN

1915 SAN DIEGO EXPOSITION 1915

236-A



COPYRIGHT © BY GASTON LOKVIG AND CAROL MENDEL · PUBLISHED BY CAROL MENDEL, P.O. BOX 6022, SAN DIEGO, CA. 92106




SAN DIEGO
MUSEUM OF MAN
PASSENGER ZONE



~~Ohio Statehouse Credit: Jeffrey Darbee~~ BALBOA PARK.



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Cabrillo Bridge, View from the South

BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: House of Charm, North Portal



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Fine Arts Gallery, View from the South



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Natural History Museum,
View from South



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Casa del Prado, view from South



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: House of Hospitality,
View of the West



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: The El Prado Arcade



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Casa del Prado, view from South.

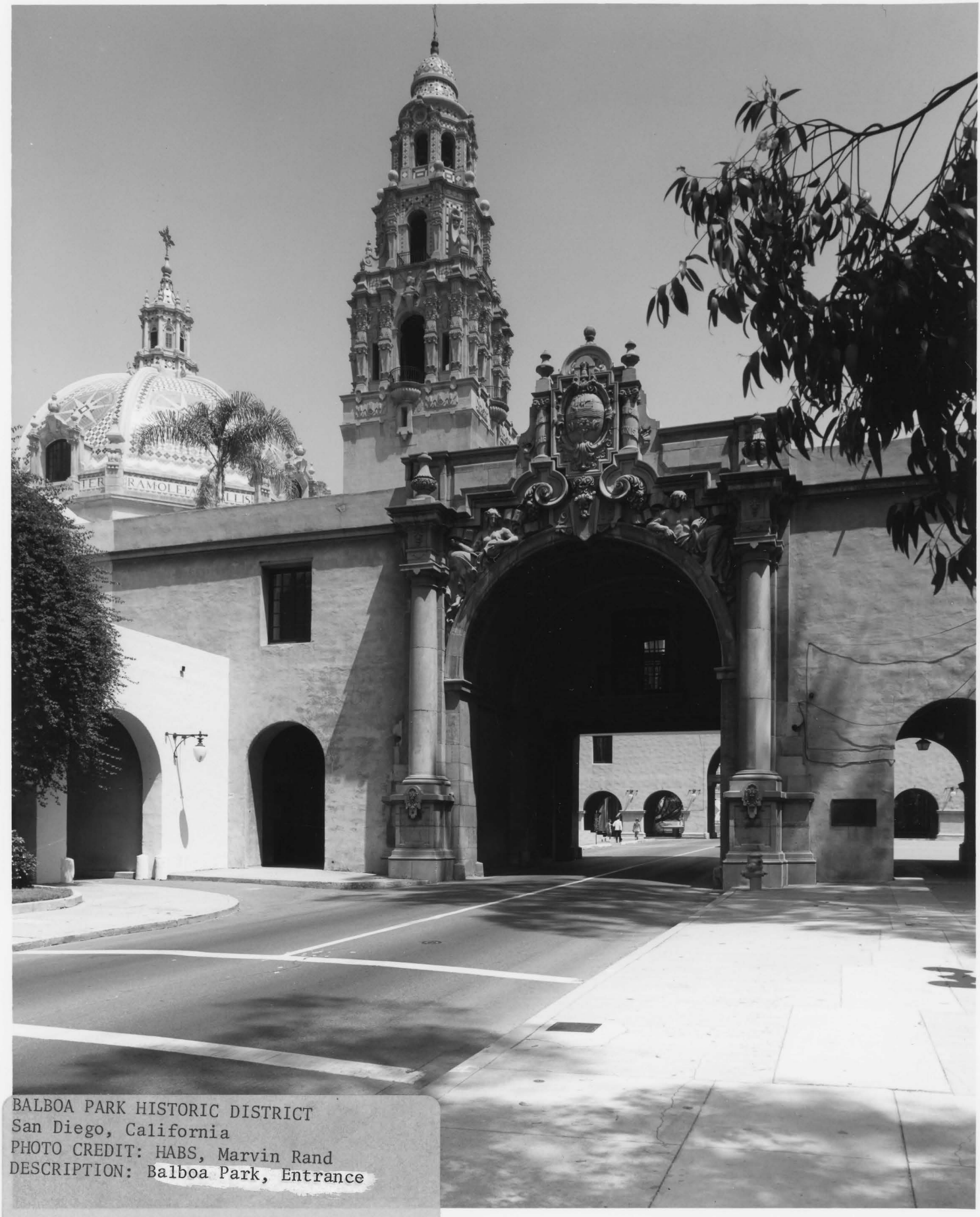


BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Organ Pavilion, View from Northwest



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Electrical Building, View from the North





BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: HABS, Marvin Rand
DESCRIPTION: Balboa Park, Entrance

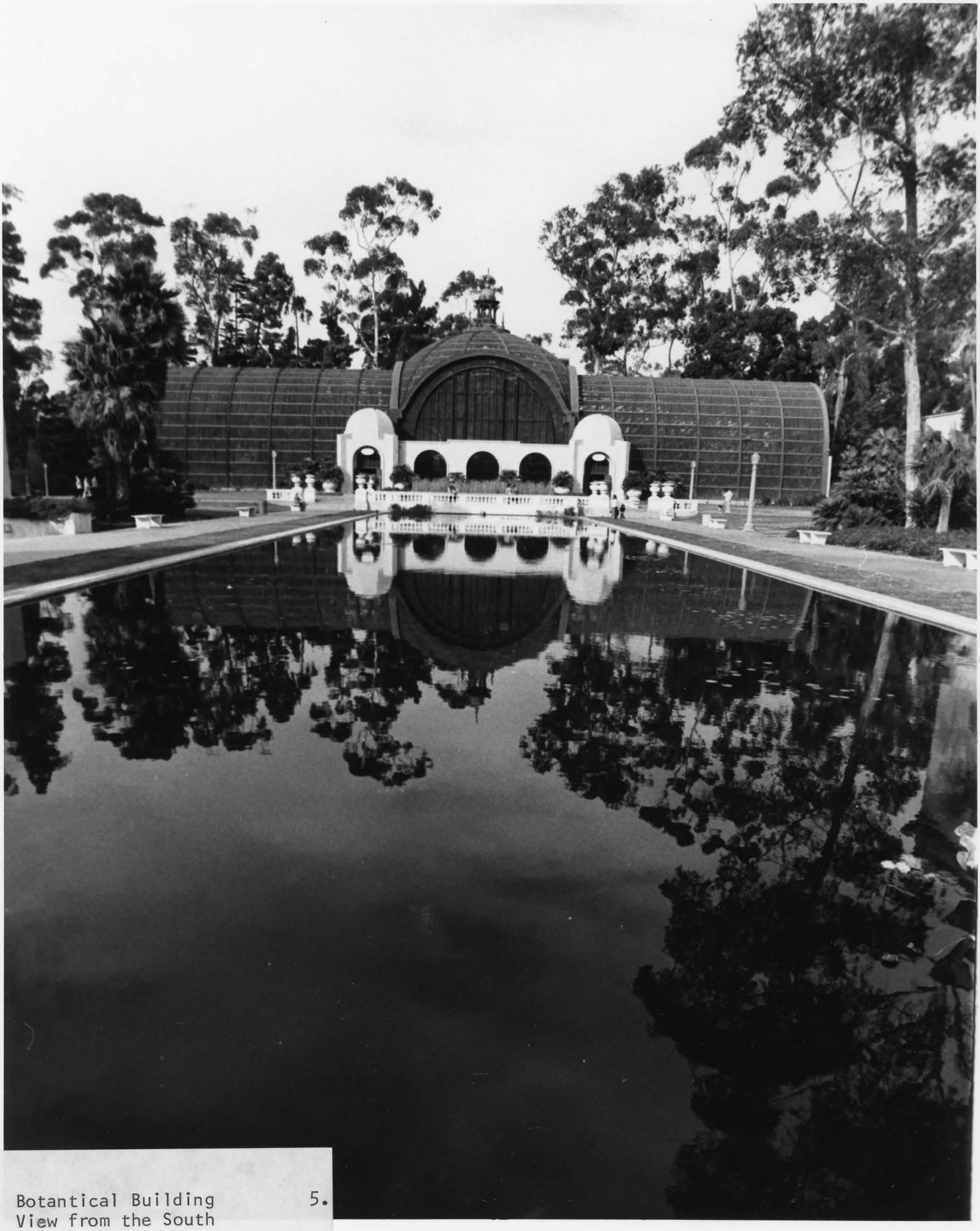


Cabrillo Bridge 1A.
West Approach - Guardhouse
on South Side of El Prado



House of Charm
View from the East

2.



Botantical Building
View from the South

5.



The Plaza de Panama 8.



Fine Arts Gallery 10A.
View from the South

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

POINT LOMA QUADRANGLE
CALIFORNIA—SAN DIEGO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

BALBOA PARK, San Diego, California
Point Loma Quadrangle
USGS 7.5' series (Topographic)
UTM 11.486390.3621830
11.486380.3621150
11.485600.3620580
11.485200.3621360

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and City of San Diego

Topography by photogrammetric methods from aerial photographs taken 1966. Field checked 1967
Supersedes map surveyed 1938–39, revised 1953

Selected hydrographic data compiled from USC&GS Charts 5105 (1968) and 5107 (1969). This information not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 6
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1967 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 4 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
Interstate Route
U. S. Route
State Route

POINT LOMA, CALIF.
N3237.5—W11707.5/7.5 X 8

1967

AMS 2549 II NW—SERIES V895

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1970

The General Plan

BALBOA PARK

SAN DIEGO CALIFORNIA

1975



DEDICATED PARK CONTAINS 1,158.43 ACRES

PREPARED BY THE PARK DESIGN SECTION 7-14-67

KEY:

- 1915 EXPOSITION
- 1935 EXPOSITION
- CONTEMPORARY / RECONSTRUCTIONS
- MIN. SUGGESTED BOUNDRY

TO QUINCE & RICHMOND ST. BRIDGES

GLOBE THEATRE

MUSEUM OF ART

STATE 163

ONE LANE

ONE LANE

MUSEUM OF MAN

CABRILLO BRIDGE

ALCAZAR GARDEN

HOUSE OF CHARM

ELEVATOR + PEDESTRIAN BRIDGE

PROPOSED PARKING GARAGE (620 VEHICLES)±

EX. PARKING

PROPOSED BRIDGE

PALM CANYON

TUNNEL

POTENTIAL ACCESS

ORGAN PAVILION

STATE 163

BALBOA PARK CLUB

PROPOSED EXPANSION

EXISTING

HOUSE OF PACIFIC RELATIONS

PROPOSED PARKING STRUCTURE (400 VEHICLES)±

PALISADES BLDG.

PROPOSED FOUNTAIN

POTENTIAL BUILDING

FLAG PLAZA

RECONSTRUCTED MALL

CONFERENCE BLDG.

FEDERAL BLDG.

INDUSTRIES BLDG.

PRESIDENTS WAY

AEROSPACE MUSEUM

STARLIGHT THEATRE

PARK BLVD.

STUDY
NOT FOR CONSTRUCTION
THE PEKAREK GROUP
LANDSCAPE ARCHITECTURE PLANNING

FIGURE 22

STUDY
NOT FOR CONSTRUCTION
PEKAREK GROUP

PROPOSED PALISADES DEVELOPMENT PLAN

CULTURAL RECREATION AREA

BALBOA PARK — CITY of SAN DIEGO

1- ZOO ENTRANCE
2- PHOTOGRAPHIC ARTS BUILDING
3- SPANISH VILLAGE
4- NATURAL HISTORY MUSEUM
5- CASA DEL PRADO
6- BOTANICAL BUILDING
7- TIMKEN ART GALLERY
8- SAN DIEGO MUSEUM OF ART
   a. West Gallery
9- OLD GLOBE THEATRE
10- MUSEUM OF MAN
11- EMPTY
12- HOUSE OF CHARM
   a. Hall of Champions
   b. San Diego Art Institute
   c. d. Model Railroad Club
13- HOUSE OF HOSPITALITY
   a. Cafe del Rey Moro
14- ELECTRIC BUILDING
15- SPACE THEATRE & SCIENCE CENTER
16- HALL OF NATIONS
17- UNITED NATIONS BUILDING
18- HOUSE OF PACIFIC RELATIONS
19- BALBOA PARK CLUB
   a. Park Design Section
20- PALISADES BUILDING
   a. Puppet Theatre
   b. Recital Hall
   c. Craft Center
21- CONFERENCE BUILDING
   a. Recreation Division
22- AEROSPACE HISTORICAL CENTER
   a. Aerospace Museum & Hall of Fame
23- STARLIGHT BOWL
24- MUNICIPAL GYMNASIUM
25- FEDERAL BUILDING

• BUS STOPS
:: PUBLIC COMFORT STATIONS
* Temporarily closed

NOTE: EL PRADO AREA - 1 to 15 PALISADES AREA - 16 to 25

PARKING 2519 CARS

ZOO

PLACE
PARKING 82 CARS

RESTRICTED PARKING

203 CARS

ELMER C. OTTO CENTER

CONCESSION STAND

31 CARS

VILLAGE PLACE

101 CARS

PLAZA DE PANAMA 113 CARS

CULTURAL GARDEN

132 CARS

152 CARS

PLAZA DE BALBOA

ROSE GARDEN

DESERT GARDEN

ORGAN PAVILION

110 CARS

PEPPER GROVE PICNIC AREA

CENTRO CULTURAL

PARKING 373 CARS

PAN-AMERICAN PLAZA
PARKING 259 CARS

62 CARS

PARKING 394 CARS

PARKING 386 CARS (NAVY ONLY)

FEE PARKING 337 CARS

FEE PARKING 487 CARS

FEE PARKING 207 CARS

UNITED STATES NAVAL HOSPITAL

FREEWAY

CABRILLO

DIEGO

SAN

MAPLE
LAUREL
KALMIA
JUNIPER
IVY
HAWTHORN
GRAPE
FIR
ELM
AVENUE
SIXTH
DRIVE

BALBOA PARK

WORLEY FIELD

ZOO

HISTORICAL HIGHLIGHTS

This 1,400 acre tract of mesa city pueblo lots was set aside as a public park by the Board of Trustees City of San Diego, on May 6, 1868, following recommendations made to the Board by a Citizens' Committee. The Board had the grant ratified by the State Legislature on February 4, 1870.

The population of San Diego was then 2,301 and there were but 365 houses.

In 1889 improvements were begun. In 1902 the first plan was made.

It was originally known as City Park, but when it was chosen as the site for the Panama-California International Exposition in 1910, it was given the name Balboa Park. The current acreage is 1,158.

The Cabrillo Bridge and most of the cultural center along El Prado was erected for the Exposition which opened January 1, 1915 and continued for two years. The California-Pacific International Exposition of 1935-36 greatly expanded the development of the Palisades area.

The Timken Art Gallery and the West Wing of the Fine Arts Gallery were constructed in 1964. The Casa del Prado was built in 1971 and the Reuben H. Fleet Space Theatre & Science Center was opened to the public in 1973.

1978 proved to be one of the cruelest years in the park's history. Battering winter storms uprooted scores of giant eucalyptus trees and damaged buildings. Arsonists destroyed both the Electric Building and the Old Globe Theatre. Happily, both buildings are in the process of being rebuilt.

N

1980

FIGURE 22.1

EXISTING PLAN - SPANISH VILLAGE/PRADO/PALISADES

ZOO

PARKING

← TWO LANES
N. ZOO PLACE
→ TWO LANES

MINIATURE TRAIN

RELOCATED MERRY-GO-ROUND

REDESIGNED PARKING

CONTROLLED ACCESS

ONE LANE

OTTO CENTER

SECONDARY ENTRANCE

SPANISH VILLAGE

EXISTING
PROPOSED

PRIMARY ENTRANCE

← ONE LANE
TWO LANE →

PARK BLVD

VILLAGE PLACE →

DROP OFF

SERVICE/SPECIAL USE

NEW PLAZA

FIG TREE

SECONDARY ENTRANCE

THEATRE

MUSEUM OF NAT'L. HISTORY

PEDESTRIAN BRIDGE

CASA DEL PRADO

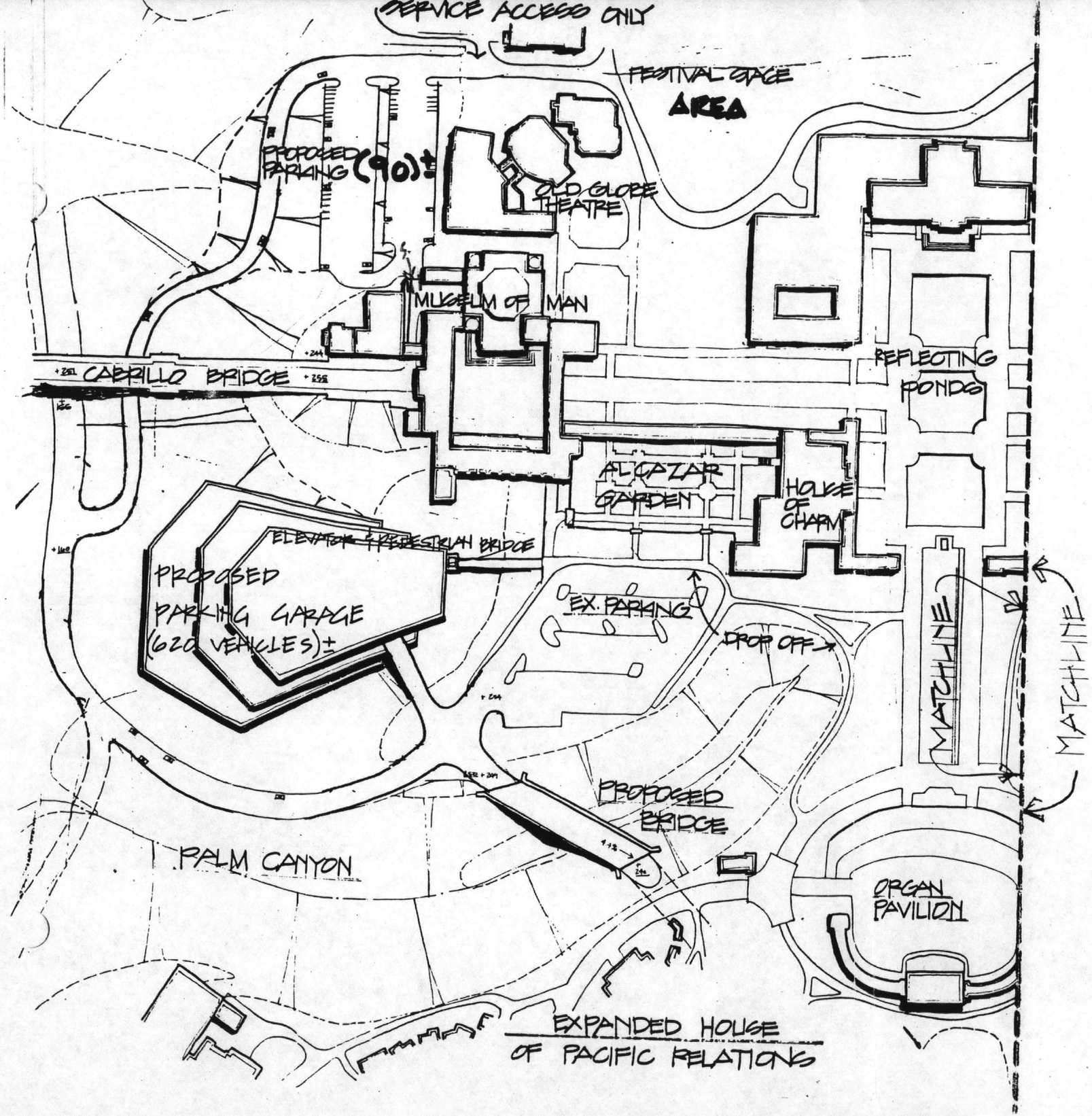
EL PRADO FOUNTAIN

STUDY
NOT FOR CONSTRUCTION

THE PEKAREK GROUP
LANDSCAPE ARCHITECTURE PLANNING

FIGURE 21

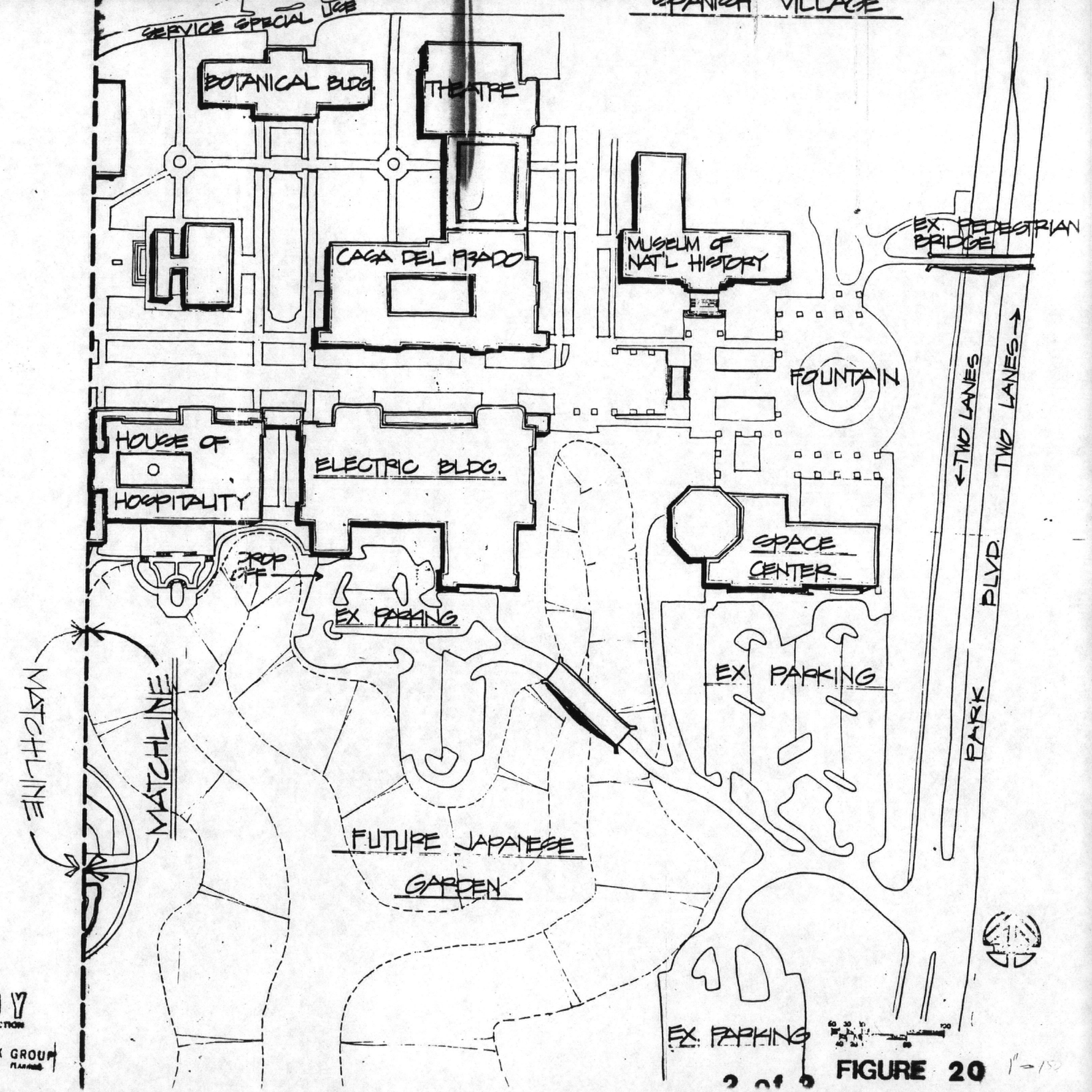
PROPOSED SPANISH VILLAGE EXPANSION PLAN



PROPOSED PRADO DEVELOPMENT PLAN

FIGURE 20

1 of 2



STUDY
NOT FOR CONSTRUCTION

THE PEKAREK GROUP
LANDSCAPE ARCHITECTURE PLANNING

FIGURE 20 1"=150'

2 of 3

BALBOA PARK
HISTORICAL LANDMARK AREA

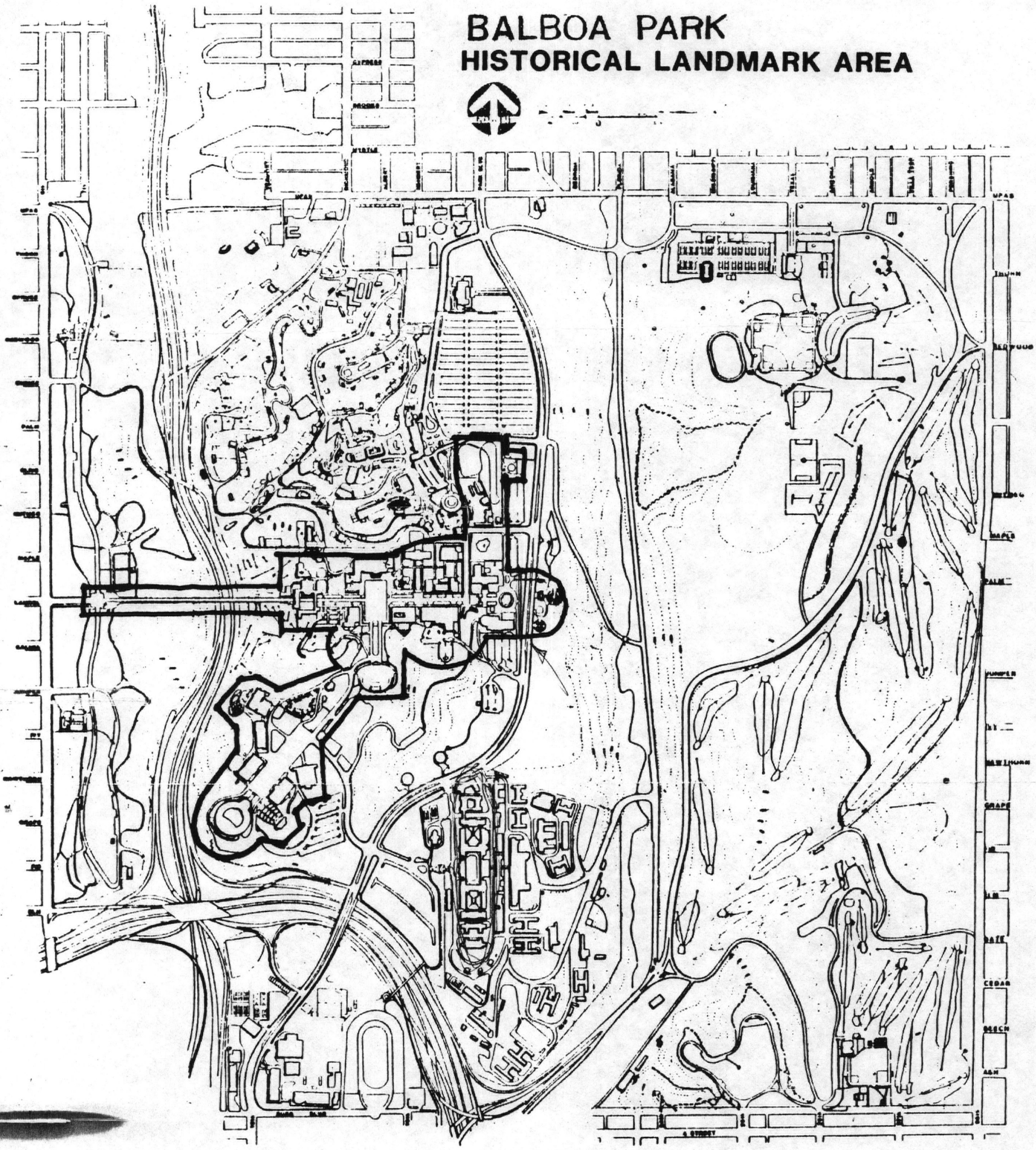


FIGURE 6

EXISTING HISTORICAL LANDMARK AREA

C. C. Recom - NHL

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON: Balboa Park

2 LOCATION

STREET & NUMBER: California Quadrangle 41 — NOT FOR PUBLICATION

CITY, TOWN: San Diego — VICINITY OF — CONGRESSIONAL DISTRICT: 42nd

STATE: California — CODE: 06 — COUNTY: San Diego — CODE: 073

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	X PUBLIC	X OCCUPIED	AGRICULTURE	X MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	COMMERCIAL	X PARK
STRUCTURE	BOTH	WORK IN PROGRESS	X EDUCATIONAL	PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	X YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER:

4 OWNER OF PROPERTY

NAME: City of San Diego

STREET & NUMBER: City Hall, 202 C Street

CITY, TOWN: San Diego — VICINITY OF — STATE: California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: County Recorder's Office

STREET & NUMBER: 1222 First Street

CITY, TOWN: San Diego — STATE: California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: City of San Diego Site Board Register #1

DATE: 1967 — FEDERAL — STATE — COUNTY — X LOCAL

DEPOSITORY FOR SURVEY RECORDS: City Administration Building--Planning Department

CITY, TOWN: San Diego — STATE: California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A brief description of the grounds at Balboa Park should begin with Bertram Goodhue's plan: "The entrance was approached across a long bridge across a canyon up to what appears to be a fortified European town--the California and Fine Arts building dominate the view. Inside the grounds the exposition was laid out along the major axis of El Prado with the minor axis of the Plaza de Panama intersecting it. The California Quadrangle provided a primary open space at the entry, and small courts and vistas into courtyards with reflecting pools, which break the force of the main axis. Buildings and colonnades encircle and line these spaces which encouraged observers to compare it with a Spanish town. In its layout, however, the plan was highly classical while the buildings, especially the main ones by Goodhue, gave the place its character

The sense of homogeneity was in part due to the planting materials, for a variety of architectural styles were present, including classical, Spanish colonial, and pueblo. Nevertheless, the California Building and the Fine Arts Building, flanking the California Quadrangle to provide the dramatic view on the approach to the grounds, established a feeling of ensemble for the layout and the stylistic character of the architecture."[1]

The California Building and the Fine Arts Building were intended to be permanent structures and are not only distinguished architecturally but are constructed in reinforced concrete, with terra cotta infill and covered with stucco. There is an overlay of very complicated decorative ornament and cast stone sculpture designed by the Piccirilli Brothers of New York. The on-site architectural work was done by Carleton W. Winslow, Sr.

The California Building strongly resembles a baroque-Spanish church embellished with plaster ornament with a glazed tile dome which glitters in the sunlight. The sculpture represents the history of California and its Spanish origins. The building design is derived from the church of San Diego in Guanojuto in Mexico. The tile work was executed by Walter Nordhoff of San Diego. There are elaborate architectural descriptions of all buildings in Florence Christman's, "The Romance of Balboa Park."

Nearby is the other large structure in this group--the Fine Arts Building, it stands with connecting quadrangle walls to the California Building. It houses the Chapel of St. Francis and the "Wonder of Life" exhibit. The chapel contains a richly sculptured altarpeice with Saints associated with the history of Spain, Mexico and California. Although the chapel is used for ceremonies and weddings it has never been consecrated.

(Continued)

The other structure in this California Quadrangle complex is the Administration Building which was the first one to be completed for the 1915 fair. It was designed by Carleton Winslow, Sr. It stands, like a guardhouse, to the north of the West Gate. There is crisp ornamentation on the doors and windows in the Moorish style.

The El Prado Complex consists of the following structures, buildings, gardens and plazas:

The Cabrillo Bridge (with approaches and guardhouses)
The House of Charm
The House of Hospitality
The Electrical Building
The Botanical Building
The Organ Pavilion
The Alcazar Gardens
The Plaza de Panama
The El Prado Arcade
The Fine Arts Gallery
The Casa del Prado (reconstruction)
The Natural History Museum

The following brief description is extracted from Jean Stern's National Register report.

House of Charm

The House of Charm is a two story building located on the southwest corner of the Plaza de Panama. It is designed in the relatively plain "mission" style, with very little elaborate ornamentation.

The main entrance to the House of Charm is on the east side of the building, facing onto the Plaza de Panama. The facade juts out from the side of the building, and is highlighted by two large engaged towers flanking the main doorway.

The House of Charm was designed by Carleton Monroe Winslow. It was originally built as a temporary building for the 1915 Panama-California Exposition.

(Continued)

House of Hospitality

The House of Hospitality is a two story building located on the southeast corner of the Plaza de Panama. It is based upon the highly ornamented Spanish Baroque style, with heavy emphasis on door and window moulding.

The northwest corner of the building is embellished by a tall square tower, the upper part of which is covered with very elaborate detailed relief.

The south side of the building is characterized by an open-air patio area and a series of terraces leading south into a garden.

The interior of the House of Hospitality is an open two-story courtyard. Both stories are arcaded and supported by columns and pillars on each level. In the center is an octagonal tiled fountain with a statue.

The House of Hospitality was originally designed as a temporary building for the 1915 Panama-California Exposition. At that time, it was called the Foreign Arts Building and it had a south wing and no central open courtyard. The building was saved from destruction and, with alterations, was used during the 1935 California Pacific International Exposition, where it was called the House of Hospitality. The 1935 alterations were the removal of the south wing to make way for the patio and terraces, and the removal of the central part of the building where the courtyard now exists.

The original design is by Carleton Monroe Winslow, and the 1935 alterations are by Sam Hamill.

Electrical Building

The Electrical Building is a two story building located on the south side of El Prado, just east of the House of Hospitality. The building is laid out on an east-west axis, with two pavilions extending out of the main (north) face.

The north face is highly decorated, with two main entrances, each within a pavilion, one near the northeast corner, the other near the northwest corner. The first story (street level) is lined by the extension of the El Prado arcade. The street side of

(Continued)

the arcade is open, each arch supported by a rectangular pillar. The building side of the arcade joins into the building wall, creating a blind arcade. The arcade changes as it passes through both pavilions by becoming elaborately decorated vestibules trimmed with several rows of moulding.

The Electrical Building was designed by Frank P. Allen, Jr. It was originally built as a temporary building for the 1915 Panama-California Exposition. At that time it was called the Commerce and Industries Building. In 1916, the name was changed to the Canadian Building. The building was saved from destruction and during the 1935 California Pacific International Exposition it was called the Palace of Better Housing.

The elaborate Spanish Baroque design of the Electrical Building was inspired by the Casa Consistorial at Palma de Majorca, Spain.

Botanical Building

The Bontanical Building is a large lath covered structure housing an interesting collection of plants. The main portion of the building is built of redwood, supported by steel trusses painted to match the redwood. The overall shape of the building is that of a central dome of open-work lath, with two barrel vaults extending east and west, also of open-work lath. The central dome rests on four large steel arches covered in redwood. The dome is capped by an open cupola.

The Botanical Building was designed by Carleton Monroe Winslow. It was built for the 1915 Panama-California Exposition. At that time, it had a northern wing which extended from the central dome. This wing was different from the east and west wings in that it was glass-covered. The building remained virtually intact into the 1935 California Pacific International Exposition, where it housed a botanical display.

Organ Pavilion

The Organ Pavilion is located south of the Plaza de Panama, along Pan American Road. It is a building over three stories tall, flanked on the east and west by two colonnades, which curve out in front of the building (north side) forming a large atrium. In front of the building is a concrete stage that is completely open-air, as is the atrium.

(Continued)

The central building contains the organ. The facade of the building has a huge arch in the center.

The building is framed at all four corners by monumental engaged columns with spiraling vines. These are topped by Corinthian capitals, upon which is a winged angel blowing twin long trumpets.

The bronze plaque on the west side of the central arch on the front of the building reads as follows:

> To the people of San Diego this pavilion and organ are presented and to them and the people of all the world this pavilion and organ are dedicated by John D. Spreckels and Adolph B. Spreckels, January First A.D. Nineteen Hundred and Fifteen. Harrison Albright Architect.

Alcazar Gardens

The Alcazar Gardens lie between the California Quadrangle and the House of Charm, on the south side of El Prado. The gardens are layed out in a rectangular form, with the east-west axis being longer.

El Prado Arcade

The south side of El Prado is lined by a continuous arcade that originates at the California Quadrangle, continues around the south side of the Plaza de Panama, and terminates at the northeast corner of the Electrical Building.

The Alcazar Gardens were designed by Frank P. Allen, Jr. They were built for the 1915 Panama-California Exposition, where they were known as Los Jardines de Montezuma. At that time, the semi-circular apse at the west end was topped by a pergola. Later, the gardens were re-designed for the 1935 California Pacific International Exposition, and were named the Alcazar Gardens. In 1962, restoration of the garden was sponsored by the San Diego Rotary Club.

Plaza de Panama

The Plaza de Panama is formed by the intersection of El Prado with Pan American Road, the central north-south avenue which begins at the Plaza de Panama and leads

(Continued)

southward to the Organ Pavilion and into the Palisades Area. At present (1975) the Plaza de Panama is bordered on the north by the following buildings: The West-Wing addition to the Fine Arts Gallery (1966) occupies the northwest side, the Fine Arts Gallery (1925) occupies the north side, and the Timken Gallery (1965) which occupies the northeast side. The southern part of the plaza has the House of Charm (1915) on the southwest side, and the House of Hospitality (1915) on the southeast.

In addition, the southern edge of the plaza is formed by the continuation of the El Prado arcade. There, on a traffic island in the middle of Pan American Road, is a monumental statue of El Cid on horseback. The statue is the work of Anna Hyatt Huntington and it was made in 1930.

The Plaza de Panama was originally part of the ground plan for the 1915 Panama-California Exposition.

Fine Arts Gallery

The Fine Arts Gallery is located on the northern edge of the Plaza de Panama. It is a two story building with a central portion that juts out slightly forward from two side east-west wings.

The side wings are roofed in red tile, in contrast to the central facade. In addition, the wings are mostly plain flat wall while the central facade is highly ornate.

The central facade is dominated by an elaborate portal.

The Fine Arts Gallery was designed by William Templeton Johnson and Robert W. Snyder. It was built in 1925. The building occupies the site of the Sacramento Valley Building from the 1915 Panama-California Exposition.

Casa del Prado

The Casa del Prado is located on the north side of El Prado, across from the Electrical Building. It is made up of two parts, the main building on El Prado, and a second building in the form of Mexican church, facing onto Village Place, an avenue which begins at the eastern end of El Prado and leads northward to Spanish Village. These two buildings are joined by an open arcaded courtyard.

(Continued)

The interior of the main building is a two story arcaded courtyard, supported by plain rectangular pillars. This courtyard houses the Panama California Sculpture Court, in memory of Frank F. Evenson.

The Casa del Prado is a rconstruction of the original building that was built for the 1915 Panama-California Exposition. At that time it was known as the Varied Industries Building. In 1935, during the California Pacific International Exposition, the building was called the Food and Beverage Building.

Natural History Museum

The Natural History Museum is a three story concrete edifice located on the northeast corner of El Prado and Village Place. It is characterized by a central pavilion with adjoining eastwest wings, and a west wing addition extending northward.

The Natural History Museum was designed by William Templeton Johnson in 1931, and opened in 1933. The sculptural detail on the facade is the work of Arthur Putnam.

The site of the Natural History Museum was originally occupied by the Southern California Counties Building from the 1915 Panama-California Exposition. After the fair, the old building was renamed the Civic Auditorium. In December of 1925, the Civic Auditorium burned down. The site was marked for the new Natural History Museum which opened in January of 1933. In 1935, the building was called the Palace of Natural History during the California Pacific International Exposition. During World War II, the building was vacated and used as a hospital.

The Natural History Museum houses a superb collection, including the Klauber Rattlesnake Collection, the largest in the world. The building also houses the Klauber Herpetology Library, the largest collection of reptilian bibliography in the world."[2]

The circular Ford Building was built for the 1935 California Pacific International Exposition and is currently under restoration. Designed by Walter Dorwin Teague in the Art Moderne style, it is a fine example of the streamlined idiom with its rounded edges and geometrical details. Nearby is the Ford Bowl, (an amphitheatre) in the same style. They are sited on a promontory overlooking the city and the San Diego bay.

Most of the basic research on the Fair used herein is based as well on Theodore Prudon's paper for the SAH, Philadelphia, May 1976.

[1]Henderson, John, AIA Guide to San Diego.
[2]National Register of Historic Places nomination form.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	X LANDSCAPE ARCHITECTURE	_RELIGION	
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE	
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	X SCULPTURE	
_1600-1699	X ARCHITECTURE	X EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN	
_1700-1799	X ART	_ENGINEERING	_MUSIC	_THEATER	
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION	
X 1900-	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)	
		_INVENTION			

SPECIFIC DATES 1915, 1935

BUILDER/ARCHITECT Bertram Goodhue, Carleton Winslow,Sr, Richard S. Requa, Walter Dorwin Teague

STATEMENT OF SIGNIFICANCE

Balboa Park is the cultural center of San Diego as well as being a beautifully designed urban area--one of the best planned and landscaped in America. The buildings are some of the finest Spanish Baroque revival architecture extant.

John Henderson describes the history of the park:

"In 1868, the board of trustees set aside 1400 acres of undeveloped, city owned pueblo lands for a park. This dedication was perhaps the greatest single act of foresight in San Diego's history. For many years following, the site was a park in name only as its barren hills and valleys were used only for cattle grazing, dumping grounds and gravel digging. An Indian Rancheria and city dog pound were located here and only the wildflowers gave some aesthetic relief. Constant encroachment threatened to reduce the park acreage and several attempts to sell off portions were successfully thwarted by citizens groups. However, the gradual erosion occurred with acreage given to Russ School (1881), the Children's Home (1887) and an orphanage (1889) which later became the Naval Hospital. Public interest in park beautification began in 1889 with tree plantings and a few years later, the establishment of a nursery by Kate O. Sessions. Her "rental" agreement included "planting 100 trees each year in City Park and donating another 300 trees each year for other city owned parks." To this great woman, the city owes a debt for her introduction of the cypress, torrey pine, jacaranda, cork oak, pepper, eucalyptus, fan palm and many other trees which now grace the park and various parts of the city.

In 1902, the major turning point, George W. Marston commissioned Samuel Parsons Jr., New York landscape architect, to prepare a master plan for the park. Much of the basic road, path and tree development we see today is the result of the implementation of this plan. By 1909, the idea of an exposition was formulated to celebrate the opening of the Panama Canal, scheduled for completion in 1915. Civic leaders, led by G. Aubrey Davidson, (president of the Chamber of Commerce), rallied around the tremendously ambitious project and hired Bertram Grosvenor Goodhue from New York as the architect. Originally envisioned by the Director General (Col. D. C. Collier) as a miniature Mission-style city it is interesting speculation to wonder what role Irving Gill played in the early planning. Certainly unmistakably Gill motifs occur

(Continued)

frequently in the arcades (with their pure circular arches), the administration building, the Cabrillo bridge, the botanical building and lily pond. In any event it is known that he acted as a consultant, but soon moved to Los Angeles, establishing a second office. Goodhue brought to San Diego the flamboyant, exciting Spanish-Colonial with the churrigueresque, the renaissance of the baroque and rococo styles, which turned the public taste away from the pure Mission simplicity. The Exposition plan was drawn, featuring the present well integrated classical scheme of landscaped buildings. The lath and plaster buildings were only to last a few years and were to be replaced later with permanent structures and landscaped gardens. The Exposition opened on 1 January 1915 and formally closed at the end of 1916, paying all its expenses and resulting in accomplishments that were far reaching for San Diego and its future role. Many new residents were attracted and, impressed by what they saw, stayed. Balboa Park emerged as the center of the city's social, cultural and recreational life. The San Diego Zoo was established (1922) using the few animals that had been exhibited. Art and cultural exhibits were utilized and formed the beginning of the Fine Arts Society, the Museum of Man and the Natural History Museum. Morley Field developed after John Nolan's plan in 1927 and many WPA projects were instituted in the 1930's. By 1935, the city was ready for another fair and the California-Pacific International Exposition was planned, with Richard S. Requa as architect. Requa, trained in Gill's office, had developed his own architectural vocabulary, solidified by his world travels and is responsible for the buildings in the Palisades area, the Spanish Village, Old Globe Theater, Alcazar Garden and the Cafe Del Rey Moro patio and gardens. Used by the military throughout the war, with little additional development, the park suffered its next greatest encroachment by freeway projects, Cabrillo Freeway in the 1940s and interstate 5, in the 1960s. Balboa Park, now 102 years old, has indeed weathered many storms and has been the focus of much of San Diego's development. Along with the harbor, Mission Bay and, once, Mission Valley (now tragically destroyed) it is still one of San Diego's greatest assets."[1]

Bertram Goodhue was a logical choice as a designer--he had traveled widely and, with Sylvester Baxter, wrote Spanish Colonial Architecture in Mexico. He had designed the Washington Hotel in Colon, Canal Zone and the Episcopal Cathedral in Havana. The master plan of the park was to be designed by the Olmsteds and Goodhue--the Olmsteds withdrew and Goodhue then created the park. With local architects working on individual structures.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

There are a few remnants remaining of America's Expositions--Memorial Hall in Philadelphia (1876), the Museum of Science Industry in Chicago, (1893), the empty meadows at Flushing--in San Diego one can see a great deal of the 1915 fair today.

---

[1]Henderson, John, AIA Guide to San Diego, 1976.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See continuation sheet).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	1 1	4 8 6 3 9 0	3 6 2 1 8 3 0
B	1 1	4 8 6 3 8 0	3 6 2 1 1 5 0
C	1 1	4 8 5 6 0 0	3 6 2 1 0 5 8 0
D	1 1	4 8 5 2 1 0 0	3 6 2 1 3 6 0

VERBAL BOUNDARY DESCRIPTION

(See continuation sheet).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Ms. Carolyn Pitts, Architectural Historian

ORGANIZATION — DATE

Historic Sites Survey Division, NPS — 7/19/77

STREET & NUMBER — TELEPHONE

1100 L Street, NW. — 202-523-5464

CITY OR TOWN — STATE

Washington, — D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE — DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Prudon, Theodore H.M., The Panama-California Exposition, San Diego, 1915, a paper presented at the Annual Meeting of the Society of Architectural Historians. Philadelphia, May 1976.

Winston, Carleton Monroe,
The architecture and the gardens of the San Diego exposition: a pictorial survey of the aesthetic features of the Panama California International Exposition. San Francisco, 1916.

Baum, D. J.,
"An Eastern architects impressions of recent work in Southern California: beautiful and novel effects in new materials--original uses of tiles, stucco, woodwork and ornamental gables" Architecture, 1918, Vol. 38, pp. 177-180, 217-221.

Darbyshire, Martha B.,
Old Monterrey houses. Arts and Decoration, Vol. 50, pp. 6-11, 34, 40, October 1939.

Gebbard, David,
The Spanish Colonial Revival in Southern California, 1895-1930. JSAH, Vol. 26, #2, pp. 131-147, May 1967.

Grey, Elmer,
Architecture in Southern California. Architectural Record, Vol. 17, pp. 1-17, January 1905.

Howard, John Galen,
Country house architecture on the Pacific Coast. Architectural Record, Vol. 40, pp. 323-355, October 1916.

Kent, William W.,
The modern country house in California. Country Life, (N.Y.), Vol. 37, pp. 122-126.

Lamar, Cazenove,
Mexican influence in California architecture. Architect and Engineer, 1921, Vol. 65, pp. 75-80.

(Continued)

Morrow, I. F.,
A new addition to California's Spanish tradition. Architect and Engineer, 1921, Vol. 67, pp. 47-61.

Newcomb, Rexford,
Some Spanish residences in Southern California by George Washington Smith, architect. Western Architect, 1922, Vol. 31, pp. 58-61.

Newson, Archie T.,
Style - California-Colonial. Architect and Engineer, October 1935, Vol. 123, pp. 11-27.

Winter, Robert W.,
Southern California architecture and crafts: early 20th century works. Historic Preservation, April, June 1972, Vol. 24, #2, pp. 12-15.

Withey, H. F.,
A revival of true Andalusian Spanish architecture. Architect and Engineer of California, 1918, Vol. 55, pp. 65-79.

San Diego after twenty years...a study in contrasts. American Architect, July 1935, Vol 147, pp. 8-9.

The buildings for the Panama-California Exposition, San Diego, California; Bertram G. Goodhue, advisory and consulting architect. Architectural Review, 1914, Vol. 3, pp. 45-46.

Denivelle, Paul E.,
Texture and color at the Panama-Pacific Exposition. Architectural Record, November 1915, Vol. 38, pp. 563-570.

Goodhue, B. G.,
The Panama-California Expostion, San Diego, California. Construction Details, 1914, Vol. 6, pp. 143-159.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Price, C. Matlack,
The Panama-California Exposition, San Diego. B. G. Goodhue and the Renaissance of Spanish-Colonial architecture. Architectural Record, March 1915, Vol. 37, pp. 228-251.

Stein, C. S.,
A triumph of the Spanish-Colonial style. National Architect, 1915, Vol. 6, pp. 178, 203-205.

Railway station, Santa Fe Railroad, San Diego, California. American Architect, November 21, 1917, Vol. 112, #2187.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Those portions of the land designated as "City Park Reservation," known as Balboa Park, in the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof by James Pascoe, a copy of which was filed in the Office of the County Recorder of said County, and is known as Miscellaneous Map No. 36, which lies within Pueblo Lots 1135, 1143 and 1144 of the Pueblo Lands of San Diego, according to Map thereof by Charles H. Poole, a copy of which was filed in said County Recorder's Office and is known as Miscellaneous Map No. 35, described as follows:

Beginning at the intersection of the Easterly line of Route 163, as located and established as of the date of this instrument, with the North line of said Pueblo Lot 1135; thence Easterly along said North line of Pueblo Lots 1135 and 1136 to an intersection with the Westerly line of Park Boulevard, as located and established as of the date of this instrument; thence Southerly and Southwesterly along the Westerly and Northwesterly line of said Park Boulevard to an intersection with the Northerly line of Interstate 5, as located and established as of the date of this instrument; thence Westerly along said Northerly line to an intersection with the Easterly line of said Route 163, thence Northwesterly and Northerly along said Easterly line of Route 163, returning to Point of Beginning.

Said area shall encompass those structures which were erected for the Panama-California International Exposition of 1915-1916, the California Pacific International Exposition of 1935-36, and the Timken Fine Art Gallery and West Wing of the Fine Arts Gallery which were constructed in 1964.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET ITEM NUMBER PAGE

PHOTOGRAPHS AND THEIR DESCRIPTIONS

SITE: Balboa Park Historic District

LOCATION: San Diego, California

PHOTO CREDIT: City of San Diego

DESCRIPTION:
1. Casa del Prado, view from South
2. Casa del Prado, view from South
3. The El Prado Arcade
4. Natural History Museum, view from South
5. Fine Arts Gallery, view from the South
6. Electrical Building, view from the North
7. House of Hospitality, view of the West
8. House of Charm, North Portal
9. Organ Pavilion, View from Northwest
10. Cabrillo Bridge, view from the South
11. Alcazar Gardens (partial view)

PHOTO CREDIT: HABS, Marvin Rand

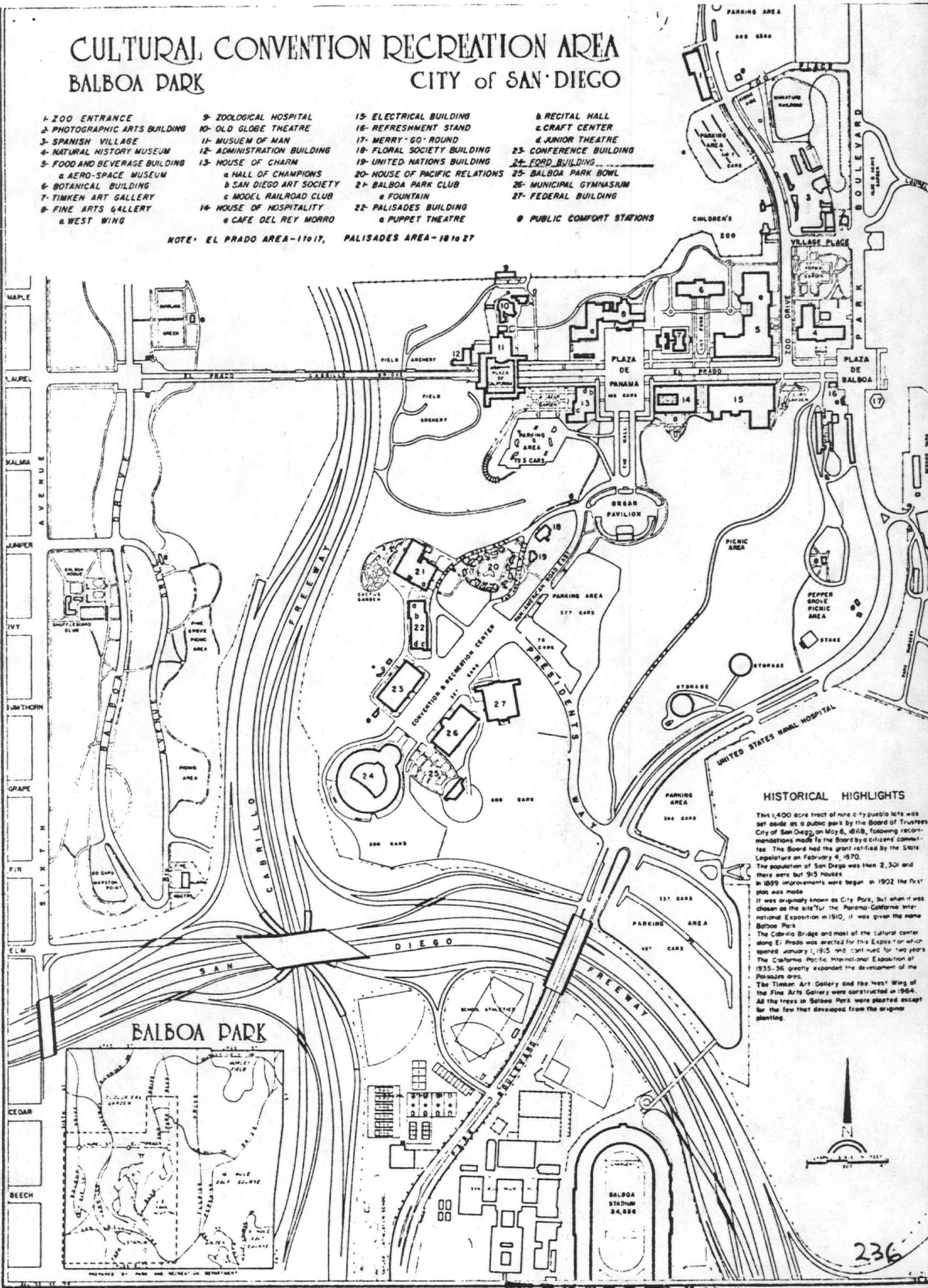
DESCRIPTION:
12. Balboa Park, Entrance
13. Balboa Park, Entrance
14. Botanical Garden
15. Botanical Garden, Interior
16. Botantical Garden

CULTURAL CONVENTION RECREATION AREA

BALBOA PARK — CITY of SAN DIEGO

1- ZOO ENTRANCE
2- PHOTOGRAPHIC ARTS BUILDING
3- SPANISH VILLAGE
4- NATURAL HISTORY MUSEUM
5- FOOD AND BEVERAGE BUILDING
   a. AERO-SPACE MUSEUM
6- BOTANICAL BUILDING
7- TIMKEN ART GALLERY
8- FINE ARTS GALLERY
   a. WEST WING
9- ZOOLOGICAL HOSPITAL
10- OLD GLOBE THEATRE
11- MUSUEM OF MAN
12- ADMINISTRATION BUILDING
13- HOUSE OF CHARM
   a. HALL OF CHAMPIONS
   b SAN DIEGO ART SOCIETY
   c. MODEL RAILROAD CLUB
14- HOUSE OF HOSPITALITY
   a CAFE DEL REY MORRO
15- ELECTRICAL BUILDING
16- REFRESHMENT STAND
17- MERRY-GO-ROUND
18- FLORAL SOCIETY BUILDING
19- UNITED NATIONS BUILDING
20- HOUSE OF PACIFIC RELATIONS
21- BALBOA PARK CLUB
   a FOUNTAIN
22- PALISADES BUILDING
   a. PUPPET THEATRE
   b. RECITAL HALL
   c. CRAFT CENTER
   d. JUNIOR THEATRE
23- CONFERENCE BUILDING
24- FORD BUILDING
25- BALBOA PARK BOWL
26- MUNICIPAL GYMNASIUM
27- FEDERAL BUILDING
@ PUBLIC COMFORT STATIONS

NOTE: EL PRADO AREA - 1 to 17, PALISADES AREA - 18 to 27



BALBOA PARK

HISTORICAL HIGHLIGHTS

This 1,400 acre tract of nine city pueblo lots was set aside as a public park by the Board of Trustees City of San Diego, on May 6, 1868, following recommendations made to the Board by a citizens' committee. The Board had the grant ratified by the State Legislature on February 4, 1870.

The population of San Diego was then 2,301 and there were but 915 houses.

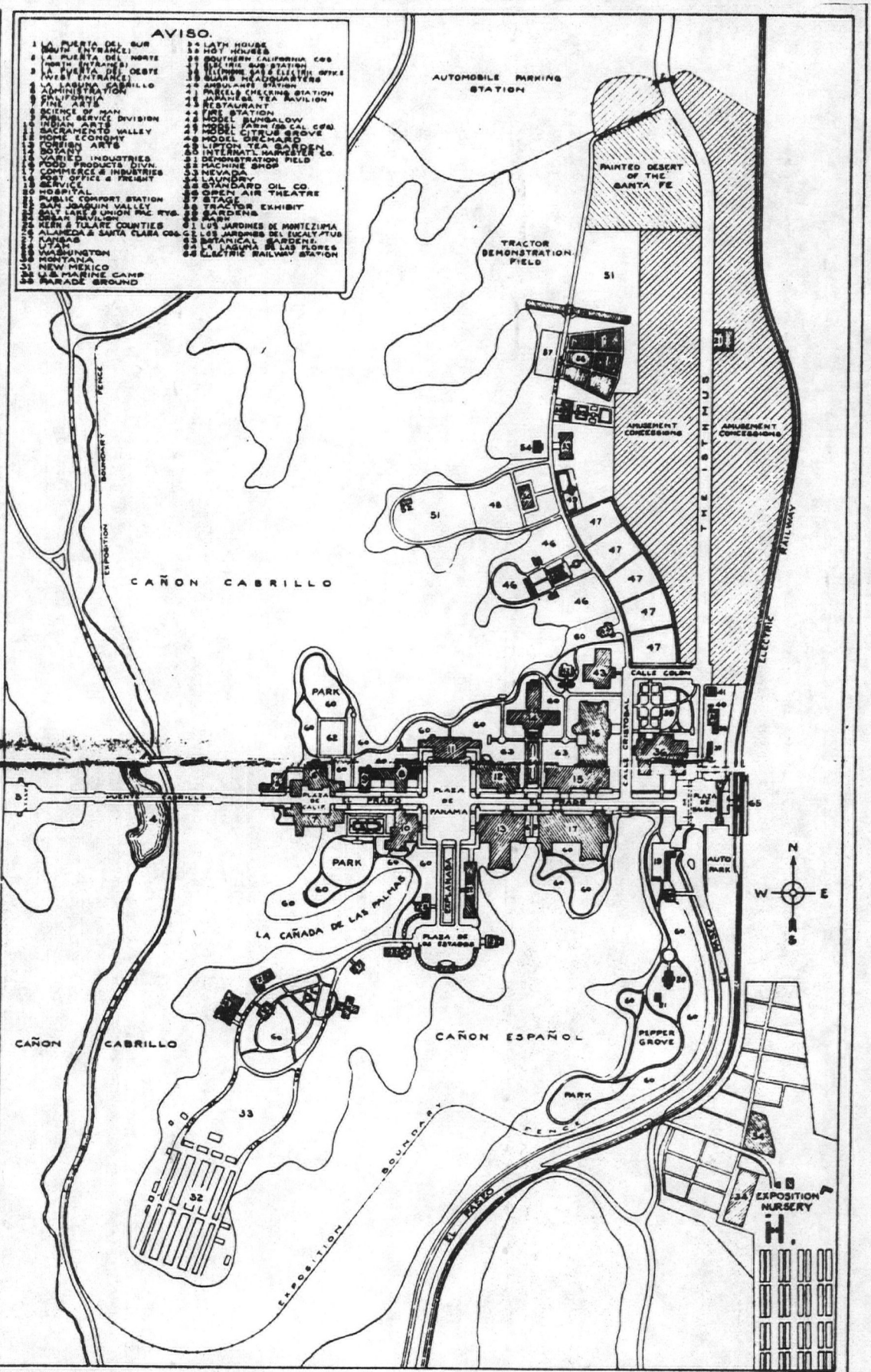
In 1899 improvements were begun. In 1902 the first plan was made.

It was originally known as City Park, but when it was chosen as the site for the Panama-California International Exposition in 1910, it was given the name Balboa Park.

The Cabrillo Bridge and most of the cultural center along El Prado was erected for this Expos tion which opened January 1, 1915 and continued for two years. The California Pacific International Exposition of 1935-36 greatly expanded the development of the Palisades area.

The Timken Art Gallery and the West Wing of the Fine Arts Gallery were constructed in 1964.

All the trees in Balboa Park were planted except for the few that developed from the original planting.



GROUND PLAN

1915 SAN DIEGO EXPOSITION 1915

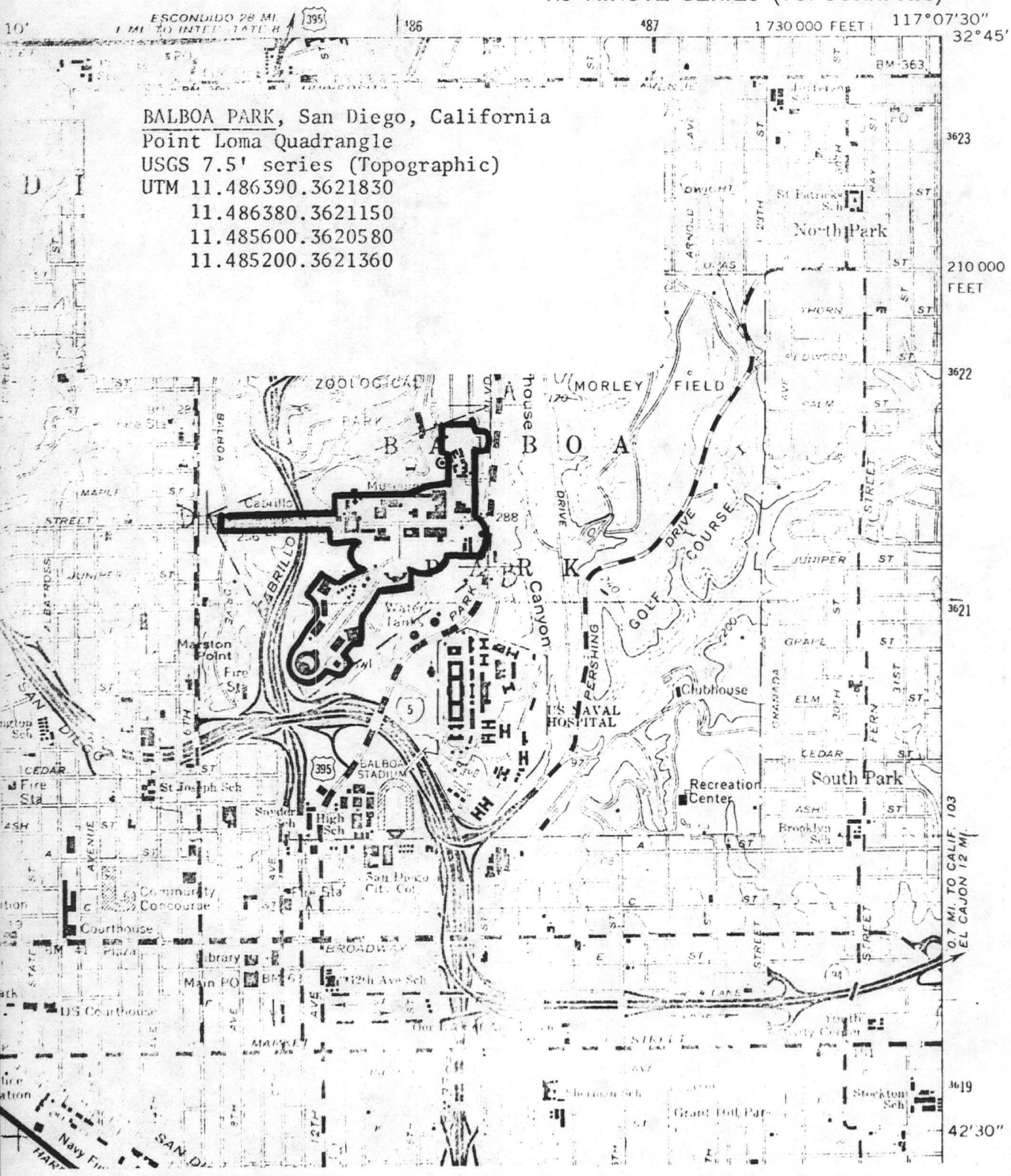
236-A

237

POINT LOMA QUADRANGLE
CALIFORNIA – SAN DIEGO CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

2549 I SE
(LA MESA)

BALBOA PARK, San Diego, California
Point Loma Quadrangle
USGS 7.5' series (Topographic)
UTM 11.486390.3621830
11.486380.3621150
11.485600.3620580
11.485200.3621360





BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Electrical Building, View from the North



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Organ Pavilion, View from Northwest

BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: House of Charm, North Port



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Casa del Prado, view from South.



BALBOA PARK HISTORIC DISTRICT
n Diego, California
OTO CREDIT: City of San Diego
DESCRIPTION: Alcazar Gardens (partial
view)



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Natural History Museum,
View from South



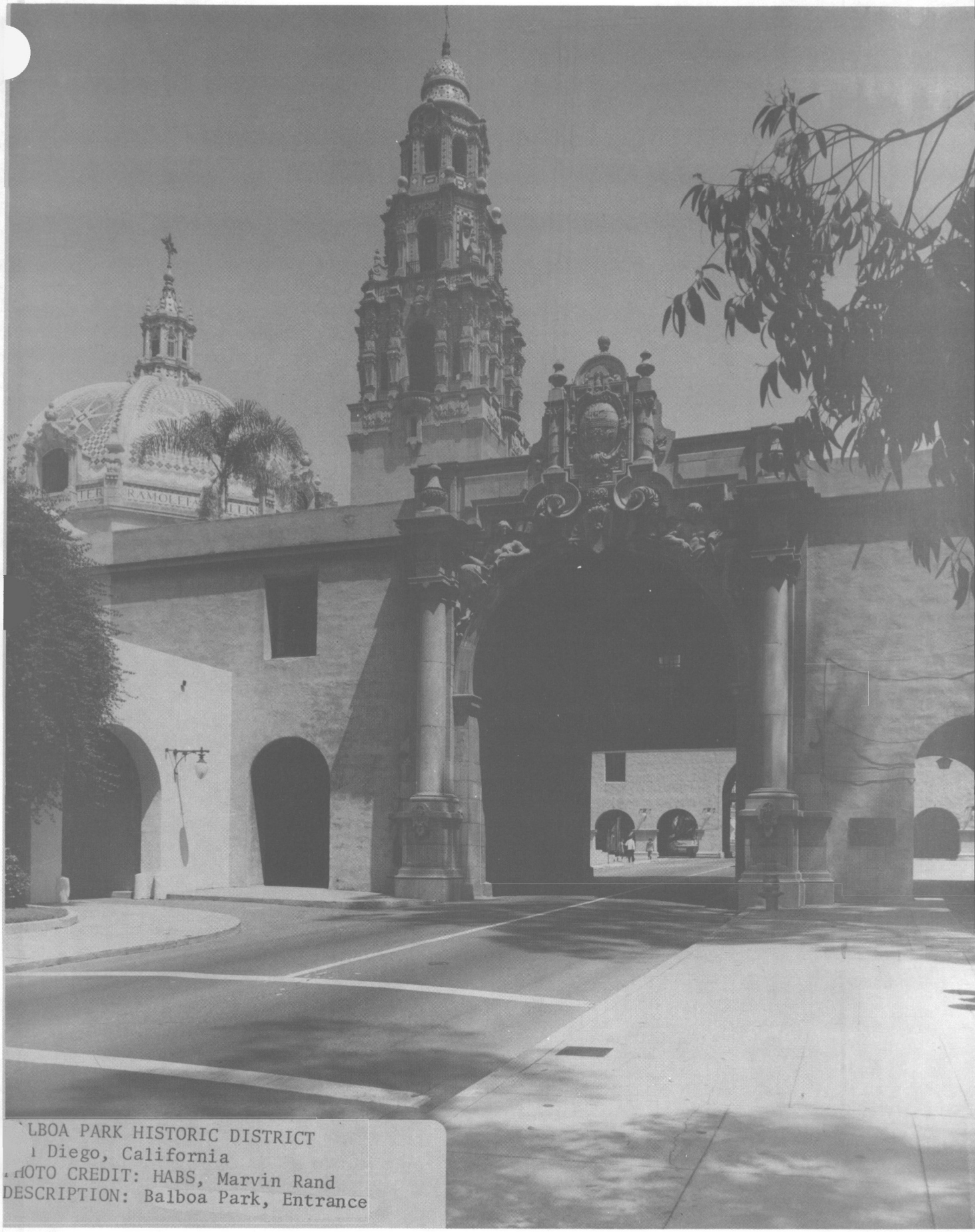
BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: HABS, Marvin Rand
DESCRIPTION: Balboa Park, Entrance



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: The El Prado Arcade



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: HABS, Marvin Rand
DESCRIPTION: Botanical Garden



LBOA PARK HISTORIC DISTRICT
1 Diego, California
HOTO CREDIT: HABS, Marvin Rand
DESCRIPTION: Balboa Park, Entrance

BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: House of Charm, North Portal



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Fine Arts Gallery, View from the South



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: HABS, Marvin Rand
DESCRIPTION: Botanical Garden, Interior



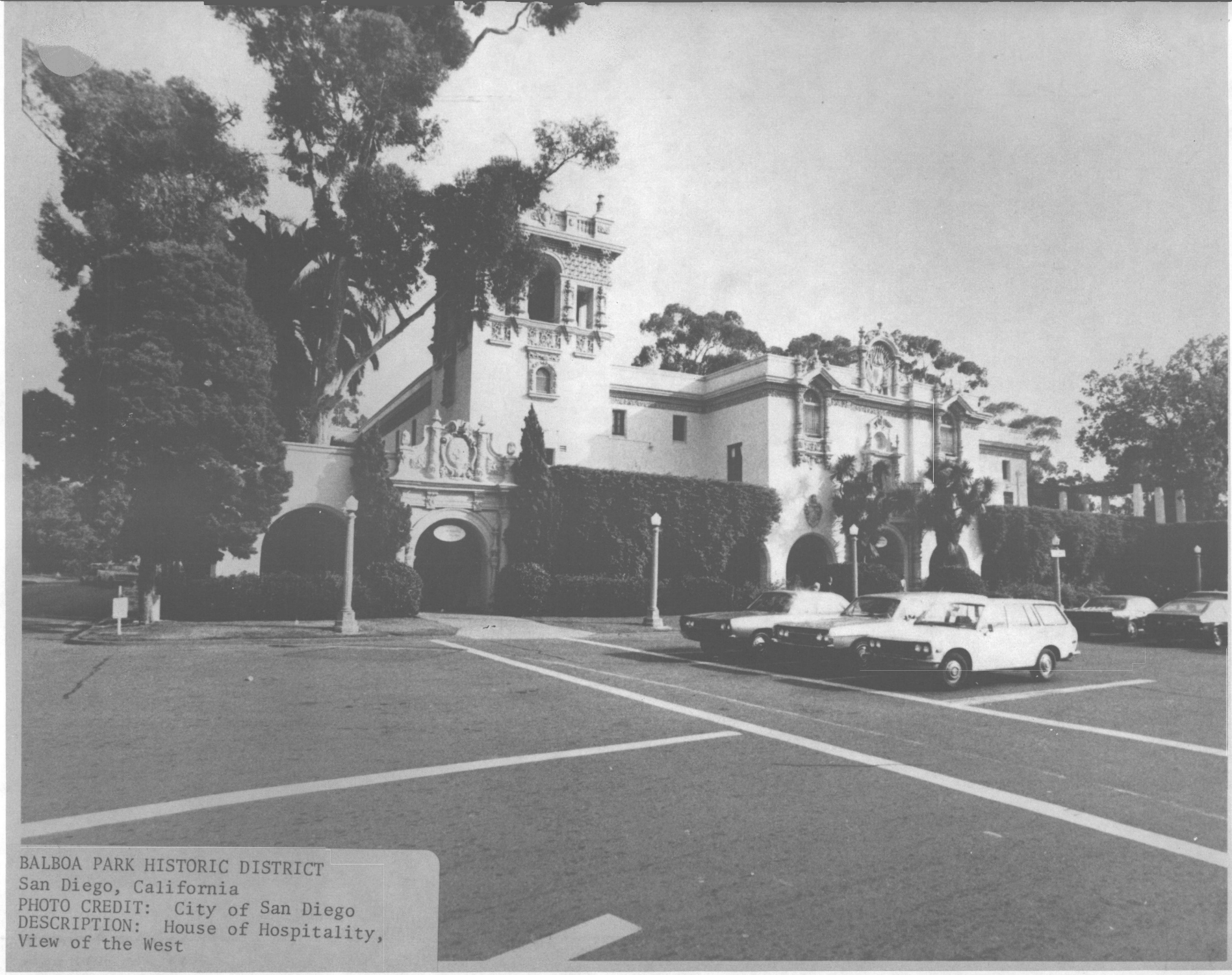
BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: HABS, Marvin Rand
DESCRIPTION: Botanical Garden



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Casa del Prado, view from south



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: Cabrillo Bridge, View from the South



BALBOA PARK HISTORIC DISTRICT
San Diego, California
PHOTO CREDIT: City of San Diego
DESCRIPTION: House of Hospitality,
View of the West

SEP 25 1973

Richard W. Amero
2911 Broadway
San Diego, Calif. 92102

Department of the Interior
National Register of Historic Places
Washington, D. C. 20246

September 18, 1973

Dear Sirs,

In a recent municipal election in San Diego, a statement was made that the Ford Building in San Diego's Balboa Park had been placed on the National Register of Historic Buildings. I would like to know if this statement is true, and, if so, on whose recommendation and on the basis of what criteria was this building accepted into the National Registry.

I also wish to go on record as opposing the acceptance of the Ford Building as a historic building because, in my opinion, it is not architecturally significant or historically important, and is awkwardly placed in a public park where open space is scarce. This conclusion is supported by the findings of the Harland Bartholomew and Associates Master Plan for Balboa Park, accepted by the San Diego City Council in 1961, by statements made by John Ely Burchard and Albert Bush-Brown in The Architecture of America, pp. 420-421, criticizing the tawdry industrial design of

this building; by an evaluation of the work of industrial designer Walter Dorwin Teague by James Marston Fitch in American Building I, p. 262; and by the decision of San Diego voters in three separate elections when they turned down bond issues which would have renovated and converted this building into an Aerospace Museum.

Sincerely yours,

Richard W. Amero

Richard W. Amero

OCT 3 1973

H34-PHR

Calfornia.

Mr. Richard W. Amero
2911 Broadway
San Diego, California 92102

Dear Mr. Amero:

Thank you for your letter concerning the Ford Building in San Diego's Balboa Park. The Ford Building was entered in the National Register on April 26, 1973.
SAN DIEGO County

We are enclosing a brochure entitled "The National Register of Historic Places" which explains the criteria for nominations. All nominations are submitted through the appropriate State Historic Preservation Officer and are approved by a professional Review Board. For California, Mr. William Penn Mott, Jr., Director, Department of Parks & Recreation, State Resources Agency, Post Office Box 2390, Sacramento, California 95811 is the State Historic Preservation Officer.

The Ford Building was nominated for its value as a fine example of twentieth-century exposition architecture. As you know, the critics' opinions of architectural styles and buildings which you cite, vary from person to person and evolve as tastes change and develop. The serious consideration by critics, whether favorable or not in the past, in itself indicates the significance of this property, and, in combination with its place as one of the few remaining 20th century exposition buildings, makes it deserving of listing in the National Register and worthy of preservation.

We hope this information will be useful to you, and we shall be happy to answer any further questions.

Sincerely yours,

Charles A. Herrington
Chief, Review Unit
National Register

Enclosure

cc:
Mr. William Penn Mott, Jr., Director, Department of Parks & Recreation,
State Resources Agency, Post Office Box 2390, Sacramento, California 95811 w/cy in

BASIC FILE RETAINED IN PHR

Director, Western Region w/cy inc
LI
PHR - w/cy inc
KHCole:lmw 10-2-73

FMP

0603

760
772

Richard W. Amero
1787-1/2 Torrance St.
San Diego, Calif. 92103

DEPT. OF THE INTERIOR

JAN 16 1 28 PM '77
OFFICE OF THE SECRETARY

Mr. Cecil Andrus
Secretary of the Interior
Washington, D. C.

January 14, 1977

Dear Mr. Andrus:

The Prado section of Balboa Park should not become a National Historic Landmark because:

(1) Most of the buildings in the area were designed for exposition purposes and were meant to be temporary. The architects who designed them--Bertram Goodhue, Carleton M. Winslow, and Frank P. Allen--advised they be torn down and the land turned into a park. William Templeton Johnson, designer of the Fine Arts Gallery and the Natural History Museum in this section, also wanted the exposition buildings torn down because they had outlived their usefulness; by inference, the same argument can be used against Johnson's two later additions.

(2) The temporary plaster-and-staff buildings along El Prado, now on the National Register, are not going to be preserved. The people who love them intend to demolish them and to build replicas in concrete with federal money.

(3) The petition to put these buildings in the National Register was spearheaded by society women with little knowledge of architecture or park principles. This group does not have local support as demonstrated by defeats at the polls of attempts to fund restoration of the 1915 Electric Building.

(4) The buildings are not "some of the finest Spanish baroque revival extant." Mexican architects refer to the style as "California Spanish." Details and entire facades were copied from buildings in Mexico, Spain, and Italy with no attempt at originality. They are therefore not unique. The borrowed ornament

lacks the historic and symbolic associations it had on the original buildings. Since the buildings were to last only one year, little attempt was made to replicate this ornament with skill or subtlety. It is bombastic and cloying. Ironically, today most of it is obscured by vegetation which did not exist in 1915.

(5) Some fifteen major buildings which once stood in the Prado area as a related design ensemble have been torn down. The open country-side of lawns, gardens, and walkways that once surrounded the complex has been replaced by more buildings, parking lots, and fenced-in enclosures. The romantic vision of 1915 exists now in the imagination of believers, and has no resemblance to today's incoherent and anachronistic reality.

(6) Landscape architects hired by the City of San Diego to prepare master plans for Balboa Park in the past have recommended buildings be excluded from the park and that the park be turned into an open-air pleasure ground for the general public.

(7) It is naive to think every building or landmark in the National Register is everything it is made out to be. In some cases applications contain misrepresentations or misinterpretations of fact. The Prado application describes the 1915 and not the 1978 appearance of the buildings. Much of the fragile 1915 ornament no longer exists.

(8) A business-governmental-theatrical-cultural-military hospital complex in the center of a public park is a contradiction in terms. In cosmopolitan cities, such as New York, San Francisco, and Minneapolis, Balboa Park serves as a horrible example of what not to do. Since the small Prado area was never planned for the purposes it currently serves, roads and parking lots are hopelessly inadequate. People who visit the institutions inthe buildings are downright hostile about walking.

(9) Central Park in New York City belongs in the National Register as a work of landscape art-- a tranquil vision of nature in a congested and chaotic city. Balboa Park, often described as "a city within a city," does not.

Sincerely yours,

Richard W. Amero

Richard W. Amero

To: 760- JAN 19 RECD To: ~~880~~ 772

The attached is White House bulk mail and/or Secretarial mail that comes under your area of jurisdiction. We have made a list of the attached with a suspense date for the reply on or before 1-27-78.

Your office is responsible for the final typing and signature of the attached.

Please send us a copy of each reply with incoming after it has been signed.

Ira Whitlock, 190 1-18-78.

J. Sheire
1/27/78

BASIC FILE RETAINED IN 772

HP - California - El Prado Complex of Balboa Park

H3417-772

JAN 27 1978

Mr. Richard W. Amero
1787-1/2 Torrance Street
San Diego, California 92103

Dear Mr. Amero:

Secretary Andrus has asked that we acknowledge and respond to your letter in which you express objections to the designation of the El Prado Complex of Balboa Park in San Diego, California, as a national historic landmark.

As you know, the El Prado Complex was entered in the National Register of Historic Places on June 23, 1976. This was done as a result of the nomination made by the State Historic Preservation Officer who at that time was Mr. Herbert Rhodes. The level of national significance was approved by the State Review Board and by the State Historic Preservation Officer.

Consideration of the El Prado Complex for designation as a potential national historic landmark was not based solely on the nomination to the National Register by the State of California. A staff architectural historian for the Historic Sites Survey Division made an independent study and evaluation of the property as well as a careful onsite visit. These findings were presented to the two independent review boards that evaluate potential landmark studies.

Eminent architectural historians are members of the two boards. They believed that Balboa Park is of national significance in the history of American architecture. The Secretary of the Interior agreed with their judgment and designated the area a national historic landmark. In addition, the San Diego Historical Site Board, Mr. William B. Rick, Chairperson, supported the nomination for national historic landmark recognition.

We have no jurisdiction or responsibility in relation to the management of Balboa Park. We would suggest that you may wish to express your concern with traffic congestion to the responsible local officials.

Thank you for your thoughtful letter, and we appreciate your interest in the National Historic Landmarks Program.

Sincerely yours,

(Sgd.) George F. Emery

George F. Emery
Chief, Historic Sites
Survey Division

cc: Dr. Knox Mellon
Office of Historic Preservation
California Department of Parks
and Recreation
Post Office Box 2390
Sacramento, California 95811
w/c inc.

FNP:HJ Sheely:J Sheire:mc:1/27/78:523-5464
bcc: Regional Director, Western Region) w/c of inc.
001-Reading File / 040) 772-Sheely
190 / 760) 772-Sheire
772-Reading File

THE CITY OF

SAN DIEGO

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE
SAN DIEGO, CALIFORNIA 92101

HISTORICAL
SITE
BOARD

March 31, 1977

OFFICE OF
THE MAYOR
236-6330

National Historic Landmark Program
National Park Service
Washington, D. C. 20240

Gentlemen:

The City of San Diego Historical Site Board respectfully requests your favorable consideration of designating the El Prado Area in Balboa Park, located within this City, for inclusion on your list of National Historic Landmarks.

The El Prado Area of Balboa Park is listed as Number 1 on the San Diego Register of Historical Sites, having been so designated by the Historical Site Board in 1967. The California Quadrangle, within the El Prado Area, was placed on the National Register of Historic Places on May 17, 1974 and the entire El Prado Complex was placed on the National Register on December 12, 1976.

In support of our request for favorable consideration for designation as a National Historic Landmark, there is accompanying this letter a copy of the nomination prepared at the time the Complex was nominated for registry, supported by a series of photographs identifying the structures listed within the body of the report.

It is our sincere wish that you look with favor upon this request and that your review and evaluation of the accompanying material will result in the desired designation and the provision of a suitable identification marker. If further information is required, please feel free to contact me.

Sincerely,

William B. Rick

William B. Rick, Chairman
San Diego Historical Site Board

By

Paul D. Foxworthy

Paul D. Foxworthy
Assistant to the Planning Director
City of San Diego
Secretary to the Historical Site Board

PDF:jh

Enc.

5/24/77
cf
H. J. Sheely
5/24/77

COMMITMENT

H3415-772

MAY 2 4 1977

Mr. William B. Rick
Chairman, San Diego Historical
Site Board, The City of San Diego
City Administration Building
Community Concourse
San Diego, California 92101

Dear Mr. Rick:

Thank you for your recent letter concerning landmark designation for the El Prado Area of Balboa Park, San Diego, California. Our architectural historian looked at the site last January with the architect, Mr. John Henderson. We have reviewed the very informative material that you sent as well as additional information in the National Register files. We will be pleased to consider the district for national historic landmark designation at the fall meeting of the Secretary of the Interior's Advisory Board on National Parks, Historic Sites, Buildings, and Monuments.

We noted in the submission to the National Register of Historic Places a photograph we would like to add to our presentation:

Aerial View of Balboa Park, view toward northeast
1929. Photo credit City of San Diego
City Administration Building, San Diego

We will keep you informed of the progress of this nomination.

Sincerely yours,

Signed

George F. Emery
Chief, Historic Sites
Survey Division

cc: Mr. Herbert Rhodes
Director, Department of Parks
and Recreation
State Resources Agency, P.O. Box 2390
Sacramento, California 95811 w/c of inc.

FNP:C Pitts:HJ Sheely:mc:5/24/77:523-5464

BASIC FILE RETAINED IN 772

bcc: Regional Director, Western Region) w/c of inc.
001-Reading File
040
772-Sheely
772-Pitts
772-reading file)
HP - Calif. - El Prado Area of Balboa Park Historic District)

THE CITY OF
SAN DIEGO
CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CALIF. 92101

OFFICE OF
PLANNING
DEPARTMENT
236-6450

July 14, 1977

Ms. Carolyn Pitts
Historical Sites Survey
National Parks Service
U. S. Department of Interior
Washington, D.C. 20240

Dear Ms. Pitts:

Enclosed herewith are the photograph and legal description you requested in conjunction with your review of the application to place the Balboa Park area of the City of San Diego on the list of National Historic Places.

I trust this material will adequately serve your purpose.

Sincerely,

Paul D. Foxworthy

Paul D. Foxworthy
Assistant to the Planning Director

• Green

cPitts
7/13/77
N.J. Shaw 7/18/77

H3415-772

JUL 19 1977

Mr. George Hoelbrich
Secretary
People's Federal Savings and Loan
Association
101 East Court Street, Box 26
Sidney, Ohio 45365

Dear Mr. Hoelbrich:

The Historic Sites Act of 1935 established as national policy the identification and preservation of the Nation's historic sites. To assist in the implementation of this policy, the Secretary of the Interior directed the National Park Service to conduct a survey of historic sites and buildings that are believed to be of national significance. On the basis of these findings the Secretary designates those meeting the criteria for national significance as national historic landmarks. The enclosed leaflet explains the purposes, criteria, and operation of the program in some detail.

We appreciate your assistance in having made it possible for Ms. Carolyn Pitts to consider the People's Federal Savings and Loan Association for recognition as a potential national historic landmark. The association is already listed in the National Register of Historic Places. Designation as a national historic landmark would not change the benefits and protections which it already enjoys by virtue of listing in the National Register. The national historic landmark designation gives the additional recognition of national significance to the property., The People's Federal Savings and Loan Association would join the other national historic landmarks that make up the "honor roll" of the National Register.

A variety of programs and benefits have been established to promote the preservation of properties listed in the National Register. Some of these we would like to describe more fully than was possible at the time of the initial visit. We enclose a packet of information materials on the National Register Program, the Grants-in-Aid Program, the Technical Preservation Services Program, and sections of the 1976 Tax Reform Act.

Should you have any questions pertaining to the preservation of properties listed in the National Register, or wish to make comments on the possible designation of the association as a national historic landmark, we welcome the opportunity to receive them. Questions and comments should be sent to this office. We would be grateful, if they were submitted at least 30 days before the property is reviewed by the Consulting Committee to the National Survey and by the Secretary of the Interior's Advisory Board on National Parks, Historic Sites, Buildings, and Monuments. Both bodies meet biannually; the first of the review meetings that will consider your property will be August 19. Specific dates for all meetings are published in the "Federal Register" 30 days prior to the meetings, which are open to the public. We will be pleased to explain the National Historic Landmarks Program in greater detail and to answer any specific questions you may have after reviewing the enclosed materials.

We appreciate your interest in the historic preservation programs of the National Park Service.

Sincerely yours,

Signed
George F. Emery
Chief, Historic Sites
Survey Division

Enclosures

cc: Mr. Herbert Rhodes
Director, Department of Parks
and Recreation
State Resources Agency
P.O. Box 2390
Sacramento, California 95811

Mr. David G. Talbot
State Parks Superintendent
525 Trade Street SE.
Salem, Oregon 97310

Dr. Thomas H. Smith
Director
The Ohio Historical Society
Interstate 71 at 17th Avenue
Columbus, Ohio 43211

Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238

FNP:HJ Sheely:GF Emery:kr 7/7/77:523-5464
bcc: Regional Director, Midwest Region
Regional Director, North Atlantic Region
Regional Director, Western Region
Regional Director, Pacific Northwest Region
001-Reading File 040 772-Reading File

Attachment No. 12

United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

DEC 22 1977

Memorandum

To: Director, National Park Service

From: Secretary of the Interior

Subject: Landmark Designations

Pursuant to the authority contained in the Historic Sites Act of 1935 (49 Stat. 666; 16 U.S.C. 461 et seq.), I do hereby take the following actions:

Designated as National Historic Landmarks

California

Gamble House, Pasadena
First Church of Christ Scientist, Berkeley
Balboa Park, San Diego

Georgia

Historic Augusta Canal and Industrial District, Augusta

Indiana

Clement Studebaker House, South Bend

Kansas

Norman No. 1 Oil Well, Neodesha

Louisiana

New Orleans Cotton Exchange Building, New Orleans

78

Massachusetts

Boston Manufacturing Company, Waltham
Lowell Locks and Canals Historic District, Lowell
Nathan Appleton Residence, Boston

New Hampshire

Harrisville Historic District, Harrisville

New York

John A. Hartford House, Valhalla
Lorillard Snuff Mill, New York City
New York Cotton Exchange, New York City
Surrogate's Court, New York City
Grace Church, New York City
Third Judicial District Courthouse (Jefferson Market Courthouse), New York City
Chamber of Commerce, New York City

North Carolina

W. T. Blackwell and Company Tobacco Factory, Durham

Ohio

Charles F. Kettering House, Kettering
People's Federal Savings and Loan Association, Sidney
Ohio Statehouse, Columbus

Oklahoma

E. W. Marland Mansion, Ponca City

Oregon

Timberline Lodge, Mount Hood

Pennsylvania

Gruber Wagon Works, Reading
Philadelphia Contributionship, Philadelphia

79

Tennessee

Isaac Franklin Plantation, Gallatin

Texas

Lubbock Lake Site, vicinity of Lubbock

Virginia

Reynolds Homestead, Critz
Tredegar Iron Works, Richmond

You are directed to take such further steps as may be necessary to effectuate the above actions.

Lewis D. Andrus

SUPPLEMENT

Designations as of January 1, 1978

ALASKA

OLD SITKA, Starrigavan, Baranof Island. 1799.
Site of Redoubt St. Michael, a Russian trading post established in 1799 and destroyed by Indians in 1802. June 13, 1962.

CALIFORNIA

BALBOA PARK, California Quadrangle 41, San Diego County. 1915, 1935.
Bertram Goodhue, Carleton Winslow, Sr., Richard Requa, Walter Dorwin Teague.
Used today as San Diego's cultural center, the buildings are some of the finest Spanish-Baroque Revival structures in America. The complex was constructed for the Panama-California Exposition in 1915 and expanded for the California-Pacific International Exposition in 1935.
December 22, 1977.

BRADBURY BUILDING, 304 South Broadway, Los Angeles. 1893,
George H. Wyman.
Load bearing walls open into a light-filled court of glass and cast iron. A visionary structure that had no local influence, it is admired today for its structure and use of glowing material and soft lighting. May 5, 1977.

FIRST CHURCH OF CHRIST SCIENTIST, 2619 Dwight Way, Berkeley,
Alameda County. 1910. Bernard Ralph Maybeck.
This masterpiece was created of stock contemporary materials but is based stylistically on Japanese, Byzantine, Gothic and Romanesque architecture. December 22, 1977.

DAVID B. GAMBLE HOUSE, 4 Westmoreland Place, Pasadena,
Los Angeles County. 1908. Greene and Greene.
This beautiful summer house in the California Bungalow style exemplifies the Arts and Crafts movement in the early years of the 20th. Century. Contemporary with Frank Lloyd Wright's "Prairie Houses," this house is the finest surviving example of the work of Greene and Greene. December 22, 1977.

HOTEL DEL CORONADO, 1500 Orange Street, Coronado. 1887
James Merritt and Watson Reid.
Built in less than one year, it is one of the great luxury seashore hotels in the United States, the first to use electric lighting on a large scale. May 5, 1977.

MISSION INN, 5th and 7th, Main and Orange Streets, Riverside.
1902-1950. Beaton, Hunt, Gray and Wilson.
The largest Mission-Revival building in California; contains a hotel, shops and a chapel. May 5, 1977.

PARAMOUNT THEATRE, 2025 Broadway, Oakland. 1931.
Timothy Pflueger.
One of the two remaining great Art Deco movie palaces left in America (with Radio City Music Hall, N.Y.). Recently restored.
May 5, 1977.

FLORIDA

BRITISH FORT, Six miles southwest of Sumatra, Sumatra, Franklin County. 1814.
Site of a fort established by the British in 1814 in conjunction with the War of 1812. After the war the fort became known as Negro Fort, because of the runaway slaves that occupied it. In 1816 the U.S. Army destroyed the fort, an action that contributed to the outbreak of the first Seminole War. May 15, 1975.

FORT SAN CARLOS DE BARRANCAS, Pensacola, Gulf Island National Seashore, Escambia County. 1787.
A semicircular brick fortification, this fort was an important northern outpost of the Spanish Caribbean empire until Andrew Jackson captured it in 1814 in response to British-Spanish collaboration in the War of 1812. October 9, 1960.

GEORGIA

HISTORIC AUGUSTA CANAL AND INDUSTRIAL DISTRICT, west bank of the Savannah River, Augusta, Richmond County. 1845-1880's.
Intact canal system and mills representative of the industrial aspect of the New South movement. The best-surviving example of an engineering system singularly important to the Southeastern United States.
December 22, 1977.

MARTIN LUTHER KING, JR. HISTORIC DISTRICT, Atlanta, Georgia.
The district includes the environs in which Martin Luther King, Jr. grew up. His birth home, grave, and the church which he served as assistant pastor, are special units of the district. May 5, 1977.

INDIANA

JOSEPH BAILLY HOMESTEAD, west of Porter on U.S. 20 in Indiana Dunes National Lakeshore, Porter County. 1822.
Log house and log storehouse that are the remains of a trading post established in 1822 by Joseph Bailly as a stopping place and social center for Indian and white travelers. December 29, 1962.

CLEMENT STUDEBAKER HOUSE, 620 W. Washington Avenue, South Bend, St. Joseph County. 1889.
The major contributor to the Studebaker Bros. Co., the largest producer of horse-drawn vehicles in the world by the 1890's, made his home here from 1889-1906. The company was the only U.S. wagon firm to convert successfully to automobiles. December 22, 1977.

KANSAS

NORMAN NO. 1 OIL WELL, Mill and First Streets, Neodesha, Wilson County. 1892.
Norman No. 1 was the well that opened the vast Mid-Continent oil field which became the major producing field by 1900. The Mid-Continent Field yielded over half the U.S. oil supply into the 1930's. Contributed to the breaking of the Standard Oil monopoly. December 22, 1977.

KENTUCKY

THE COVINGTON AND CINCINNATI SUSPENSION BRIDGE, Covington, Kenton County. 1856-1867.
At the time of its completion in 1867 this John A. Roebling designed suspension bridge was the longest in the world. It remains today one of the Nation's foremost suspension bridges. May 15, 1975.

LOUISIANA

NEW ORLEANS COTTON EXCHANGE BUILDING, 231 Carondelet Street, New Orleans, Orleans County. 1921.
Eight-storied, steel-framed, and stone building represents New Orleans as the principal spot market of the world and leading futures market next to New York and Liverpool until the 1920's. Associated with Henry G. Hester, the "Father of Cotton Statistics," whose work reduced investment risk. December 22, 1977.

MASSACHUSETTS

NATHAN APPLETON RESIDENCE, 39-40 Beacon Street, Boston, Suffolk County. 1817.
Residence (1821-1861) of the founder of the first textile sales agency and the financial and mercantile mind in developing the Boston Manufacturing Co., the first modern integrated factory in the United States. December 22, 1977.

BOSTON MANUFACTURING COMPANY, 144 Moody Street, Waltham, Middlesex County. 1813-1843.
This manufacturing complex represents the first truly modern factory in the United States. Employing innovative power looms, it signaled the birth of American mechanics and ended U.S. dependence on British technology. It laid the technical basis for a fundamental reorganization of the factory system. December 22, 1977.

BOSTON NAVAL SHIPYARD, East of Chelsea Street, Boston, Suffolk County. 1800.
From 1800 to 1974 the Boston Naval Shipyard functioned as one of the most important shipyards in the United States. The yard pioneered in modern ship construction and for over a century manufactured all of the Navy's rope. November 13, 1966.

BUNKER HILL MONUMENT, Breed's Hill, Boston, Suffolk County. 1825.
Four-acre park containing a 220' granite obelisk that commemorates the Battle of Bunker Hill, June 17, 1775. January 20, 1961.

FANEUIL HALL, Dock Square, Boston, Suffolk County. 1740-1742.
Given to the city by Peter Faneuil in 1740, Faneuil Hall with its market and meeting hall served as a focal point of Colonial protest against British rule and also as a center in the Boston abolition movement. October 9, 1960.

LOWELL LOCKS AND CANALS HISTORIC DISTRICT, Lowell, Middlesex. 1796-1848.
Canal system which led to the supremacy of Lowell as the cotton textile manufacturing center of the United States, and helped evolve the first instance of an industrialized American city. Contains virtually unaltered waterways and little-altered mills and machinery. December 22, 1977.

MASSACHUSETTS

OLD NORTH CHURCH (Christ Church Episcopal), 193 Salem Street, Boston, Suffolk County. 1723-1740.
Built according to Christopher Wren's English church designs, this Georgian church became famous on April 18, 1775, when patriots waved lanterns from its belfry to warn their compatriots across the Charles River that the British were advancing towards Lexington and Concord. January 20, 1961.

OLD SOUTH MEETING HOUSE, Milk and Washington Streets, Boston, Suffolk County. 1729-1730.
This Georgian building was the scene of numerous pre-Revolutionary War protest meetings, one of which preceeded the December 16, 1773, Boston Tea Party. October 9, 1960.

OLD STATEHOUSE, Washington and State Streets, Boston, Suffolk County. 1748.
Excellent example of late Georgian architecture, the Old Statehouse served this function from 1776 to 1798 and was the Boston city hall from 1830 to 1840. October 9, 1960.

PAUL REVERE HOUSE, 19 North Square, Boston, Suffolk County. c. 1676.
Home of the famous silversmith and patriot who on April 18, 1775, warned that, "the British are coming." January 20, 1961.

U.S.S. CONSTITUTION, Boston Naval Shipyard, Boston, Suffolk County. 1797.
Affectionately known as "Old Ironsides," the U.S.S. Constitution distinguished herself in the undeclared naval war with France, in sea battles with Barbary pirates, and during the War of 1812. December 19, 1960.

MISSISSIPPI

CHAMPION HILL BATTLEFIELD, Hinds County, Mississippi.
The Civil War battle of Champion Hill was a crucial Union victory in the campaign for Vicksburg, 1863. In this battle, General Ulysses Grant's Union Army forced the retreat of General John C. Pemberton's Confederate forces into the defenses of Vicksburg, May 16, 1863. The siege of Vicksburg followed, and on July 4, 1863, the Confederates surrendered. May 5, 1977.

NEW HAMPSHIRE

HARRISVILLE HISTORIC DISTRICT, Harrisville, Cheshire County. 1774-1900.
Harrisville is the only American industrial community of the early 19th century that still survives in its original form. Its complex of mills, boarding and workers' houses, dwellings, churches, stores and other buildings is virtually intact and free from intrusions. December 22, 1977.

NEW YORK

GRACE CHURCH, Broadway at 10th Street, New York, New York County. 1846. James Renwick, Jr.
Renwick at the age of 25 designed this "archaeologically" correct church in the English taste. He later created St. Patrick's Cathedral on Fifth Avenue, another brilliant demonstration of the Gothic Revival style. December 22, 1977.

JOHN A. HARTFORD HOUSE, 75 Grasslands Road, Valhalla, Westchester County. c. 1932.
Home (1930-51) of the merchandising genius of the Great Atlantic and Pacific Tea Company, the first nationwide chain-store company dating back to 1859. Under Hartford's leadership in 1912 the firm was expanded to become the largest retailer in the Nation by the mid-twentieth century. December 22, 1977.

LORILLARD SNUFF MILL, New York Botanical Garden, The Bronx, Bronx County. 1840.
Constructed in 1840 by the P. Lorillard Company, the Lorillard Snuff Mill is the Nation's oldest extant tobacco factory and a symbol of the importance of tobacco in the development of commerce and industry in the 19th. Century. December 22, 1977.

NEW YORK CHAMBER OF COMMERCE, 65 Liberty Street, New York, New York County. 1768.
Founded in 1768 the prestigious New York Chamber of Commerce served as the organizational prototype for the development of this important institution for promoting the interests of American business on the local, State, and national levels. December 22, 1977.

NEW YORK

NEW YORK COTTON EXCHANGE (India House), One Hannover Square, New York, New York County. 1870.
The foundation of the New York Cotton Exchange in 1870 marked the end of the factorage system for marketing America's most important 19th Century domestic crop and also the growth of today's futures trading system for buying and selling commodities. December 22, 1977.

SURROGATE'S COURT (HALL OF RECORDS), 31 Chambers Street, New York, New York County. 1899-1907. James R. Thomas, Horgan and Slattery.
Modelled after the Hotel de Ville in Paris, this structure is the most accurate representation of this "style official" in New York City.
December 22, 1977.

THIRD JUDICIAL DISTRICT COURTHOUSE, (Jefferson Market Courthouse), Sixth Avenue at 10th Street, New York, New York County. 1874-1877.
Frederick C. Withers.
Known as a church architect and the author of Gallaudet College, this building in the "Ruskinian" or "Venetian" style is Withers best known work. December 22, 1977.

NORTH CAROLINA

W. T. BLACKWELL AND COMPANY TOBACCO FACTORY, 201 West Pettigrew Street, Durham, Durham County. 1874.
This factory was the original home of Bull Durham Smoking Tobacco, the first truly national tobacco brand. In processing and promoting Bull Durham, W. T. Blackwell and Company introduced production, packaging, and marketing techniques that made Bull Durham a part of American folklore. December 22, 1977.

OHIO

CINCINNATI UNION TERMINAL, 1301 Western Avenue. 1933. Fellheimer and Wagner.
One of the last grand-scale terminals in the Art Deco style, it is also a masterpiece of planning by Paul Cret, architect. When completed it cost $ 41,000,000, accommodated 17,000 people and 216 trains daily.
May 5, 1977.

OHIO

GLENDALE HISTORIC DISTRICT, East of State Route 4, North of State Route 126, C & O - B & O Railroad right-of-way. 1851.
One of the earliest American communities laid out on the irregular, "picturesque" plan derived from cemetery design as opposed to the rectangular grid then commonly used. May 5, 1977.

CHARLES F. KETTERING HOUSE, 3965 Southern Boulevard, Kettering, Montgomery County. 1914-1958.
Home of the founder of the Dayton Engineering Laboratories Company (Delco) and head of General Motors research activities, Kettering made many significant contributions to the development of the gasoline and diesel engines that transformed American transportation in the 20th Century. December 22, 1977.

OHIO STATEHOUSE, Southeast corner, Broad and High Street, Columbus, Franklin County. 1839-1861. Henry Walters, A. J. Davis, William R. West, Isaiah Rogers.
One of the great Greek Revival buildings in America embodying the ideals of the movement in a public monument. December 22, 1977.

OHIO THEATRE, 39 East State Street, Columbus. 1928. Thomas W. Lamb.
This example of the "Golden Age" of movie palaces has recently been restored in its original "Spanish" style. May 5, 1977.

PEOPLE'S FEDERAL SAVINGS AND LOAN ASSOCIATION, 101 East Court Street, Sidney, Shelby County. 1918. Louis Sullivan.
One of the commissions executed late in Sullivan's career that profoundly influenced 20th. century architects. December 22, 1977.

OREGON

DEADY AND VILLARD HALLS, University of Oregon. Eugene. 1876 and 1885.
W. W. Piper and Warren H. Williams.
These original buildings for the University of Oregon were designed in the French-Second Empire style. May 5, 1977.

OREGON

PIONEER COURTHOUSE, 520 SW Morrison Street, Portland.
1869-1875. Alfred B. Mullett.
Formerly the U.S. Courthouse, Customhouse and Post Office, it is the oldest standing Federal building in the Northwest, and has been recently restored. May 5, 1977.

SKIDMORE/OLD TOWN HISTORIC DISTRICT, Twenty blocks-Burnside Street to the Willamette River in the old center city. Portland. Last quarter of the 19th. Century.
The district is Italianate architecturally with a large number of cast iron fronts. Large commercial district. May 5, 1977.

TIMBERLINE LODGE, Mt. Hood National Forest, Clackmas County.
1935-1938. W. I. Turner, Howard Griffin, Dean Wright, Linn A. Forrest and Ward Ganno.
Margaret Hoffman Smith, Interiors.
The finest example of 1930's WPA "mountain architecture," it was dedicated by Franklin D. Roosevelt in 1937.
December 22, 1977.

PENNSYLVANIA

GRUBER WAGON WORKS, Tulpehocken Creek Park, Reading, Berks County. 1882.
The family-owned Gruber Wagon Works produced both standard farm wagons and custom vehicles from 1882 to the 1950's. Its fully preserved machinery, tools, and materials make the works an outstanding example of what was once an essential American industry. December 22, 1977.

PHILADELPHIA CONTRIBUTIONSHIP, 212 South Fourth Street, Philadelphia, Philadelphia County. 1752.
In 1752 Benjamin Franklin helped organize the Philadelphia Contributionship for the Insurance of Houses from Loss by Fire, the first fire insurance company in the United States and a pioneer institution in the development of the insurance business. The company has occupied this Thomas U. Walter designed building since 1835. December 22, 1977.

SOUTH DAKOTA

FRAWLEY RANCH, Lawrence County, South Dakota.
The ranch represents the development of a practical land use for an area unsuited for homestead farming. Henry J. Frawley acquired several unsuccessful homestead farms and with them developed a large and prosperous ranch in the late 19th. Century. May 5, 1977.

TENNESSEE

ISSAC FRANKLIN PLANTATION, U.S. Highway 35E, Four miles south of Gallatin, Sumner County. 1832.
Between 1828 and 1836 Issac Franklin and John Armfield created the largest scale slave-trading operation in the antebellum South. Franklin's plantation illustrates the activities of Franklin and Armfield. December 22, 1977.

TEXAS

LUBBOCK LAKE SITE, off U.S. 84 in Yellow House Canyon, Lubbock. ca. 9000 B.C. to present.
Excavations at the site have revealed a stratified sequence spanning eleven or twelve thousand years and providing evidence for occupation during the Clovis, Folsom, Plainview, Late Paleo Indian, Archaic, Ceramic, and Historic Periods. December 22, 1977.

VIRGIN ISLANDS

FORT CHRISTIAN, Charlotte Amalie, St. Thomas, Virgin Islands.
This fortification dates from 1680 and is the oldest extant structure in the Virgin Islands. It was the focal point of early Danish settlement, housing governors and Lutheran ministers as well as providing protection for settlers. May 5, 1977.

VIRGINIA

REYNOLD'S HOMESTEAD, Critz, Patrick County. 1850.
From 1850 to 1874 this property was the home of Richard Joshua Reynolds, the father of the modern cigarette. In the Camels cigarette brand introduced in 1913, R. J. Reynolds Tobacco Company conquered a market and transformed an industry.
December 22, 1977.

VIRGINIA

THUNDERBIRD ARCHEOLOGICAL DISTRICT, Warren County, Virginia.
The district consists of three sites (Thunderbird Site, Fifty Site, Fifty Bog) which provide a stratified cultural sequence spanning Paleo Indian through the end of Early Archaic times.
(ca. 9500--6500 B.C.). May 5, 1977.

TREDEGAR IRON WORKS, 500 Tredegar Street, Richmond. Richmond County.
1841.
The Tredegar Iron Works was one of the largest iron works in the United States from 1841 to 1865. During the Civil War the works supplied the South with the major share of the iron products that helped the Confederacy sustain four years of war.
December 22, 1977.

WASHINGTON

PIONEER BUILDING, PERGOLA AND TOTEM POLE, 1st Avenue, Yesler Way and Cherry Street. 1892. Elmer H. Fisher.
This complex is at the heart of the commercial district in old Seattle. The Pioneer Building is Richardsonian-Romanesque in style, the Pergola is constructed of cast iron. May 5, 1977.

PORT TOWNSEND, Scott, Walker, Taft and Blaine Streets and the waterfront. Second half of the 19th. Century.
Once a custom station on Puget Sound, the town flourished in the 1880's, but collapsed in the 1889 land speculation debacle. The district contains many fine late 19th-century commercial and residential structures. May 5, 1977.

United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

In Reply Refer To:
H3417-772

JAN 6 - 1976

Honorable Lionel Van Deerlin
House of Representatives
Washington, D.C.

Dear Mr. Van Deerlin:

I am pleased to inform you that the historic property in your District described in the enclosed brief summary has been found to possess national significance in commemorating the history of the United States. On the recommendation of my Advisory Board on National Parks, Historic Sites, Buildings, and Monuments this property has been designated a national historic landmark. I am sure this action will be of interest to you and your constituents.

Also enclosed are leaflets explaining in detail the historic preservation programs of the National Park Service. National historic landmark status automatically enrolls the property in the National Register of Historic Places and extends to it the safeguards provided by the National Historic Preservation Act of 1966.

Recognition of the property's significance as a landmark is accorded by a certificate and a bronze plaque which are provided free of charge to the owner or administrator of this property upon his agreement to adhere to simple preservation practices. The Director of the National Park Service will shortly notify the owner about these benefits and provide the appropriate agreement forms.

The owner of this property is to be commended for preserving this significant example of our Nation's cultural heritage for the education and enjoyment of all our citizens.

Sincerely,

Cecil D. Andrus

SECRETARY

Enclosure

AMERICAN REVOLUTION BICENTENNIAL 1776-1976

LIONEL VAN DEERLIN
42d District, California

COMMITTEE ON INTERSTATE AND FOREIGN COMMERCE

CHAIRMAN SUBCOMMITTEE ON COMMUNICATIONS

COMMITTEE ON HOUSE ADMINISTRATION

Congress of the United States
House of Representatives
Washington, D.C. 20515

2408 Rayburn House Office Building
Washington, D.C. 20515

RUDY P. MURILLO
ADMINISTRATIVE ASSISTANT

DISTRICT OFFICES:
815 E Street, Room 205
San Diego, California, 92101
(714) 233-8959

ROBERT R. RHODES
FIELD REPRESENTATIVE

750 Third Avenue, Room 112 South
Chula Vista, California 92010
(714) 426-0383

JAN 20 1978

January 12, 1978

Mr. Ed Mendoza
Park and Recreation Director
202 C Street
Mail Station 9B
San Diego, California 92101

Dear Mr. Mendoza:

Here are the documents which I received by telecopier from our Washington office this morning, concerning the designation of a portion of Balboa Park as a national historic landmark.

Please call me at our office number above if you have any questions.

Sincerely,

John McLaren

John H. McLaren
Legislative Assistant

for

Lionel Van Deerlin
Member of Congress

JHM/ym
Enclosures (5)

THE CITY OF

SAN DIEGO

CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CALIFORNIA 92101

DEPARTMENT OF THE INTERIOR
78 JAN 30 P 1:51
OFFICE OF THE SECRETARY

PARK and
RECREATION
DEPARTMENT
236-6643

January 25, 1978

Mr. Cecil D. Andrus, Secretary
United States Department of the Interior
Washington, D. C.

Re: Designation of Balboa Park as a National Historic Landmark

Dear Mr. Andrus:

The City of San Diego has entered into a Memorandum of Understanding with the United States Navy by which the Balboa Park Naval Hospital would be relocated within Balboa Park; in exchange, the City would receive certain lands and buildings in the Park which the Navy now occupies. Some of the buildings would be put to re-use for park and recreation purposes; some buildings would be demolished to create open park amenities for the public.

I am in receipt of the following documents (copies attached):

1. January 12, 1978 letter from Congressman Van Deerlin's office.

2. January 6, 1978 letter from you to Mr. Van Deerlin.

3. National Register of Historic Places -- Nomination Form, for "Balboa Park."

Regarding the Naval Hospital "land swap," we need to know the answers to the following questions:

1. Does the designation of Balboa Park as a national historic landmark encompass all of Balboa Park, or just certain portions? If just certain portions, which ones? If the Naval Hospital <u>is</u> included:

   a. How does this affect the re-use of certain buildings for park and recreation purposes?

b. How does this affect the demolition of certain buildings to create open space areas for the public?

2. Independent of the designation of Balboa Park as a national historic landmark, and regardless of whether the Naval Hospital is included, we have been informed that under Executive Order 11593 (pertaining to the National Register of Historic Places), section 2(a), Federal agencies are required to locate, inventory, and nominate to the Secretary of the Interior "all sites, buildings, districts, and objects, under their jurisdiction or control that appear to qualify for listing in the National Register of Historic Places." A different section of the Executive Order evidently requires that Federal officials exercise caution in transferring such sites, buildings, etc. Has the Navy inventoried the sites and buildings at the Balboa Park Naval Hospital? If it has not, our Office of Legislative Representation tells us that this may be in process. If certain buildings are placed on the National Register of Historic Places:

refer to MR's

a. How does this affect the re-use of these buildings for park and recreation purposes?

b. How does this affect the demolition of certain buildings to create open space areas for the public?

As this is a pressing matter, locally, I would appreciate answers to these questions, at your earliest possible convenience.

Sincerely,

Ed Mendoza
Park and Recreation Director

EM/HP:sb
Attachments
cc: Bill Harrington, Dept. of Legislative Representation
Larry Richards, Dept. of Legislative Representation
Paul Foxworthy, Assistant to the Planning Director
Deputy City Manager Johnson
Assistant Park and Recreation Director
Development Division Superintendent

C. Dubie
G F. Emery
Murtagh
for 760-2/10
Ideyendorf 2/13
K. Myers 2/15
Whitten 2/16

H3417(772)
ES-31225

FEB 17 1978

Mr. Ed Mendoza
Park and Recreation Director
The City of San Diego
City Administration Building
202 C Street
San Diego, California 92101

Dear Mr. Mendoza:

On behalf of Secretary Andrus, thank you for your letter about the designation of Balboa Park as a national historic landmark.

By now, the Mayor of San Diego has probably received the owner's copy of the national historic landmark designation. This is a full copy and identifies specifically the boundaries of the landmark. They are limited to the environs of the buildings that were constructed for the 1915 Exposition. The Naval Hospital is not included.

Your second question related to Executive Order 11593 under which Federal agencies were to inventory and nominate to the National Register of Historic Places by July 1, 1973, all historic resources under their jurisdiction which appeared to qualify for the National Register. Many agencies were unable to meet this deadline, and it is possible that the Navy has not inventoried its holdings at Balboa Naval Hospital.

The Executive Order and the National Historic Preservation Act of 1966, as implemented by the Advisory Council on Historic Preservation's procedures (36 CFR 800), direct Federal agencies to identify all historic resources in the area of an undertaking's potential environmental impact and to request that the Secretary of the Interior determine their eligibility for inclusion in the National Register. The Navy should request determinations

Basic Retained in 772

of eligibility on any properties at Balboa Naval Hospital which appear to qualify for listing in the National Register. If the properties are determined to be eligible for inclusion in the National Register, then the Navy must provide the Advisory Council on Historic Preservation the opportunity to comment on proposed Federal actions, including demolition or transfer, which will affect these properties.

Sincerely yours,

Ernest Allen Connally

Associate
Director

bcc:
Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
California Department of Parks
and Recreation
Post Office Box 2390
Sacramento, California 95811) w/c of inc.

Regional Director, Western Region) w/c of inc.

001 Reading File 040 160) 190) 700 760) 772-Sheely)
772-Emery) 772-Reading File)

FNP:CDubie:GFEmery:aep:2/13/78X523-5295:ES-31225

N. J. Sheely
1/4/78

Jan 6 1978

In Reply Refer To:
H3417-772

Honorable Alan Cranston
United States Senate
Washington, D.C.

Dear Senator Cranston:

I am pleased to inform you that the historic properties in your State described in the enclosed brief summaries have been found to possess national significance in commemorating the history of the United States. On the recommendation of my Advisory Board on National Parks, Historic Sites, Buildings, and Monuments these properties have been designated national historic landmarks. I am sure this action will be of interest to you and your constituents.

Also enclosed are leaflets explaining in detail the historic preservation programs of the National Park Service. National historic landmark status automatically enrolls these properties in the National Register of Historic Places and extends to them the safeguards provided by the National Historic Preservation Act of 1966.

Recognition of the properties' significance as landmarks is accorded by certificates and bronze plaques which are provided free of charge to the owners or administrators of these properties upon their agreement to adhere to simple preservation practices. The Director of the National Park Service will shortly notify the owners about these benefits and provide them with the appropriate agreement forms.

The owners of these properties are to be commended for preserving these significant examples of our Nation's cultural heritage for the education and enjoyment of all our citizens.

Sincerely,

sgnd Cecil D Andrus

SECRETARY

Enclosures

FWP:HJ Sheely:kr 12/29/77:523-5464
bcc: Secretary's Reading File
Secretary;s Files (2)
FW CL 190 001-Reading File 040
700 760 772-Reading File 772-Sheely

BASIC FILE RETAINED IN 772

OPTIONAL FORM NO. 10
5010-103

UNITED STATES GOVERNMENT

Memorandum

This was a commitment given last year to San Diego Historic Site!

– Vanderlin –

San Diego

Called at 12:35
He was upstairs to be back in about 15 min.
I gave nature of calls & said would call back.
She was to relay this to him.

TO : Mr. Emery

DATE: 1-12

FROM : M. Larew

3 pm

Done on 2nd try
HJB

SUBJECT: Balboa Park, Calif.

Grant Midgley (NPS Info) called relaying a question from Don Harrison of the San Diego Union (714-299-3131, ex. 1230) about the NHL status of Balboa Park.

Question 1 - How did it come to be designated?

Question 2 - How will the designation affect a proposed exchange of land between the park and the Navy?

I told Midgley you were in conference & I would relay the question & that it might be tomorrow before Harrison heard from us.

Marilynn

Green

H. J. Sheely 1/31/78

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

FEB 1 1978

H3417-772

The Director of the National Park Service

William J. Whalen

is pleased to inform you that the historic property described briefly in the enclosure has been found to possess national significance in commemorating the history of the United States and has, therefore, been designated a national historic landmark.

The purpose of landmark designation is to recognize nationally significant sites and to encourage their owners to preserve them. Landmarks are chosen through studies prepared by the National Survey of Historic Sites and Buildings; evaluated by the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments; and approved by the Secretary of the Interior in accordance with the Historic Sites Act of 1935.

A certificate and bronze plaque is provided free of charge to the owners or administrators of a national historic landmark upon their agreement to adhere to simple preservation practices that satisfy criteria for continuing eligibility. The enclosed leaflet on the National Historic Landmarks Program sets forth the standards for continuing eligibility. We will be pleased to provide you with a certificate and bronze plaque upon completion, and return of two copies to the National Park Service, of the enclosed agreement form. The third copy may be retained for your records.

National historic landmark status automatically enrolls the property in the National Register of Historic Places. Under the provisions of the National Historic Preservation Act of 1966, entry in the National Register provides each property with safeguards against damage by Federal undertakings and fulfills one qualification for participation in a grant-in-aid program to assist in its preservation. Further information is contained in the enclosed leaflet describing the National Register.

We are pleased to include this property among the sites already designated national historic landmarks.

Mr. Hugh McKinley
City Manager
San Diego, California 92101

BALBOA PARK, CALIFORNIA
San Diego Cty.

FNP:HJ Sheely:kr 1/26/78:523-5464
bcc: Regional Director, Western Region
772-Sheely

Green

HCRS

THE CITY OF
SAN DIEGO

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE
SAN DIEGO, CALIFORNIA 92101

HISTORICAL
SITE
BOARD

February 15, 1979

Reference: 653

OFFICE OF
THE MAYOR
236-6330

Mr. John D. Cherry 415-556-0182
Regional Director
United States Department of the Interior
Heritage Conservation and Recreation Service
Pacific Southwest Region
San Francisco, California 94102

Dear Mr. Cherry

I am writing to you for clarification and definition of the area identified as Balbo Park in the agreement form recently sent to this city indicating such area as having been designated a national historic landmark.

The city is most willing to cooperate in the execution of the agreement form but feels the exact area should be more carefully defined inasmuch as Balboa Park encompasses a very large area and to use the term carelessly might result in a confusing situation at some future date.

Specifically, does the area referred to as Balboa Park on the agreement form relate only to the area identified on our Nomination for Placement on the National Register, namely the "El Prado Complex" or does it apply to the entire Balboa Park. If it only applies to the "El Prado Complex" only, then with your permission to do so, we would change the agreement form to so read and then proceed to execute and return to you. However, if that would not be an acceptable procedure, then please send us a corrected agreement form specifically designating the area included within the national landmark designation and we will then proceed to execute and return that document with all haste. We are eager to receive the certificate and bronze plaque but do want to be sure that we are all in full accord as to what the agreement covers.

Your prompt response will be most appreciated.

Sincerely,

Paul D. Foxworthy

Paul D. Foxworthy
Assistant to the Planning Director

THE NAT... ...ER OF HISTORIC PLACES
MAR 05 1979
DATE REC'D
NO DUE RESPONSE (ATTACHED)
IN... ...AL SENT
T... ...E CALL ATTACHED)
DATE C... N...N
INITIALS

PHONE

~~FIELD~~ REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Balboa Park, San Diego County, CA - NHL

CONTACT: John Walker

ADDRESS: City of S.D. PHONE: 714-236-6059

REPORT: DATE: 3/1/79

Called to inquire about status of Administration Bldg because an $11 million restoration project for park (with ½ EDA $) will demolish it. ("Public Works") Said bldg. has lost integrity due to lack of ornamentation, temporary purpose, & incompatibility w/ Calif. Quad.

I checked all NR files. Bldg appears in a few photos & is individually discussed in NR nom. & Carolyn's NHL form as important architecturally & historically. She suggested contacting private arch. familiar w/ prop:
John Henderson, "Macy, Henderson, & Cole - Architects & Planners," Ferma Bldg, 631 5th Ave, S.D. 92101, (714) 234-3551.

At Sarah's suggestion, I drafted ltr. for George (or Bill?).

ltr not sent because another letter received 3/5/79 from San Diego on same matter.

Joe Tanner

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Balboa Park

TO/FROM: Dorothy Borbidge DATE: 3-15

ADDRESS: PHONE: 415-877-7599

STAFF MEMBER: Joy Bush DIVISION:

REPORT: wants to know when listed — what is included. Is Naval Hospital included?

I called back - said No - she wants a copy of the map sent to

Western Division
Naval Facilities Engineering Command
Sneath Lane and El Camino Real
San Bruno, CA 94066
Attention: Dorothy Borbidge Code 20L

sent 3-15-79 JBush

027

URGENT

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE 12-18-79

TIME OF CALL AM (PM)

1. CALL ☐ TO: ☑ FROM (Name)

Mike Quinn

2. ADDRESS (Tel. No. if needed)

ACHP

3. SUBJECT, PROJECT NO., ETC.

Balboa Park listings.

4. DETAILS OF DISCUSSION

San Diego, California:

USN Medical Center – Navy wants to abandon, but claims not within NR boundary. Wants to build new hospital on Balboa Park open land – lots of local citizen opposition – Navy would have to condemn land from city, who owns park.

NAME OF PERSON PLACING/RECEIVING CALL: Joe Tanner

TITLE:

OFFICE:

FHR-8-227
June 1978

FOLDER

Jeff?

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE 12/12

TIME OF CALL AM PM

1. CALL ☑ TO: ☐ FROM *(Name)*

Mike Quinn

2. ADDRESS *(Tel. No. if needed)*

3. SUBJECT, PROJECT NO., ETC.

Balboa

4. DETAILS OF DISCUSSION

Discussed 3 listings + boundaries. New construction by USN would be just to N of existing complex, USN claims hospital not eligible, ∴ no effect. No one has raised Q. of 19c history & hospital, regional signif. in 20c, or landscaping. I referred him to John Henderson, local planner/arch. who worked on park development (recommended by Carolyn Pitts!); he will ask Jeff to call him. locals are most concerned about loss of park lands - I pointed out that "undeveloped" lands were actually planted by citizens at turn-of-c! Mike will see if there is anyone who will raise the question; otherwise, 106 can't go forward. I said we would send advisory letter if we got some outside input.

NAME OF PERSON PLACING/RECEIVING CALL: Joe Town | TITLE | OFFICE

FHR-8-227
June 1978

MEETING REPORT

Subject: Balboa Park, National Historic Landmark, designated December 22, 1977.

Date: September 17, 1981

Participants: Paul Alley, Architectural Historian, Office of Cultural Resources, National Park Service
Ron Buckley, San Diego City Planning Department, Historical Site Board
Robert Ferris, Architect with Pekarek Group on Balboa Park Development and Management Plan.
Earl Hayden, Project Manager, San Diego Engineering and Development Department.
Jack Krasovich, Deputy Director, Parks and Recreation Department, Park Development.
Marie Lia, City Planning Intern, San Diego City Planning Department.
Vince Marchetti, Project Officer, Parks and Recreation Department
David R. Roberts, Deputy Director, Parks and Recreation Department, Central Division

Proceedings:

Alley opened the meeting by introducing himself, the Office of Cultural Resources, and the National Historic Landmarks (NHL) program. He stated the three-fold purpose of the meeting:

1) to explain the role of the Office of Cultural Resources in monitoring Regional NHL's and encourage their protection and conservation,

2) to clarify that NHL status applies to all areas of the resource included within the boundaries on the map in the NHL documentation, and

3) to establish a constructive rapport with city officials that will educate local professionals on current preservation technology and Federal preservation policies and in turn will keep the Office of Cultural Resources informed on the preservation problems and latest development plans for the park.

The purposes listed above were discussed in detail. The following notes on purposes (2) and (3) contain major points brought up in discussion.

(2) Alley encouraged that efforts continue to create and implement consistently a long-range and orderly plan for the preservation and development of the park. He suggested that preservation concerns could best be incorporated into any development plans by carefully identifying not only all buildings that contribute to the resource, but also the significant exterior and interior features of each building (this will entail research into the character and chronology of alterations to the structures over time). Such identification would provide a basis for informed decision-making if conflict is perceived between preservation and development goals.

Alley explained that because the entire resource was significantly refurbished in 1935, any conceptual separation between the 1915 area and the expanded 1935 area of the park would not lead to a proper assessment of all contributing components of the resource or to an adequate preservation plan. Therefore, alterations made in 1935 to buildings originally constructed in 1915 may be considered to contribute just as strongly to the significance of the NHL as the earlier features. For example, it is as important to preserve the interior of the House of Hospitality, remodeled in 1935, as it is to preserve the building's 1915 facade. Participants understood and seemed to agree with this point.

(3) Participants brought up the problem of the deteriorating plaster work of the park's "temporary" exposition structures. Alley offered the assistance of David Look, staff historical architect, in the city's ongoing efforts to replace plaster with substitute material. Alley pointed out that a comprehensive approach to the treatment of the buildings' historic open-framed exposition spaces should be developed and implemented for future reconstruction activities: this approach might include a plan to retain several representative historic exposition spaces and guidelines for new interior designs and/or additions consistent with an established preservation philosophy.

Participants also brought up the problem of preserving the park's landscape elements. Alley discussed the primary importance of landscaping to the entire historic conception and character of the park and thus to the park's national significance. The practical and philosophical problems of landscape conservation were discussed, as well as the need for the development and immediate implementation of a long-range plan for the care and replacement of park plantings. Alley suggested that historic preservation concerns could inform major improvements of the park facility, such as the restriction of vehicles allowed to enter the park complex or the reconversion of the Pan-American Plaza from parking lot to a landscaped open space, as it existed in 1935.

Alley requested for his information that the participants outline the roles and interaction of the San Diego Parks and Recreation Department, the San Diego City Planning Department, elected and appointed city officials, and concerned citizens and historical groups in the decision-making process of park preservation and development. Finally Alley requested that the city submit a map of the park with the NHL boundaries defined in precise detail. Alley also requested that any information on future development schemes and copies of any additional documentation, produced by work presently being contracted by the city, be forwarded to the Office of Cultural Resources.

ORC:MCQuinn
FILE:CA/BALBOA PARK/106/NAVY/Meeical Center
MCQ:DRS 03-09-79

March 9, 1979

Mr. Francis B. Roche
Director for Real Property Management
Office of the Assistant Secretary of
Defense, Installations and Logistics
Department of Defense
Washington, D.C. 20301

San Diego

Dear Mr. Roche:

We have been informed by Dr. Knox Mellon, California State Historic Preservation Officer that the proposed Naval Regional Medical Center in San Diego, California, an undertaking of the U. S. Department of the Navy, may have an effect on Balboa Park, a property included in the National Register of Historic Places and other properties that may be eligible for inclusion. A copy of Dr. Mellon's letter is enclosed.

Please investigate this matter to determine whether the nature of the effect requires that you obtain the comments of the Council in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470f, as amended, 90 Stat. 1320). Steps to determine this responsibility are set forth in Section 800.4 of the Council's regulation, "Protection of Historic and Cultural Properties" (36 CFR Part 800, as published in the Federal Register of January 30, 1979).

The Council requests that you report the results of your investigation to its Western Office of Review and Compliance, P. O. Box 25085, Denver, Colorado 80225, at the earliest opportunity. If you have further questions or require assistance, please call Michael C. Quinn at (303) 234-4946, an FTS number.

Thank you for your cooperation.

Sincerely,

Signed

Louis S. Wall
Chief, Western Office
of Review and Compliance

Enclosure

cc: Chairman
SHPO:CA
ACHP Member-HAAS
FLO:NAVY-
HCRS:NR

Joe Tomm 4/5/79
Bridges 4-5-79
Emery 4/6/79

H32-NR

APR 09 1979

Mr. John Walker
Office of the Director
Parks and Recreation Department
Development Division
202 C Street
Mail Station 35
San Diego, California 92101

Dear Mr. Walker:

Thank you for your telephone inquiry of March 1, 1979, regarding a Public Works project which will affect the Administration Building in Balboa Park, San Diego County.

On May 17, 1974, this property was listed in the National Register of Historic Places as an element of the California Quadrangle. In addition, it forms an integral part of the El Prado Complex, which was designated a national historic landmark on February 1, 1978. The boundaries of the national historic landmark are shown on the enclosed map.

Section 106 of the National Historic Preservation Act of 1966, as amended, assures that the Advisory Council on Historic Preservation will have an opportunity to comment on Federal, federally assisted, or federally licensed undertakings that may affect properties listed in or eligible for inclusion in the National Register. The head of any Federal agency, or its delegated authority, is to afford the Advisory Council a reasonable opportunity to comment with regard to such an undertaking. According to the Advisory Council's "Procedures for the Protection of Historic and Cultural Properties" (36 CFR 800), a federally undertaking is considered to have an effect on a National Register property when any condition of the undertaking causes or may cause any change in the quality of the historical, architectural, archeological, or cultural character that qualified the property for the National Register under the National Register criteria.

I am enclosing additional information which explains the programs of the National Register, national historic landmarks, and the Advisory Council. Please do not hesitate to consult us if you have further questions.

Sincerely,
Charles A. Herrington (Sgd.)

For
William J. Murtagh
Keeper of the National Register

Enclosures

cc: California SHPO, Dr. Knox Mellon
ACHP-Denver
Depart of Commerce -Mr. J Hansel
EDA

bcc: HCRS Regional Office-Pacific Southwest
IAS-San Francisco Office

FHR: JTowner:mjd 343-6401 4/5/79

BASIC FILE RETAINED IN NR

ROBERT
DONALD
FERRIS
ARCHITECT
INCORPORATED

3776 FRONT ST.
SAN DIEGO
CALIF. 92103
714-297-4659

OCTOBER 13, 1981

SUBJECT: MEETING, 9-17-81 AT 1970 B STREET, 10:00 A.M.

PRESENT: PAUL ALLEY, NATIONAL PARK SERVICE
JACK KRASOVICH
ROBERT D. FERRIS
EARL HAYDEN
VINCE MARCHETTI
DAVE ROBERTS
RON BUCKLEY
MARIE LIA (INTERN)

ITEMS DISCUSSED: (PAUL ALLEY UNLESS NOTED OTHERWISE)

1. NATIONAL HISTORIC LANDMARKS PROGRAM PURPOSES:
   A. ENCOURAGE PRESERVATION
   B. MONITOR THREATS, DAMAGE, ETC.

2. QUESTION: IS PUBLIC MONEY AVAILABLE FOR RESTORATION?
   ANSWER: NO FEDERAL MONEY AVAILABLE AT PRESENT. STATE MAY HAVE SOME. IN THE FUTURE THE STATE MAY MONITOR THE NATIONAL HISTORIC LANDMARKS PROGRAM.

3. NHL PROGRAM HAS BEEN IN EFFECT SINCE 1930; HOWEVER, NOMINATION FORMAT IS NOW THE SAME AS THE NATIONAL REGISTER WHICH WAS ESTABLISHED IN 1966. SOME NHL NOMINATION FORMS ARE NOT AS GOOD AS THEY SHOULD BE.

4. NEED GRADING OF INDIVIDUAL STRUCTURES INCLUDED WITHIN THE NHL BOUNDARIES: CONTRIBUTING AND NON-CONTRIBUTING.

5. NEED INFO FOR SECTION 8 REPORT (SENT IN EACH SEPTEMBER).

6. INTRODUCE NATIONAL PARK SERVICE AND PHILOSOPHY OF CONSERVATION. IF FEDERAL GOVERNMENT IS INVOLVED, STATE HISTORIC PRESERVATION OFFICER MONITORS AND ALSO NATIONAL COUNCIL IF NECESSARY.

7. CAROLYN PITTS DID NOMINATION (IN HURRY). EL PRADO IN DETAIL, ONLY FORD BUILDING DESCRIBED IN NHL, BUT ALL BUILDINGS INCLUDED AND ARE OF NATIONAL SIGNIFICANCE.

8. FOCUS OF ALLEY'S STUDY IN ARCHITECTURAL HISTORY WAS EXPOSITIONS.

9. CLARIFICATIONS WILL COME IN FORM OF LETTER FROM ALLEY DESCRIBING MEETING, ETC., TO ROY BLAIR WITH COPIES TO EACH ATTENDEE.

10. BOUNDARY WILL INCLUDE STRUCTURES WHICH ARE NON-CONTRIBUTING. SHOULD LIST ALL BUILDINGS AND GIVE A STATEMENT ON EACH; ALSO LANDSCAPE FEATURES.

11. RON BUCKLEY: 106 REVIEW ONLY IF FEDERAL MONEY? ANSWER: YES.

PA. Does anything happened? E

12. CAN CITY DRAW BOUNDARY? ANSWER: YES (JACK KRASOVICH).

13. VINCE MARCHETTI: IF A PROJECT WITHOUT FEDERAL MONEY AND APPROVAL IS DONE, THEN WHAT IF ANOTHER PROJECT WANTS FEDERAL MONEY? ANSWER: MAYBE OKAY, DEPENDING ON OVERALL INTEGRITY.

14. PAUL ALLEY: HOW ARE DECISIONS MADE ON BALBOA PARK?
ANSWER: (DAVE ROBERTS)
A. PROJECT INITIATED BY CITY OR OTHERS.
B. REVIEWED BY PARK AND RECREATION BOARD'S TWO SUBCOMMITTEES:
1) BALBOA PARK COMMITTEE: SUITABILITY TO PARK PROGRAM USE CONCEPTS.
2) FACILITIES COMMITTEE: ESTHETICS, STRUCTURAL, ENVIRONMENTAL QUALITY DEPARTMENT REPORT, INCLUDING HISTORIC SITE BOARD.
C. PARK AND REC. BOARD MAKES RECOMMENDATION TO CITY COUNCIL (PUB. FAC. AND REC., COMMITTEE OF CITY COUNCIL) THROUGH CITY MANAGER. (PARK AND REC. BOARD IS APPOINTED BY MAYOR, APPROVED BY COUNCIL; COMMITTEES APPOINTED BY CHAIR OF PARK AND REC. BOARD.)
SITE BOARD INPUT WHEN? FACILITY COMMITTEE OR ANYTIME BEFORE COUNCIL ACTION.

15. PAUL ALLEY: WHAT IS COMMITTEE OF 100? ANSWER: FORMED IN 1967 OR 1968; PRIVATE FUNDRAISING, PURPOSE TO PRESERVE SPANISH COLONIAL ARCHITECTURE ON EL PRADO.
PAUL ALLEY: THERE IS NOT A LARGE BODY OF SCHOLARLY KNOWLEDGE FOR 30'S, 40'S, 50'S. NEED MORE INFORMATION REGARDING 1935-36 EXPO; MAYBE COMMITTEE OF 100 AND SAN DIEGO HISTORICAL SOCIETY COULD PROVIDE.

16. REGARDING FUTURE REPLICATION OF HOUSE OF HOSPITALITY AND HOUSE OF CHARM: WILL THEY RETAIN NHL STATUS? ANSWER: DEPENDS ON ACCURACY, ETC., (NO DEFINITE ANSWER YET.)

17. CONCRETE REPLICATION AND FIBERGLASS REPLICATION BOTHERS ALLEY: SHOULD BE ONE BEST SYSTEM USED.

18. THERE CAN BE MORE LATITUDE IN DEVELOPMENT IF SIGNIFICANT FEATURES ARE IDENTIFIED. FOR INSTANCE, IF NHL NOMINATION STATED THAT INTERIOR SPACE WAS ALWAYS FLEXIBLE....

19. LANDSCAPING IS ALSO A PART OF NHL - PLAZAS, ETC.

20. DAVE ROBERTS: THE PARK NEEDS A HORTICULTURAL PLAN.

21. THERE FOLLOWED A GENERAL DISCUSSION OF VARIOUS PARK BUILDINGS AND FEATURES.

MEETING ADJOURNED AT 11:55 A.M.

SUBMITTED BY,

Robert D. Ferris

ROBERT D. FERRIS

RDF:MF

United States Department of the Interior

NATIONAL PARK SERVICE

WESTERN REGION

450 GOLDEN GATE AVENUE, BOX 36063

SAN FRANCISCO, CALIFORNIA 94102

IN REPLY REFER TO:

(WR-RC)

November 12, 1981

Mr. Armand Capillo
Director
City of San Diego
Department of Parks and Recreation
202 "C" Street
San Diego, California 92101

Dear Mr. Capillo:

We submit to you the information in this letter and the enclosed report as part of the responsibility of the Office of Cultural Resources to monitor all National Historic Landmarks in the Western Region, to report any damage or threats to these historic resources, and to promote and assist State and local preservation efforts. The California State Historic Preservation Office has brought to our attention the probability of park development that could adversely affect the historical integrity of the Balboa Park National Historic Landmark. To meet our responsibility in the National Historic Landmarks (NHL) program, Paul Alley, architectural historian and NHL program coordinator in our office, inspected the Balboa Park National Historic Landmark and met on September 17, 1981, with local professionals principally involved in the conservation and development of the park. The enclosed report summarizes the information and ideas exchanged at the meeting.

We are particulary concerned over the southwest area of the park complex, constructed mostly in 1935 as part of the California-Pacific International Exposition and generally referred to as the Palisades. Because this area may be targeted for extensive development, we want to make certain at this time that the City of San Diego is aware that the Palisades area is included as an integral and essential part of the National Historic Landmark as designated on December 22, 1977. Therefore, this area's plan, setting, and structures--specifically, the Hall of Nations, United Nations Building, House of Pacific Relations, Balboa Park Club, Palisades Building, Conference Building and restroom structure on its southwest side, Aerospace Historical Center, Starlight Bowl, Municipal Gymnasium, Federal Building, and restroom structure west of the Organ Pavilion--are contributing components of the NHL.

Our role to report to Congress all damaged or threatened NHLs and to provide assistance for the protection and conservation of NHL properities is mandated under Section 8 of Public Law 91-383, as amended. In the Section 8 report for 1982, our assessment regarding the severity of potential threat of development to the Balboa Park National Historic Landmark will likely be mitigated by the rapport established between city officials and this office during our on-site inspection of the resource. We are now aware that the City of San Diego h-

begun to take significant steps to provide historical research and to incorporate preservation into park development plans as a prime concern. We encourage you to proceed with this effort particularly in the face of continued deterioration of the complex's temporary plaster and wood frame structures, problems inherent in conserving the character of park landscape, and most significantly, increased pressures to develop the Palisades area.

We advise that the most critical element in your preservation effort at this time is the detailed identification of all interior and exterior features that are significant in each individual park structure; the character, significance, and chronology of alterations should be noted as well. In this way, sound and reasonable plans can be developed for the park that are sensitive to the preservation of the resource. In the Palisades area, a comprehensive overview of the significant features of each building can supply the necessary informational basis for making conscientious decisions by which future development can be enhanced through preservation concerns. For example, selected open-framed exposition spaces, which remain intact in certain park structures, may be retained as representative of the structures' historic use and character, while the interiors and undesigned rear and/or side walls of other structures could be sensitively altered for specific new uses, all according to a comprehensive overview and plan. We would consider that a preservation approach concerned solely with the retention of the principal facades of park buildings could lead to serious mishandling of the historic resource.

To assist the City in the consideration of the significant features of each park structure, Mr. Alley surveyed the Palisades area on September 16, 1981. The following are building-by-building notes on his preliminary identification of significant features for several of the buildings.

United Nations Building: The entire interior and exterior of this building are significant to the NHL; interior has high degree of design and historical integrity.

House of Pacific Relations: The Japanese pavilion in the central yard is intrusive, detracting from the historical integrity of the NHL.

Balboa Park Club: The front portions of the interior and the entire exterior are significant to the NHL.

Palisades Building: The entire exterior of the building is fully designed and significant to the NHL; the interior well examples the simple open-framed exposition space.

Conference Building: The facade is significant to the NHL; side and rear walls are relatively undesigned; building has typical plain exposition space within.

Aerospace Historical Center: Entire building is significant inside and out.

Starlight Bowl: The simple outdoor theater has period design details and the structure is significant in its entirety to the NHL.

Municipal Gymnasium: The facade is significant to the NHL; building probably has characteristic exposition space within.

Federal Building: The entire exterior is significant to the NHL; front and rear elevations show complementary design contrasts.

If questions and issues arise on the significance of buildings and specific features, please do not hesitate to consult with this office. The above notes could, of course, be subject to revision upon further research.

We urge you to adopt consistent guidelines for ongoing replacement of plaster and wood frame exposition buildings with new replicate buildings of visually compatible substitute materials. Again, a sound preservation approach should be based on consideration of all significant features of buildings, inside and out, and on technical research in substitute building materials.

Finally, it would be of the utmost assistance if the city would submit for our review a map of the park with the NHL boundaries defined in clearer detail than on the existing map in NHL documentation presently on file (copy enclosed). We request that copies of any information on future development schemes, as well as any additional documentation produced from ongoing research, be forwarded to the Office of Cultural Resources.

Thank you for your kind cooperation; please call Paul Alley of this office at (415) 556-7741 for any assistance and consultation needed. We especially want to thank Robert Ferris for his help during our on-site inspection of the resource.

Sincerely yours,

for Gerald J. Gordon

Douglas L. Griffin
Assistant Regional Director
Cultural Resources

Enclosure
cc: WASO-NR
WASO-TPS
SHPO-CA
Historical Site Board, San Diego
Committee of 100
Pekarek Group
Robert Ferris, Architect, Inc.
City of San Diego Engineering Dept.
City of San Diego Dept. of Parks and Rec.
Jack Krasovich
Vince Marchetti
David R. Roberts

MEETING REPORT

Subject: Balboa Park, National Historic Landmark, designated December 22, 1977.

Date: September 17, 1981

Participants: Paul Alley, Architectural Historian, Office of Cultural Resources, National Park Service
Ron Buckley, San Diego City Planning Department, Historical Site Board
Robert Ferris, Architect with Pekarek Group on Balboa Park Development and Management Plan.
Earl Hayden, Project Manager, San Diego Engineering and Development Department.
Jack Krasovich, Deputy Director, Parks and Recreation Department, Park Development.
Marie Lia, City Planning Intern, San Diego City Planning Department.
Vince Marchetti, Project Officer, Parks and Recreation Department
David R. Roberts, Deputy Director, Parks and Recreation Department, Central Division

Proceedings:

Alley opened the meeting by introducing himself, the Office of Cultural Resources, and the National Historic Landmarks (NHL) program. He stated the three-fold purpose of the meeting:

1) to explain the role of the Office of Cultural Resources in monitoring Regional NHL's and encourage their protection and conservation,

2) to clarify that NHL status applies to all areas of the resource included within the boundaries on the map in the NHL documentation, and

3) to establish a constructive rapport with city officials that will educate local professionals on current preservation technology and Federal preservation policies and in turn will keep the Office of Cultural Resources informed on the preservation problems and latest development plans for the park.

The purposes listed above were discussed in detail. The following notes on purposes (2) and (3) contain major points brought up in discussion.

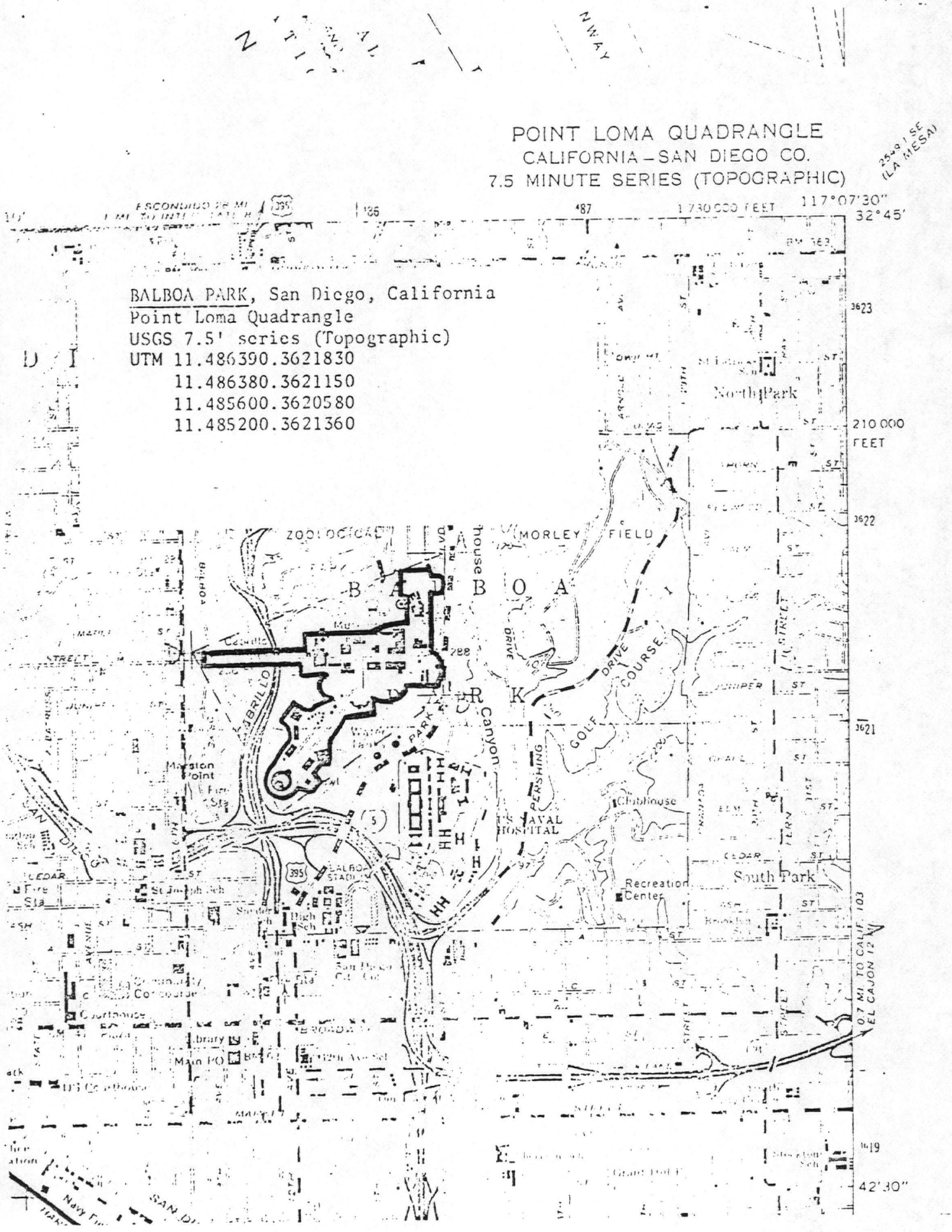
(2) Alley encouraged that efforts continue to create and implement consistently a long-range and orderly plan for the preservation and development of the park. He suggested that preservation concerns could best be incorporated into any development plans by carefully identifying not only all buildings that contribute to the resource, but also the significant exterior and interior features of each building (this will entail research into the character and chronology of alterations to the structures over time). Such identification would provide a basis for informed decision-making if conflict is perceived between preservation and development goals.

Alley explained that because the entire resource was significantly refurbished in 1935, any conceptual separation between the 1915 area and the expanded 1935 area of the park would not lead to a proper assessment of all contributing components of the resource or to an adequate preservation plan. Therefore, alterations made in 1935 to buildings originally constructed in 1915 may be considered to contribute just as strongly to the significance of the NHL as the earlier features. For example, it is as important to preserve the interior of the House of Hospitality, remodeled in 1935, as it is to preserve the building's 1915 facade. Participants understood and seemed to agree with this point.

(3) Participants brought up the problem of the deteriorating plaster work of the park's "temporary" exposition structures. Alley offered the assistance of David Look, staff historical architect, in the city's ongoing efforts to replace plaster with substitute material. Alley pointed out that a comprehensive approach to the treatment of the buildings' historic open-framed exposition spaces should be developed and implemented for future reconstruction activities: this approach might include a plan to retain several representative historic exposition spaces and guidelines for new interior designs and/or additions consistent with an established preservation philosophy.

Participants also brought up the problem of preserving the park's landscape elements. Alley discussed the primary importance of landscaping to the entire historic conception and character of the park and thus to the park's national significance. The practical and philosophical problems of landscape conservation were discussed, as well as the need for the development and immediate implementation of a long-range plan for the care and replacement of park plantings. Alley suggested that historic preservation concerns could inform major improvements of the park facility, such as the restriction of vehicles allowed to enter the park complex or the reconversion of the Pan-American Plaza from parking lot to a landscaped open space, as it existed in 1935.

Alley requested for his information that the participants outline the roles and interaction of the San Diego Parks and Recreation Department, the San Diego City Planning Department, elected and appointed city officials, and concerned citizens and historical groups in the decision-making process of park preservation and development. Finally Alley requested that the city submit a map of the park with the NHL boundaries defined in precise detail. Alley also requested that any information on future development schemes and copies of any additional documentation, produced by work presently being contracted by the city, be forwarded to the Office of Cultural Resources.



BALBOA PARK, San Diego, California
Point Loma Quadrangle
USGS 7.5' series (Topographic)
UTM 11.486390.3621830
11.486380.3621150
11.485600.3620580
11.485200.3621360

NHL

THE CITY OF
SAN DIEGO
CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CA 92101 - 3864

OFFICE OF
PLANNING
DEPARTMENT
236-6460

June 7, 1989

RECEIVED
JUN 09 1989
DIVISION OF NATIONAL REGISTER
PROGRAMS
PRESERVATION ASSISTANCE BRANCH

Ms. Ann Huston
National Park Service
Division of National Register Programs
450 Golden Gate Avenue
Box 36063
San Francisco, CA 94102

Dear Ann:

Here is the ten years late agreement. We would like to receive our plaque in time for the 75th anniversary of the Exposition in Balboa Park.

Thank you for your assistance.

Sincerely,

Ron Buckley
Secretary to the
Historical Site Board

RB/ls

Enclosure

ship to Ron
Planning Dept. - Urban Cons
1010 2nd Ave.
MS-660
San Diego, CA 92101

RECEIVED
JUN 09 1989
DIVISION OF NATIONAL REGISTER
PROGRAMS
PRESERVATION ASSISTANCE BRANCH

June 7, 1989
(Date)

Mr. William J. Whalen
Director
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Whalen:

As the (owner, owners) of Balboa Park - El Prado Complex
(Name of site)

located in San Diego (City) San Diego (County) California (State)

(I,we) hereby accept your offer of a certificate (X) and a bronze plaque, 17" x 18" (X), formally marking this historic property a national historic landmark. (Check one or both as desired.)

1. Fully conscious of the high responsibility to the Nation that goes with the ownership and care of a property classified as having national significance and worthy of national historic landmark status, (I,we) agree to preserve, so far as practicable and to the best of (my,our) ability, the historical values that will satisfy the criteria for continuing significance.

2. Toward this end, (I,we) agree to continue to use the property only for purposes consistent with its historical character.

3. (I,we) agree to permit an annual visit to the property by a representative of the National Park Service, as a basis for continuing landmark status.

4. If, for any reason, the three conditions mentioned above cannot continue to be met, it is agreed that the national historic landmark status shall cease and that until such status is restored by the Secretary of the Interior, neither the national historic landmark certificate nor the plaque will be displayed.

Sincerely yours,

Coleman Conrad

COLEMAN CONRAD
Deputy City Manager

United States Department of the Interior

NATIONAL PARK SERVICE

Pacific Great Basin System Support Office
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

IN REPLY REFER TO:

H34(PGSO-RR)

January 31, 1996

Mr. Richard W. Amero
4002 Ibis Street #7
San Diego, California 92103

Dear Mr. Amero:

Thank you for your inquiry about the Balboa Park National Historic Landmark. Balboa Park was designated a National Historic Landmark (NHL) in December 1977. The landmark boundary included both the Prado and the Palisades areas. We are enclosing a copy of the (NHL) nomination form for your information.

Our search of the National Register shows the following listings within Balboa Park:

California Quadrangle, Balboa Park-El Prado Area (5/74)
El Prado Complex (12/76)
Ford Building (4/73)

These listings were not nullified by the National Historic Landmark designation, and the buildings/districts are still listed in the National Register. The National Historic Landmark is also included in the National Register.

The Balboa Park National Historic Landmark documentation was prepared by Carolyn Pitts, an architectural historian in the National Historic Landmark Survey of our Washington, D.C., office. Landmark studies are reviewed by the National Park System Advisory Board at their semi-annual meetings and recommended for designation by the Secretary of the Interior. The original NHL documentation and related correspondence are maintained in our Washington, D.C., office.

The Fair Park Texas Centennial Buildings were designated a National Historic Landmark in 1986. We are unable to provide you with further information about NHLs in other city parks.

We are forwarding your letter with a copy of our response to the National Historic Landmarks Survey in Washington, D.C., which should be able to respond to the questions that we have not been able to address. The contact person is:

Ms. Patty Henry
National Historic Landmarks Survey
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127
(202) 343-8163

Enclosed is some general information regarding the National Historic Landmark program. Thank you for your interest in the Balboa Park NHL.

Sincerely,

Ann Huston, Historian
Cultural Resources Team

Enclosures

cc: Patty Henry (WASO-2280)

Richard W. Amero
4002 Ibis St. #7
San Diego, CA 92103

United States Department of the Interior
National Park Service
Pacfic Great Basin, System Support Office
600 Harrison St., Suite 600
San Francisco, CA 94107

January 26, 1996

Dear Representative of the National Park Service

I am trying to locate documentation regarding the listing as a National Historic Landmark of buildings and grounds in Balboa Park, San Diego, that are commonly referred to as the Palisades and El Prado. Neither the San Diego Historical Society nor the City of San Diego has such documentation on file. It is possible that the City may have mislaid their records, but so far I have been unable to find them.

As best I can determine the Palisades section of Balboa Park was declared a National Historic Landmark in December 1977. In February 1978 the El Prado section of the park was added to the landmark designation. I would like to know who made the original applications and how long and by what process they were accepted as part of a National Historic Landmark. Were there qualifying conditions and to what extent, if any, does the National Historic Landmark status nullify the designations of buildings in El Prado and the Palisades as National Historic Places?

While I would appreciate answers to my questions, I would be even more grateful if you could supply me with copies of correspondence that took place in order to facilitate the acceptance of El Prado and the Palisades as a National Historic Landmark.

I know that Central Park in New York City is a National Historic Landmark. Can you enlighten me as to properties in other city parks that may be so included. Is, for example, the still standing complex of 1936 exposition buildings in Fair Park, Dallas, Texas listed as a National Historic Landmark?

If I have misdirected my inquiry to you instead of to the National Park Service in Washington, D.C., I would like to know to whom I should address my letter.

I thank you for any services you may be able to render.

Sincerely yours,

Richard W. Amero

Richard W. Amero
619-298-0291

Richard W. Amero
4002 Ibis St. #7
San Diego, CA 92103

Ms. Patty Henry
National Historic Landmarks Survey
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

February 2, 1996

Dear Ms. Henry

I am addressing this inquiry to you per the instructions of Ms. Ann Huston, National Park Service Historian, San Francisco, Calif. (Reference letter H34-PGSO-RR, dated January 31, 1996). Neither the San Diego Historical Society Research Library nor the City Clerk's Office of the City of San Diego have records indicating when the El Prado and Palisades areas in Balboa Park were formally established as a National Historic Landmark. Ms. Huston thinks the date was December 1977; however the application background material prepared by Ms. Carolyn Pitts, Historian, National Park Service, refers only to buildings within the El Prado area of the park and does not describe buildings in the Palisades section that remain from the 1935-36 Exposition. Also, my reading of Ms. Pitts' study lead me to believe that the Timken Fine Arts Gallery and the West Wing of the San Diego Fine Arts Gallery, constructed in 1964, are included as part of the National Historic Landmark (item number 10, page 1). This is surprising to me as both buildings are in a non-conforming style that does not match that of the original Exposition buildings. As historic protection organizations in San Diego are not aware that

these buildings are part of the landmark designation, I would like to have confirmation from you that this is indeed so.

Several studies of Balboa Park have indicated that El Prado and the Palisades were designated as a combined National Historic Landmark in February 1978. Also, a Committee of 100 study, written by Mr. Jean Stern, as part of a National Historic Landmark nomination of nine buildings and the Pan-American Plaza in the Palisades area of Balboa Park is dated 1978. These references appear to indicate that the true date for the joint enrollment of the Palisades/El Prado as a National Historic Landmark is February 1978, notwithstanding whatever may have occurred in December 1977.

As part of my inquiry, I would like to know how many city parks or parts of city parks in the United States are National Historic Landmarks and I would like to have whatever applications or studies may have been submitted to enroll Fair Park in Dallas, Texas as a National Historic Landmark. Naturally I will pay whatever reproduction costs may be involved.

I thank you for whatever assistance you may be able to give me and the San Diego Historical Society, of which I am a member, for information clarifying the status of park complexes as National Historic Landmarks.

Sincerely yours,

Richard W. Amero

Richard W. Amero
619-298-0291

2/8/96

Pat:

I had a telephone conversation with Mr Amero (619 298 0291) Basically it is a preservation problem – the City of San Diego is not taking care of some historic buildings inside the NHL boundary. It is a local problem for the City to resolve. I gave him Stede Craigo's number in Sacramento and told Mr Amero to keep us informed.

I will send him a copy of Fair Park and a Landmark list. I have filed this note in Balboa Park, Ca – you have a throw away xerox

Ok?

CP

United States Department of the Interior

NATIONAL PARK SERVICE
Pacific West Region
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

IN REPLY REFER TO:

H34 (PGSO-PC)

October 1, 1998

Mr. Harry L. Slayen
City of San Diego
Engineering & Capital Projeccts Department
Public Buildings & Parks Division
1010 Second Avenue, Suite 1200
San Diego, CA 92101

Re: Balboa Park National Historic Landmark: Spreckels Organ Pavilion, San Deigo (San Diego Co.), 92101

Dear Mr. Slayen:

Thank you for the information on the proposed upgrad to the electrical system for the Spreckels Organ Pavilion. After careful review of the information and a site visit by Michael Crowe of our staff, the National Park Service (NPS) is pleased to comment and provide technical assistance to carry out our responsibilities to National Historic Landmark stewards.

It appears from the information submitted that the proposed work meets the Secretary of the Interior's Standards. NPS recommends that samples of each type of the various original rosettes be labelled as to location, date of removal, and retained on-site. This also includes any other original decorative features that need to be replaced due to damage or deterioration.

NPS appreciates the opportunity to comment on the plans for preserving the important buildings, structures, features and spaces of Balboa Park NHL.

Sincerely,

David W. Look

David W. Look, AIA
Cultural Resources Team Leader

United States Department of the Interior

NATIONAL PARK SERVICE
Pacific West Region
Pacific Great Basin Support Office
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

IN REPLY REFER TO:

H34 (PGSO-PC)

February 11, 1999

Mr. Corey Jon Braun
City of San Diego
Development Services
1222 First Avenue, MS 501
San Diego, CA 92101-4155

Re: Balboa Park National Historic Landmark: Ford Building (Aerospace Museum), San Diego (San Diego Co.), CA

Dear Mr. Braun:

Thank you for information submitted for the Ford Building (Aerospace Museum) in Balboa Park. We appreciate the opportunity to comment on this undertaking which will affect the National Historic Landmark and to carry out our responsibility for such assistance to National Historic Landmarks.

We have reviewed the plans and drawings submitted and the project appears to be what was presented to us in the oral presentation. We have consulted with the State Historic Preservation Office representative, Steade Craigo, and learned that the plans and drawings have not been submitted for their review. The SHPO should also be afforded the opportunity to comment on all projects that affect the National Historic Landmark.

The project appears to conform the Secretary of the Interior's Standards because it is the same project presented. We discussed this project with SHPO after the presentation and determined at that time that the project met the Standards.

If you have any questions about our comments please contact Michael Crowe of our office at (415) 427-1396. Again, thank you for this opportunity to comment.

Sincerely,

SIGNED

David W. Look, AIA
Cultural Resources Team Leader

Attachment

United States Department of the Interior

NATIONAL PARK SERVICE
Pacific West Region
Pacific Great Basin Support Office
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

IN REPLY REFER TO:

H34 (PGSO-PC)

February 11, 1999

Mr. Corey Jon Braun
City of San Diego
Development Services
1222 First Avenue, MS 501
San Diego, CA 92101-4155

Re: Balboa Park National Historic Landmark: House of Iran, San Diego (San Diego Co.), CA

Dear Mr. Braun:

Thank you for information submitted for the proposed House of Iran Building in Balboa Park. We appreciate the opportunity to comment on this undertaking which will affect the National Historic Landmark and to carry out our responsibility for such assistance to National Historic Landmarks.

We have consulted with the State Historic Preservation Office representative, Steade Craigo, and learned that the plans and drawings have not been submitted for their review. The SHPO should also be afforded the opportunity to comment on all projects that affect the National Historic Landmark.

The project appears to conform the Secretary of the Interior's Standards. While the primary concern had been the location of proposed new structures and the scale, forms, details, trim, materials and colors, the proposed new buildings appears to be compatible with the adjacent historic structures. Because the construction is new, the use of different forms and glazing patterns for the windows meets the Standards. This distinction will make the new construction recognizable as such. Photographs of the related historic buildings would have assisted in our review. We have included as an attachment some guidelines developed in 1995 to assist in the preparation of projects for NPS and SHPO review.

If you have any questions about our comments please contact Michael Crowe of our office at (415) 427-1396. Again, thank you for this opportunity to comment.

Sincerely,

SIGNED

David W. Look, AIA
Cultural Resources Team Leader

Attachment

BALBOA PARK NATIONAL HISTORIC LANDMARK

OUTLINE FOR INFORMATION SUBMITTAL

1. Description of conditions: The description should provide information on the current conditions, identifying particular problems both structural and feature-wise. The description should also include a discussion of historic conditions and any changes that have occurred over time.

2. Resource chronology: The description should explain the original use and changes in use which may have affected the resource. Particular note should be paid to historic uses or uses which have become historically important since the original construction.

3. Written description of work to be undertaken: This description should clearly state all work to be undertaken. The impact of the work on the historic features should be explicitly described. Included in this information should be a description of methodologies, techniques, or product literature for such items as cleaning, restoration, and reconstruction. If the work will not restore/rehabilitate the resource to its 1935 condition, this should be explained.

4. Plans and drawings: If architectural work is to be undertaken, the drawings should indicate what is original, what is to be retained, and what is to be added. If there are several proposed design solutions all of them should be submitted. Computer generated drawings or sketch drawings are acceptable.

4. Photographs: The photographs should show current conditions, with detailed shots of particular problems. If historic photographs exist and appropriate for the review they should be included. The views should cover all areas where work is to be undertaken. If historic photographs are available they should be included.

GENERAL COMMENTS

It has been established that the general period to which the Park is to be restored/rehabilitated is 1935. Changes or uses subsequent to this date should be discussed in the information. All work must meet the Secretary of the Interior's Standards. Copies of the Standards and guidelines for interpretation are available. The State Historic Preservation Office should receive copies of all projects to provide comments. Questions may be directed to Michael Crowe at (415) 427-1396. Consultation prior to the development of any work programs is encouraged.

United States Department of the Interior

NATIONAL PARK SERVICE

Pacific West Region
Pacific Great Basin Support Office
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

IN REPLY REFER TO:

H34 (PGSO-PC)

March 31, 2000

Mr. Juan Baligad
Development Project Manager
City of San Diego
Development Services
1222 First Avenue, MS 501
San Diego, CA 92101-4155

Re: Balboa Park National Historic Landmark: Proposed Construction of the House of Puerto Rico, Palisades Area, San Diego (San Diego Co.), CA 92101

Dear Mr. Baligad:

Thank you for the written description and drawings which you sent regarding the proposal to construct a new building, the House of Puerto Rico, in Balboa Park. The National Park Service (NPS) has the responsibility to National Historic Landmark (NHL) owners and stewards to provide technical assistance in preserving these nationally significant historic resources. We spoke with the Historic Sites Board representative and the State Historic Preservation Office (SHPO), our official partner in this program.

We were informed that the Historic Sites Board has not reviewed the proposed construction. NPS and SHPO agree that the established procedure for our comments should be in response to a request for them from the Board. In the past there has been confusion about the role of NPS in this process. We are pleased to offer our comments to the Board as it makes its determinations about projects. We offer our comments in fulfilling our responsibility to provide technical assistance to NHL owners and stewards.

Because the Historic Sites Board has neither reviewed the project nor requested our comments we are not prepared to respond to your request but would be pleased to offer them in response to a request from the Board.

Thank you for your efforts in preserving this National Historic Landmark. If you have any questions, please contact Michael Crowe, NHL Coordinator, at (415) 427-1396.

Sincerely,

David W. Look, AIA
Team Leader, Cultural Resources

David W. Look, AIA
Cultural Resources Team Leader

National Park Service
U.S. Department of the Interior

Pacific Great Basin
Support Office

1111 Jackson Street
Suite 700
Oakland, CA 94607

510-817-1404 phone
510-817-1484 fax

February 11, 2003

John Oddy
The Getty Grant Program
1200 Getty Center Drive, Suite 800
Los Angeles, CA 90049

Re: National Historic Landmark: Baldwin Hills Village, 5300 Rodeo Road, Los Angeles (Los Angeles Co.), CA 90016

Dear Mr. Oddy:

We are writing at the request of the Village Green Owners' Association, the organization which has stewardship of the National Historic Landmark (NHL). The Association has applied for a Preserve L.A. Grant for the conservation and restoration of the mural in the Administration Building.

Baldwin Hills Village was designed a National Historic Landmark on January 3, 2001. The National Park Service (NPS) is charged with the responsibility to provide technical assistance to owners and stewards of NHLs. Because these nationally significant resources must maintain the highest level of integrity, NPS encourages owners to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. NPS responds to requests for assistance in project development and review as is the case here.

The association forwarded a copy of the grant application and technical information that explains the issues, the testing conducted, and the selected methodology for the conservation and restoration of the mural. We have reviewed this information and have determined that the projects meets the Secretary's Standards.

We are pleased that they have submitted a grant application because the restoration of the mural will return the administration building interior to a more historic appearance. This now-covered mural was an important feature in the space.

NPS will continue to work with the association on the project to ensure that the restoration, funded by the grant, will be carried out as described in the application and the selected methodology.

If you have any questions about the NPS role or responsibilities, please contact Michael Crowe, NHL Program Coordinator at 510/817-1396 or michael_crowe@nps.gov.

Sincerely,

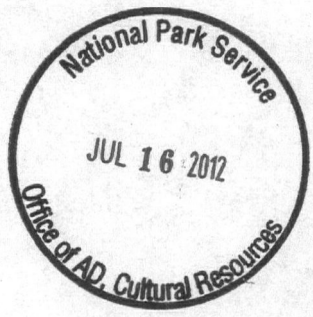
Roger E. Kelly

David W. Look, AIA
Cultural Resources Team Leader

cc:
SHPO-CA, attn: Tim Brandt
WASO-NRHE, attn: Susan Escherich

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



July 9, 2012

The Honorable Jerry Sanders
Members of the City Council
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

RE: *Balboa Park Plaza De Panama Project*

Dear Mr. Mayor and dear Council Members:

As you are meeting to consider and decide on the Balboa Park Plaza De Panama Project, I want to provide you with the following comments—as a long-time resident of our beautiful city of San Diego; as a professional preservation architect with my practice in the Historic Gaslamp Quarter District for over 26 years; who participated for many years on both the Balboa Park Master Plan (BPMP) and the Central Mesa Precise Plan (CMMP); as an architect on various restoration projects at Balboa Park including the House of Hospitality, House of Charm, Spreckels Organ Pavilion, San Diego Aerospace Museum, Cabrillo Bridge, and others; honored by The Committee of One Hundred to receive the Gertrude Gilbert Award; and in my current capacity as the State Historic Preservation Officer.

The Balboa Park National Historic Landmark District (NHLD) designation conveys that this property is recognized as being of national significance and "possesses exceptional value or quality in illustrating and interpreting the heritage of the United States". As such, this NHL designation exemplifies our nation's most prestigious recognition of historic significance bestowed on a historic property. To become an NHL is a very rigorous process; it takes many years, and involves significant scholarly oversight. And it is the Secretary of the Interior who makes the final decision whether to designate a property or not.

The City of San Diego as the owner of Balboa Park has in its stewardship role the responsibility to maintain the NHLD status of Balboa Park, which includes maintaining the highest level of integrity to ensure its continued designation. When an NHL no longer meets the stringent criteria for designation because the qualities for which it was originally designated have been lost or destroyed, an existing NHL designation can be withdrawn. The loss of integrity through alteration, addition or demolition represents the most common reason for the withdrawal of a Landmark designation. Most often, the initiation of this process, the withdrawal of the Landmark status, originates from the National Park Service (NPS), which as part of its mission monitors the status of nationally significant places. This monitoring role has been delegated to NPS by Congress.

Therefore, I continue to support the National Park Services (NPS) conclusions, made in their May 2, 2012, letter, that on the basis of their thorough assessment of the proposed project, "the Project will have a permanent, major and adverse effect on the integrity of the NHLD Balboa Park National Historic Landmark," "the Project is not consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (Standards)," and that "the Project will

physically destroy a part of the NHL property and...will introduce visual elements and spatial changes that will diminish the integrity of the property's historic features."

I strongly encourage you to consider NPS's comments of May 2, 2012, in the light of the oversight role they have in monitoring the status of nationally significant historic properties. Because this Project is planned in a National Historic Landmark District, a National Register District, and in the Cabrillo Historic Freeway District, the DEIR should have included a discussion of whether this Project—as a whole—would result in any potential direct and indirect impacts to the integrity of each district. This analysis should include a discussion of whether the Project would result in a cumulative impact on the historical designations.

The City of San Diego Municipal Code, Site Development Permits, Section 126.0504(i)3 has a mandatory provision referencing economic hardship and "no beneficial use" as prerequisites for substantial alteration of a designated historic resource. If there was no project, Balboa Park would continue to serve the public as it has for almost 100 years. The cars in the Plaza are not a major problem, and as noted in my March 22, 2012, letter, could be resolved in many ways not requiring alteration of the bridge, addition of paid parking, and other alternatives found in the DEIR and subsequent designs that have come forward as a result of the CEQA process.

I further agree with NPS's conclusions "that there are viable, less costly alternatives that would reduce or eliminate private vehicular traffic from the core without the significant impacts to the integrity of the NHLD that would result from the Project", and I also agree with NPS's question whether the removal of vehicular traffic is even in keeping with historic patterns of use for the Balboa Park NHL.

The City's Historic Resources Board (HRB) has voted against the Project and pointed to its potential adverse effects of the historical resources and the NHLD. The HRB consists of expert professionals meeting the Secretary of the Interior's Professional Qualifications in the subject matters of historic resources and in historic preservation. In addition, the Park and Recreation Board of the City has voted against the Project. Finally, the City of San Diego, in its role as a Certified Local Government (CLG), has stewardship responsibilities to maintain and retain the historic integrity of Balboa Park NHLD. Please feel free to contact me with any questions either at (916) 445-7043 or at mwdonaldson@parks.ca.gov.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

cc: Cathy Winterrowd, Senior Planner/CLG Liaison, City of San Diego; Elaine Jackson-Retondo, Acting History Program Manager, National Park Service, Western Pacific Region; Stephanie Toothman, Associate Director, Cultural Resources, National Park Services; John Lemmo, Chair Historical Resources Board, City of San Diego; Michael Kelly, President, the Committee of One Hundred

Headings used in the organization of blueprints and drawings of Balboa Park structures

Administration 1915 Goodhue
Alterations to Conference Bldg.
American Legion 1915 Goodhue, destroyed
Balboa Park
Balboa Park Club 1915
Balboa Park Drainage
Balboa Park Electical
Balboa Park-general
Balboa Park-general bldgs.
Balboa Park irrigation a nd water 1915
Balboa Park landscaping - includes
Balboa Park-misc.
Balboa Park sewer
Balboa Park utilities
Balboa Stadium 1915
Bank of America 1935 Requa
Banners
Benches
Botanical Bldg. 1915 Goodhue
Boy's Club
Bridges Art Gallery
Cabrillo Bridge 1915
Cafe Del Rey Moro
Cafeteria Bldg. 1915
California Mission 1915 Wheelet + Haley
California Tower 1915-16 Goodhue
Canadian Legion
Comfort Station
Conference Bldg. 1935 Requa
Contours 1935
Cristobal Restrooms
Electrical Bldg. 1915 Goodhue
Entrance Gates 1936
Federal Bldg. 1935 Requa
Fine Arts 1915 Goodhue, Johnson + Snyder
Firestone Fountain 1935 destroyed
Flag Poles 1935
Floral Bldg. 1935
Food and Beverage Bldg. 1915-16 destroyed
Ford Bldg. 1935 Requa - enormous number of drawings
Ford Bowl 1935 Requa
Ford Gardens
Ford Maps
Gardens and Pools 1915
Gem Mine
General Utility Maps
Globe Theatre 1935 Honnold
Gym 1935-36 Requa
House of Charm 1915 Goodhue
House of Hospitality 1935 Requa, 1915 Goodhue
House of Pacific Relations 1935 Requa
Horseshoe and Shuffleboard
International Harvester 1915 destroyed

Lampposts
Light Brackets 1915
Lipton Bldg. 1915 Goodhue destroyed
M.B. Bath House
Maps of Balboa Park — Olmsted map # 3
Midway-Enchanted Isle, maps 1936
Misc. Construction
Moro Gardens
Museum of Man 1915-16 Goodhue
Museum of Natural History 1935 Wm. Templeton Johnson
Other Parks and Bldg.
Pallisades 1935 Requa
Park Ave. Extension 1915
Police Station 1915
Progress Maps
Radio Studio 1935 Requa destroyed
Retaining Walls 1915
Santa Clara and Alameda Bldg.
Science and Photography Bldg. 1915 Goodhue destroyed
Service Bldg. 1915 dest.
Souvenir Bldg. at Zoo
Spanish Village 1935 Requa
Spreckles Exhibit
Spreckles Fountain
Spreckles Organ 1935 Requa
Standard Oil 1935 standard Oil, arch. destroyed
State, foreign and county bldgs. 1935 Requa
Tile and Pottery Bldg.
Timkin Gallery
Toilets
Transformer Rooms 1935
Transformer vault
Travel, transportation and water 1935-36
United Nations 1935 Earl Gibeson Requa destroyed
Warehouse 1935 destroyed
West Entrance and Rustic Bridge
Zoo Bldgs.
Zoo Gardens 1935
Zoo Research 1926

BALBOA PARK BUILDING SURVEY:

BLDG. NAME FLORENCE BURNHAM HALL (GIRL SCOUTS)

LOCATION 1 - GIRL SCOUTS, 1A

PRESENT & PREVIOUS USES PREVIOUS USE, MATERNITY WARD; PRESENT, HALL

ARCHITECT

BUILDER

DATE BUILT 1915, MOVED TO GIRL SCOUTS, 1961

DATE REHAB. OR ADDITIONS REMODELED, 1961

GEN. DESCRIPTION, STYLE WOOD FRAME, COTTAGE

HISTORIC SIGNIFICANCE ORIGINALLY MATERNITY WARD FOR BALBOA HOSPITAL IN W.W.I.

APPROX. FLOOR AREA 4,800 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND STUCCO, PART PARAPET ROOF, PART WOOD SHAKE

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS NONE

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM ADEQUATE FOR PRESENT USE

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY CEILING INSULATED

MAINTENANCE REQUIREMENTS MODERATE

NOTES:

1.) PORTION WAS REMOVED TO BECOME WHAT IS NOW TENT STORAGE, SEE 1J.

2.) THIS BUILDING SHOULD BE THE SUBJECT OF FURTHER RESEARCH TO DETERMINE ITS HISTORIC SIGNIFICANCE, PREVIOUS LOCATION, ETC.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME GIRL SCOUT HEADQUARTERS BUILDING

LOCATION 1 - GIRL SCOUTS, 1B

PRESENT & PREVIOUS USES ADMINISTRATION

ARCHITECT FRANK HOPE

BUILDER

DATE BUILT 1956

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE RANCHHOUSE

HISTORIC SIGNIFICANCE NOT SIGNIFICANT

APPROX. FLOOR AREA 7,926 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND SIDING, BRICK VENEER, SHAKE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS ACCESS PROVIDED

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM ADEQUATE FOR PRESENT USE

FIRE PROTECTION SYSTEM FIRE EXTINGUISHERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY CEILING INSULATION ONLY

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME GIRL SCOUT CARETAKER'S HOME

LOCATION 1 - GIRL SCOUTS, 1c

PRESENT & PREVIOUS USES CARETAKER'S HOME

ARCHITECT FRANK HOPE

BUILDER

DATE BUILT 1957

DATE REHAB. OR ADDITIONS BEDROOM ADDED, 1972

GEN. DESCRIPTION, STYLE RANCH HOUSE

HISTORIC SIGNIFICANCE NOT SIGNIFICANT

APPROX. FLOOR AREA 1,132 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND SIDING, WOOD SHAKE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS ACCESS PROVIDED

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM ADEQUATE FOR PRESENT USE

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY CEILING INSULATED

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME	GIRL SCOUTS: GARAGE & SHOP	STORAGE BLDG.	ARTS & CRAFTS	TENT STORAGE
LOCATION	1-1D	1-1E	1-1I	1-1J
PRESENT & PREVIOUS USES	GARAGE & SHOP	STORAGE	ARTS & CRAFTS 2 IDENTICAL BLDGS.	STORAGE
ARCHITECT	FRANK HOPE	-------	-------	-------
BUILDER				
DATE BUILT	1957	1978	1967	1915
DATE REHAB. OR ADDITIONS				
GEN. DESCRIPTION, STYLE	UTILITY	UTILITY	UTILITY	UTILITY
HISTORIC SIGNIFICANCE	-------	-------	-------	ORIG'LY PART OF BURNHAM HALL
APPROX. FLOOR AREA	1,862 S.F.	512 S.F.	2 @ 250 = 500 S.F.	240 S.F.
NO. STORIES	ONE	ONE	ONE	ONE
TYPE CONSTRUCTION	WOOD FRAME & SIDING	WOOD FRAME & SIDING	WOOD FRAME	WOOD FRAME & STUCCO
STRUCTURAL SAFETY	NO DEFECTS NOTED	SAME	SAME	SAME
FIRE SAFETY	NO DEFECTS NOTED	SAME	SAME	SAME
HANDICAPPED ACCESS	YES	YES	NO	NO
MECHANICAL SYSTEM (S)	NONE	NONE	NONE	NONE
PLUMBING SYSTEM	COPPER	NONE	NONE	NONE
ELECTRICAL SYSTEM	-------	NONE	NONE	NONE
FIRE PROTECTION SYSTEM	EXTINGUISHER	NONE	NONE	NONE
FIRE WARNING SYSTEM	NONE	NONE	NONE	NONE
ENERGY EFFICIENCY				
MAINTENANCE REQUIREMENTS	-------	NONE	NONE	NONE

NOTES: 1.) THESE BUILDINGS ARE ALL RECENT SINGLE STORY BUILDINGS WITHOUT APPARENT HISTORIC SIGNIFICANCE (EXCEPT FLORENCE BURNHAM HALL). BECAUSE OF THEIR RECENT CONSTRUCTION DATE, SMALL SIZE, AND SEPARATION FROM OTHER STRUCTURES, THEY DO NOT APPEAR TO POSE SAFETY HAZARDS. HANDICAPPED ACCESS SHOULD NOT POSE SERIOUS PROBLEMS. P M E SYSTEMS ARE RECENT AND IN WORKING ORDER. ENERGY EFFICIENCY NOT CRITICAL.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME	GIRL SCOUT CABINS I & II	GIRL SCOUT CABIN III
LOCATION	1-1F, 1G	1-1H
PRESENT & PREVIOUS USES	CAMP CABIN	CAMP CABIN
ARCHITECT	WULFE AND FIFIELD	STEVENSON AND NELSON
BUILDER		
DATE BUILT	1960	1961
DATE REHAB. OR ADDITIONS		
GEN. DESCRIPTION, STYLE		
HISTORIC SIGNIFICANCE		
APPROX. FLOOR AREA	3,400 S.F. EACH	1,500 S.F.
NO. STORIES	ONE	ONE
TYPE CONSTRUCTION	CONCRETE BLOCK AND WOOD FRAME	CONCRETE BLOCK AND WOOD FRAME
STRUCTURAL SAFETY	NO DEFECTS NOTED	NO DEFECTS NOTED
FIRE SAFETY	NO DEFECTS NOTED	NO DEFECTS NOTED
HANDICAPPED ACCESS	NONE	NONE
MECHANICAL SYSTEM (S)	ELECTRIC HEAT IN FLOOR	ELECTRIC HEAT IN FLOOR
PLUMBING SYSTEM	COPPER	COPPER
ELECTRICAL SYSTEM		
FIRE PROTECTION SYSTEM	FIRE EXTINGUISHER	FIRE EXTINGUISHER
FIRE WARNING SYSTEM	NONE	NONE
ENERGY EFFICIENCY	INSULATED CEILING	INSULATED CEILING
MAINTENANCE REQUIREMENTS	NONE NOTED	NONE NOTED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOY SCOUTS CHECK-IN & TRADING POST

LOCATION 1 - BOY SCOUTS, 2A

PRESENT & PREVIOUS USES OFFICES, STORE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 2,365 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND SIDING, WOOD SHAKE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY INSULATED CEILING

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES: 1.) CHECK-IN AND TRADING POST IS A ONE STORY "WING" TO THE ADMINISTRATION BUILDING. SEE NOTES, 2-B.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOY SCOUTS ADMINISTRATION BUILDING

LOCATION 1 - BOY SCOUTS, 2-B

PRESENT & PREVIOUS USES OFFICES, MEETING SPACES, RANGER QUARTERS

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 5,900 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION WOOD FRAME AND SIDING, WOOD SHAKE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS FIRST FLOOR ONLY

MECHANICAL SYSTEM (S) UNIT AIR-CONDITIONED; GAS FIRED HEAT

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM O/H SERVICE

FIRE PROTECTION SYSTEM FIRE EXTINGUISHERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY INSULATED CEILING

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME	BOY SCOUTS: POOL SHOWERS	(SMALL) TRADING POST	PROGRAM EQUIP.	STORAGE	LATRINE
LOCATION	1-2C	1-2D	1-2H	1-2I	1-2J
PRESENT & PREVIOUS USES	SHOWERS	STORE	STORAGE	STORAGE	RESTRMS.
ARCHITECT					
BUILDER					
DATE BUILT					
DATE REHAB. OR ADDITIONS					
GEN. DESCRIPTION, STYLE					
HISTORIC SIGNIFICANCE					
APPROX. FLOOR AREA	800 S.F.	400 S.F.	600 S.F.	450S.F.	3@340= 1020S.F.
NO. STORIES	ONE	ONE	ONE	ONE	ONE
TYPE CONSTRUCTION	WOOD FRAME & MASONRY	WOOD FRAME & SIDING	WOOD FRAME & SIDING	WD.FRAME SIDING	WD.FRAM SIDING
STRUCTURAL SAFETY	NO DEFECTS NOTED	SAME	SAME	SAME	SAME
FIRE SAFETY	NO DEFECTS NOTED	SAME	SAME	SAME	SAME
HANDICAPPED ACCESS	POSSIBLE	YES	NONE	NONE	POSSIBLE
MECHANICAL SYSTEM (S)	NONE	NONE	NONE	NONE	NONE
PLUMBING SYSTEM	COPPER	NONE	NONE	NONE	GOOD
ELECTRICAL SYSTEM	-------	-------	NONE	NONE	-------
FIRE PROTECTION SYSTEM	NONE	FIRE EXT.	NONE	NONE	-------
FIRE WARNING SYSTEM	NONE	NONE	NONE	NONE	NONE
ENERGY EFFICIENCY	NONE	NONE	NONE	NONE	NONE
MAINTENANCE REQUIREMENTS	NONE NOTED	SAME	SAME	SAME	SAME

NOTES:

1.) SIMILAR TO 1-1D,E,I,J.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOY SCOUTS OFFICES

LOCATION 1-BOY SCOUTS, 2E

PRESENT & PREVIOUS USES OFFICE, ORIGINALLY ONLY TEMPORARY STRUCTURE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 1,100 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND SIDING, CONCRETE PIER FOUNDATION

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS NONE

MECHANICAL SYSTEM (S) NONE

PLUMBING SYSTEM GALVINIZED IRON AND COPPER WATER, CAST IRON WASTE AND VENT

ELECTRICAL SYSTEM O/H SERVICE

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY INSULATED CEILING

MAINTENANCE REQUIREMENTS

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOY SCOUTS WAREHOUSE

LOCATION 1 - BOY SCOUTS, 2F

PRESENT & PREVIOUS USES WAREHOUSE

ARCHITECT MOISES AND EADS

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 3,600 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION WOOD FRAME AND MASONRY

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS NO

MECHANICAL SYSTEM (S) NONE

PLUMBING SYSTEM NONE

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOY SCOUTS OFFICE AND WAREHOUSE

LOCATION 1 - BOY SCOUTS, 2G

PRESENT & PREVIOUS USES OFFICE AND WAREHOUSE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 3,580 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION WOOD FRAME AND MASONRY, WOOD SHAKE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS NONE

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR

PLUMBING SYSTEM COPPER AND GALVINIZED IRON

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME	CAMPFIRE GIRLS		
LOCATION	1 3A	3B	3C
PRESENT & PREVIOUS USES	RANGER RESIDENCE	CRAFT RM., 1ST AID, SHOP, RESTROOMS	RESTRM. AND STORAGE
ARCHITECT			
BUILDER			
DATE BUILT	1960	CIRCA 1960	CIRCA 1960
DATE REHAB. OR ADDITIONS			
GEN. DESCRIPTION, STYLE			
HISTORIC SIGNIFICANCE			
APPROX. FLOOR AREA	576 S.F.	1,560 S.F.	360 S.F.
NO. STORIES	ONE	ONE	ONE
TYPE CONSTRUCTION	CONC. SLAB, CONC. BLK. WALLS, WOOD FRAME ROOF	SAME	SAME
STRUCTURAL SAFETY	NO DEFECTS NOTED	SAME	SAME
FIRE SAFETY	NO DEFECTS NOTED	SAME	SAME
HANDICAPPED ACCESS	YES	YES	YES
MECHANICAL SYSTEM (S)			
PLUMBING SYSTEM			
ELECTRICAL SYSTEM			
FIRE PROTECTION SYSTEM			
FIRE WARNING SYSTEM			
ENERGY EFFICIENCY			
MAINTENANCE REQUIREMENTS			

NOTES: 1.) THE SITE ALSO HAS ELEVEN CAMPSITES WITH WOODSTOVES, TABLES AND BENCHES; ALSO AN AMPHITHEATER WITH LOG SEATS FOR 300.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME REDWOOD ROQUE SHUFFLEBOARD

LOCATION AREA 2, SIXTH AVENUE, BUILDING NO. 1

PRESENT & PREVIOUS USES RECREATION, CLUBHOUSE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE FUNCTIONAL

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 5,300 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, STUCCO EXTERIOR, CONCRETE SLAB

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS CLUBHOUSE HAS NONE, CAN BE EASILY PROVIDED; RESTROOM HAS PROVISIONS

MECHANICAL SYSTEM (S) GAS FORCED AIR

PLUMBING SYSTEM COPPER AND CAST IRON

ELECTRICAL SYSTEM UNDERGROUND SERVICE

FIRE PROTECTION SYSTEM NONE

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY LOW

MAINTENANCE REQUIREMENTS MINOR PLUMBING, DAMAGE FROM VANDALISM

NOTES:
1.) SHUFFLEBOARD APPEARS TO BE UNUSED.
2.) ROQUE COURTS APPEAR TO BE LITTLE USED.
3.) CLUBHOUSE IN USE.
4.) METAL SUN SHADE IN POOR REPAIR AND INAPPROPRIATE DESIGN.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOWLING GREEN

LOCATION AREA 2, SIXTH AVENUE, BUILDING NO. 2

PRESENT & PREVIOUS USES CLUBHOUSE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE UTILITARIAN - STUCCO BOX, TILE ROOF

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 840 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, CONCRETE SLAB, LATH AND PLASTER EXTERIOR, TILE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) NATURAL VENTILATION, ELECTRIC UNIT HEAT AND AIR CONDITIONING

PLUMBING SYSTEM COPPER AND CAST IRON

ELECTRICAL SYSTEM UNDERGROUND

FIRE PROTECTION SYSTEM NONE

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY LOW

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BALBOA CLUB ROQUE SHUFFLEBOARD

LOCATION AREA 2, SIXTH AVENUE, BUILDING NO. 3

PRESENT & PREVIOUS USES CLUBHOUSE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE 1950: PAINTED MASONRY GRILLES ANDSTEEL FRAME IS A HARSH CONTRAST TO OTHER PARK STRUCTURES.

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 1,200 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION MASONRY, STEEL JOIST ROOF (FLAT)

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY INCOMBUSTIBLE CONSTRUCTION

HANDICAPPED ACCESS FAIR

MECHANICAL SYSTEM (S) NATURAL VENTILATION AND ROOF TOP FANS

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM ELECTRIC RADIANT HEAT (SEE NOTE)

FIRE PROTECTION SYSTEM NONE NOTED

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY SEE NOTE

MAINTENANCE REQUIREMENTS MINOR EXTERIOR REPAIRS

NOTES:

1. MANAGER COMPLAINS THAT ELECTRIC RADIANT CIRCUITS ARE NOT IDENTIFIED SO CANNOT DETERMINE WHICH SHOULD BE TURNED OFF.
2. OPEN PORTIONS OF STRUCTURE MUCH USED BY VAGRANTS AT NIGHT AND EARLY MORNING. VANDALISM IS HIGH.
3. ONLY FOUR OF THE SHUFFLEBOARD COURTS ARE USED.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME FIRE ALARM BUILDING

LOCATION AREA 2, SIXTH AVENUE, BUILDING NO. 4

PRESENT & PREVIOUS USES PAST USE: FIRE ALARM BUILDING
PRESENT: SAN DIEGO HISTORICAL SOCIETY ARCHIVES BUILDING

ARCHITECT

BUILDER

DATE BUILT CIRCA 1925

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE SPANISH

HISTORIC SIGNIFICANCE SEE NOTE

APPROX. FLOOR AREA 6,000 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION REINFORCED CONCRETE, TILE ROOF

STRUCTURAL SAFETY NO VISUAL DEFECTS NOTED

FIRE SAFETY INCOMBUSTIBLE CONSTRUCTION; ONLY ONE DOOR TO UPPER FLOOR

HANDICAPPED ACCESS NONE

MECHANICAL SYSTEM (S) STEAM BOILER

PLUMBING SYSTEM OBSOLETE

ELECTRICAL SYSTEM 110 V. IN CONDUIT; TRANSFORMER IN BUILDING

FIRE PROTECTION SYSTEM NONE

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY POOR

MAINTENANCE REQUIREMENTS PLUMBING, MECHANICAL

NOTES: 1.) COULD HAVE HISTORICAL SIGNIFICANCE AS CITY'S FIRE ALARM BUILDING, BUT NEEDS TO BE RESEARCHED IN DEPTH TO DETERMINE THIS.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME RESTROOM AND MAINTENANCE BUILDINGS

LOCATION AREA 2, SIXTH AVENUE, BUILDINGS NO. 2

	5A	5B	5C	5D
PRESENT & PREVIOUS USES	RESTROOMS & MAINT. STORAGE	SAME	SAME	SAME
ARCHITECT				
BUILDER				
DATE BUILT				
DATE REHAB. OR ADDITIONS				
GEN. DESCRIPTION, STYLE				
HISTORIC SIGNIFICANCE				
APPROX. FLOOR AREA	288 S.F.	600 S.F.	600 S.F.	360 S.F.
NO. STORIES	ONE	ONE	ONE	ONE
TYPE CONSTRUCTION	WOOD ROOF MASONRY WALLS	GRAVEL ROOF SAME	WOOD ROOF SAME	WOOD ROO SAME
STRUCTURAL SAFETY	NO DEFECTS NOTED	SAME	SAME	SAME
FIRE SAFETY	NO DEFECTS NOTED	SAME	SAME	SAME
HANDICAPPED ACCESS	ACCESS OKAY POSSIBLE STALL	ACCESS OKAY NO STALL	ACCESS OKAY NO STALL	ACCESS FAIR NO STALL
MECHANICAL SYSTEM (S)	NATURAL VENTILATION	SAME	SAME	SAME
PLUMBING SYSTEM	OPERATING	SAME	SAME	SAME
ELECTRICAL SYSTEM	AUTOMATIC LIGHTS	SAME	SAME	SAME
FIRE PROTECTION SYSTEM	NONE	NONE	NONE	NONE
FIRE WARNING SYSTEM	NONE	NONE	NONE	NONE
ENERGY EFFICIENCY	POOR	POOR	POOR	POOR
MAINTENANCE REQUIREMENTS	INTERIOR PAINT	SAME	SAME	SAME

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME VETERAN'S WAR MEMORIAL

LOCATION AREA 4, BUILDING NO. 1

PRESENT & PREVIOUS USES AUDITORIUM, OFFICES, MEETINGS, DINING

ARCHITECT SAM W. HAMILL AND JOHN S. SIEBERT

BUILDER F. E. YOUNG CONST. CO.

DATE BUILT 1951

DATE REHAB. OR ADDITIONS NONE

GEN. DESCRIPTION, STYLE FUNCTIONAL WITH MONUMENTAL ENTRY AND PLAZA

HISTORIC SIGNIFICANCE NO

APPROX. FLOOR AREA 24,750 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, STEEL TRUSSES, PLASTER EXTERIOR, WHITE GRAVEL ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM FIRE EXTINGUISHERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY NEEDS STUDY

MAINTENANCE REQUIREMENTS MINOR

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BLIND RECREATION CENTER

LOCATION AREA 4, BUILDING NO. 2

PRESENT & PREVIOUS USES RECREATION CENTER FOR BLIND, VISION CLINIC, BRAILLE TRANSCRIBERS GUILD

ARCHITECT

BUILDER

DATE BUILT 1949

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE RANCH STYLE: WOOD SIDING (HORIZONTAL), WOOD SHAKE ROOF

HISTORIC SIGNIFICANCE NONE

APPROX. FLOOR AREA 6,000 S.F.

NO. STORIES ONE PLUS BASEMENT

TYPE CONSTRUCTION WOOD FRAME, MASONRY BASEMENT

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES, BATHROOM COMPLIES WITH 79 UBC

MECHANICAL SYSTEM (S) GAS FIRED FORCED AIR, AIR CONDITIONING

PLUMBING SYSTEM COPPER AND CAST IRON

ELECTRICAL SYSTEM O/H SERVICE

FIRE PROTECTION SYSTEM FIRE EXTINGUISHERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME JUNIOR THEATER STORAGE AND WORKSHOP

LOCATION AREA 5, FLORIDA CANYON, BUILDING NO. 1

PRESENT & PREVIOUS USES JUNIOR THEATER STORAGE AND WORKSHOP

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE METAL, INDUSTRIAL TYPE

HISTORIC SIGNIFICANCE NONE

APPROX. FLOOR AREA 50 x 100 = 5,000 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION STEEL FRAME, STEEL SIDING AND ROOFING, CONCRETE SLAB FLOOR

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) NO HEAT

PLUMBING SYSTEM SINK - COLD WATER

ELECTRICAL SYSTEM WAREHOUSE LIGHTING

FIRE PROTECTION SYSTEM NONE

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY N.A.

MAINTENANCE REQUIREMENTS

NOTES: 1.) THIS IS A PRE-FABRICATED TYPE STRUCTURE WHICH COULD EASILY BE REMOVED OR RELOCATED.

2.) PART OF CITY MAINTENANCE CENTER INCLUDING ADJACENT LAND AND BUILDINGS TO THE SOUTH, OUTSIDE OF PARK BOUNDARIES.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME STARLIGHT OPERA STORAGE BUILDING

LOCATION AREA 5, FLORIDA CANYON, BUILDING NO. 2

PRESENT & PREVIOUS USES STORAGE - WORKSHOP

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE METAL INDUSTRIAL TYPE BUILDING

HISTORIC SIGNIFICANCE NONE

APPROX. FLOOR AREA 40 X 120 = 4,800 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION STEEL FRAME, STEEL SIDING AND ROOFING, CONCRETE SLAB FLOOR

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) NOT OPEN WHEN SURVEYED

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) SEE NOTES 1 AND 2, BUILDING 5-1.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME CITY MAINTENANCE BUILDINGS

LOCATION AREA 5, FLORIDA CANYON, BUILDINGS NO. 3 & 4 (NEARLY IDENTICAL)

PRESENT & PREVIOUS USES STORAGE, PAINT SPRAY SHOP

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE METAL INDUSTRIAL BUILDINGS

HISTORIC SIGNIFICANCE NONE

APPROX. FLOOR AREA 24x180=4,320 x 2 BLDGS.=8,640 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION CONCRETE SLAB FLOOR, STEEL FRAME, STEEL SIDING AND ROOFING

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) SEE NOTES 1 AND 2, BUILDING 5-1.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME CITY OF SAN DIEGO BUILDINGS DIVISION OFFICE AND CARPENTER SHOP

LOCATION AREA 5, FLORIDA CANYON, BUILDING NO. 5

PRESENT & PREVIOUS USES OFFICES AND CARPENTER SHOP

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE CONCRETE TILT-UP INDUSTRIAL - OFFICE TYPE

HISTORIC SIGNIFICANCE NONE

APPROX. FLOOR AREA 60x180=10,800 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION CONCRETE SLAB FLOOR, CONCRETE TILT-UP WALLS, CONCRETE BEAMS, WOOD FRAME ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM FIRE SPRINKLERS

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) SEE NOTE 2, ONLY, BUILDING 5-1.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MORLEY FIELD SNACK BAR AND PRO-SHOP

LOCATION AREA 6, BUILDING NO. 1

PRESENT & PREVIOUS USES SNACK BAR, SHOWERS AND LOCKERS, PRO-SHOP

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE MIXED: LOW WOOD PORTION WITH WIDE EAVES CONTRASTS WITH BOX-LIKE STUCCO PORTION WITH WOOD PERGOLA OVER.

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 1,800 S.F. AND 500 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND SIDING, CONCRETE SLAB, EXPOSED BEAM, GRAVEL ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) GAS FIRED; UNIT AIR CONDITIONER

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM FIRE EXTINGUISHER

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY NONE

MAINTENANCE REQUIREMENTS INTERIOR REWORK NEEDED AT MEN'S SHOWERS

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME	MORLEY FIELD SPORTS COMPLEX		
LOCATION	AREA 6, BUILDING NOS. 2, 3, 4 2) MUNICIPAL TENNIS CLUB	3) KEARNS POOL BUILDING	4) SR. CITIZEN CLUB H SHUFFLEBOARD
PRESENT & PREVIOUS USES	OFFICES	CHANGING ROOM, BATH	CLUB HOUSE
ARCHITECT			
BUILDER			
DATE BUILT	CIRCA 1940	CIRCA 1930	UNKNOWN
DATE REHAB. OR ADDITIONS			
GEN. DESCRIPTION, STYLE	UTILITARIAN	SPANISH COLONIAL	FUNCTIONAL
HISTORIC SIGNIFICANCE		POSSIBLE	
APPROX. FLOOR AREA	2,900s.f.	5,600 s.f.	1,200 s.f.
NO. STORIES	ONE	ONE	ONE
TYPE CONSTRUCTION	WOOD FRAME & PLASTER, COMP.SHINGLE ROOF	WOOD FRAME & STUCCO	WOOD FRAME&STUCCO, RED GRAVEL ROOF
STRUCTURAL SAFETY	NO DEFECTS NOTED	SAME	SAME
FIRE SAFETY	NO DEFECTS NOTED	SAME	SAME
HANDICAPPED ACCESS	YES	NO	YES
MECHANICAL SYSTEM (S)		GAS	NATURAL
PLUMBING SYSTEM	COPPER		
ELECTRICAL SYSTEM	U/G SERVICE	SAME	SAME
FIRE PROTECTION SYSTEM	FIRE EXTINGUISHERS		FIRE EXTINGUISHERS
FIRE WARNING SYSTEM	NONE		
ENERGY EFFICIENCY	NONE		
MAINTENANCE REQUIREMENTS	EXTERIOR FINISH		

NOTES: 1.) BUILDING NO. 4: SHUFFLEBOARD NOT USED; CORREGATED GREEN PLASTIC AT SUN SHELTER IS INAPPROPRIATE.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MORLEY FIELD MISCELLANEOUS RESTROOMS

LOCATION AREA 6, BUILDING NOS. 5,6,7,8,9

PRESENT & PREVIOUS USES RESTROOMS AND MAINTENANCE

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA AVERAGE 600 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION MASONRY

STRUCTURAL SAFETY GOOD

FIRE SAFETY GOOD

HANDICAPPED ACCESS ALL HAVE GOOD TO FAIR ACCESS, NO HANDICAP STALL AT 7,8,9

MECHANICAL SYSTEM (S) NATURAL

PLUMBING SYSTEM COPPER

ELECTRICAL SYSTEM AUTOMATIC LIGHTS

FIRE PROTECTION SYSTEM NONE

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY NONE

MAINTENANCE REQUIREMENTS INTERIOR PAINT DUE TO VANDALISM

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MUNICIPAL GOLF COURSE CLUBHOUSE

LOCATION AREA 7, BUILDING NO. 1

PRESENT & PREVIOUS USES CLUB HOUSE, PRO-SHOP, LOCKER ROOMS, COFFEE SHOP

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE SEE NOTE

APPROX. FLOOR AREA 13,750 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION WOOD STUD AND STUCCO, MASONRY, CONCRETE SLAB

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS FAIR

MECHANICAL SYSTEM (S) NATURAL VENTILATION, GAS FORCED AIR AT COFFEE SHOP

PLUMBING SYSTEM COPPER AND CAST IRON

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM NONE NOTED

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS NONE NOTED

NOTES: 1.) NEEDS TO BE RESEARCHED FOR POSSIBLE HISTORICAL SIGNIFICANCE.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME GOLDEN HILL RECREATION CENTER

LOCATION AREA 8, BUILDING NO. 1

PRESENT & PREVIOUS USES RECREATION CENTER

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE FUNCTIONAL

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 92x92 LESS INDENT AT BACK

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, STUCCO, BUILT-UP ROOFING

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) GAS UNIT HEATERS

PLUMBING SYSTEM ADEQUATE

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THIS BUILDING FUNCTIONS ESSENTIALLY AS A NEIGHBORHOOD RECREATION CENTER, SIMILAR TO OTHERS THROUGHOUT THE CITY.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME COMFORT STATIONS

LOCATION AREA 8, BUILDINGS 3, 4; AREA 9, BUILDING NO. 1 (SIMILAR)

PRESENT & PREVIOUS USES COMFORT STATIONS

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE FUNCTIONAL

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 300 S.F. EACH

NO. STORIES ONE

TYPE CONSTRUCTION MASONRY

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) ADEQUATE

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY N.A.

MAINTENANCE REQUIREMENTS

NOTES: 1.) TYPICAL COMFORT STATIONS.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME GOLDEN HILL SHUFFLE BOARD

LOCATION AREA 8, BUILDING NO. 2

PRESENT & PREVIOUS USES NEIGHBORHOOD PASSIVE RECREATION

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE FUNCTIONAL

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 1,100 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, PLYWOOD SIDING, COMPOSITION SHINGLE ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) ADEQUATE

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY NOT REVIEWED

MAINTENANCE REQUIREMENTS NOT REVIEWED

NOTES: 1.) PART OF THE GOLDEN HILL RECREATIONAL AREA, THIS BUILDING SERVES AS A NEIGHBORHOOD PASSIVE RECREATION AND MEETING ROOM. THE SHUFFLEBOARD COURTS ARE APPARENTLY NOT USED.

SEE PAGE 8-3,4

BALBOA PARK BUILDING SURVEY:

BLDG. NAME ADMINISTRATION BUILDING

LOCATION AREA 11, EL PRADO, BUILDING NO. 1

PRESENT & PREVIOUS USES 1915 EXPOSITION ADMINISTRATION BUILDING; TESTING LAB.'37-'55; RECREATION DEPT.'47; PRESENT-VACANT.

ARCHITECT IRVING GILL/CARLETON WINSLOW

BUILDER 1915 EXPOSITION CONSTRUCTION

DATE BUILT CIRCA 1914

DATE REHAB. OR ADDITIONS NONE

GEN. DESCRIPTION, STYLE INTERNATIONAL, SPANISH ORNAMENTATION ADDED, NOW REMOVED.

HISTORIC SIGNIFICANCE AN IMPORTANT CONTRIBUTING ELEMENT IN THE NATIONAL HISTORIC LANDMARK DISTRICT.

APPROX. FLOOR AREA 14,000 S.F.

NO. STORIES 3 PLUS UNFINISHED PENTHOUSE

TYPE CONSTRUCTION CONCRETE FOUNDATIONS, WOOD FRAME AND STUCCO

STRUCTURAL SAFETY GOOD, NEEDS SHEAR PANELS TO BRING UP TO CURRENT CODE.

FIRE SAFETY NEEDS TO BE MADE 1-HOUR. NEEDS ADDITIONAL STAIR FROM 2ND FLOOR; FIRE SPRINKLERS.

HANDICAPPED ACCESS NONE-POSSIBLE FOR MAIN FLOOR AND LOWER FLOOR.

MECHANICAL SYSTEM (S) STEAM BOILER (OBSOLETE); NATURAL VENTILATION.

PLUMBING SYSTEM GALVINIZED IRON WATER, CAST IRON WASTE.

ELECTRICAL SYSTEM KNOB AND TUBE.

FIRE PROTECTION SYSTEM STANDPIPES AND FIRE HOSES IN OBSOLETE CONDITION; NEEDS FIRE SPRINKLERS.

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY N.A.(VACANT)

MAINTENANCE REQUIREMENTS NEEDS COMPLETE RESTORATION. NEEDS ROOFING IMMEDIATELY.

NOTES: 1.) FEASIBILITY STUDY (SEPT.'81) FOR CONVERSION TO OFFICES AND OTHER USES FOR MUSEUM OF MAN SHOWS THAT REHABILITATION IS QUITE FEASIBLE AND ECONOMICALLY SOUND.

2.) HAS BEEN NEGLECTED BY CITY WHICH ANTICIPATED DEMOLITION, HOWEVER ITS IMPORTANT HISTORIC SITE STATUS PREVENTED ACTUAL DEMOLITION. HAS BEEN MUCH VANDALIZED AND HAS SUFFERED WATER DAMAGE BECAUSE OF BROKEN SKYLIGHTS AND LACK OF ANY MAINTENANCE BY CITY. EXTERIOR MAINTENANCE SHOULD BE RESUMED IMMEDIATELY TO PREVENT FURTHER DAMAGE.

3.) THE HIGH HISTORICAL SIGNIFICANCE OF THE ADMINISTRATION BUILDING DERIVES FROM ITS ROLE IN THE 1915 EXPOSITION. THE FIRST BUILDING CONSTRUCTED, IT WAS USED FOR PLANNING AND ADMINISTRATION. IRVING GILL'S CONNECTION WITH THE BUILDING IS FIRMLY DOCUMENTED, HIS NAME APPEARING ON THE PLANS. IT ALSO IS READILY SEEN THAT HIS ARCHITECTURAL STYLE, WELL DEVELOPED AT THIS DATE, IS EMPLOYED IN THE BASIC DESIGN. THE LATE DETERMINATION BY THE CITY TO RETAIN GOODHUE,

WHO, BROUGHT WINSLOW WITH HIM, RESULTED IN THE ADDITION OF A SPANISH PORTAL EMBELLISHMENT AT THE ENTRANCE DOOR (NOW REMOVED) DESIGNED BY WINSLOW. THE BUILDING HAS BEEN RECOGNIZED AS NOT ONLY COMPATIBLE WITH THE BRIDGE AND THE ADJACENT CALIFORNIA BUILDING, BUT COMPLEMENTARY TO THEM.

4.) THE MUSEUM OF MAN HAS BEEN GIVEN AN OPTION BY THE CITY TO MAKE USE OF THE BUILDING. IT IS ANTICIPATED THAT THE MUSEUM WILL TAKE A PROMINENT ROLE IN WORKING WITH THE CITY TOWARDS ITS COMPLETE REHABILITATION ACCORDING TO THE RESULTS OF THE FEASIBILITY STUDY (SEE NOTE 1). USE BY THE MUSEUM IS MOST APPROPRIATE AND LOGICAL.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MUSEUM OF MAN ORIGINALLY: CALIFORNIA BUILDING ON NORTH AND FINE ARTS BUILDING ON SOUTH SIDE OF EL PRADO.

LOCATION AREA 11, EL PRADO, BUILDING NO. 2

PRESENT & PREVIOUS USES MUSEUM OF MAN

ARCHITECT BERTRAM G. GOODHUE

BUILDER 1915 EXPOSITION CONSTRUCTION

DATE BUILT 1915

DATE REHAB. OR ADDITIONS TOWER HAS HAD STRUCTURAL REHABILITATION. EXTERIOR ORNAMENT HAS HAD MAJOR MAINTENANCE AND REHABILITATION WORK.

GEN. DESCRIPTION, STYLE SPANISH RENAISSANCE

HISTORIC SIGNIFICANCE PRINCIPAL BUILDING IN THE NATIONAL HISTORIC LANDMARK DISTRICT. SEE NOTE 1.

APPROX. FLOOR AREA 29,000 S.F.

NO. STORIES 2, PLUS TOWER PLUS PARTIAL BASEMENTS AT SOUTH SIDE.

TYPE CONSTRUCTION STRUCTURAL FRAME: REINFORCED CONCRETE. WALLS: HOLLOW TILE WITH PLASTER FINISH.

STRUCTURAL SAFETY NEEDS STUDY, SEE NOTES

FIRE SAFETY IMCOMBUSTIBLE CONSTRUCTION, SEE NOTE

HANDICAPPED ACCESS HAS BEEN ADDED TO MAIN FLOOR AREAS, NONE TO OTHER FLOORS.

MECHANICAL SYSTEM (S) STEAM HEAT, NATURAL VENTILATION.

PLUMBING SYSTEM SEE NOTES

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE CALIFORNIA TOWER IS SYMBOLIC FOR BALBOA PARK AND IS PART OF THE ONLY "PERMANENT" BUILDING FOR THE 1915 EXPOSITION; HIGHLY SIGNIFICANT!

2.) ADDITIONAL LATERAL SUPPORT NEEDED FOR MULTI-STORY PORTION OF BUILDING ON SOUTH SIDE OF EL PRADO.

3.) MECHANICAL, ELECTRICAL, FIRE PROTECTION AND WARNING SYSTEMS, HANDICAPPED ACCESS, ETC., BEING STUDIED BY MUSEUM OF MAN.

BALBOA PARK BUILDING SURVEY:
OLD GLOBE THEATER COMPLEX

BLDG. NAME (OLD GLOBE, CASSIUS CARTER, OUTDOOR THEATER)

LOCATION AREA 11, EL PRADO, BUILDING NO. 3

PRESENT & PREVIOUS USES THEATER

ARCHITECT 1981: LIEBHART AND WESTON

BUILDER TREPTE CONSTRUCTION COMPANY

DATE BUILT ORIG. 1935; CASSIUS CARTER, 1950'S; OUTDOOR THEATER, 1979.

DATE REHAB. OR ADDITIONS REBUILDING IN PROGRESS (1981)

GEN. DESCRIPTION, STYLE ELIZABETHAN THEATER

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT, SEE NOTE

APPROX. FLOOR AREA SEE NOTES

NO. STORIES

TYPE CONSTRUCTION

STRUCTURAL SAFETY

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES:

1.) THE GLOBE THEATER IS STILL UNDER CONSTRUCTION.

2.) CASSIUS CARTER THEATER IS OPERATIONAL WITH SOME MODIFICATION AS PART OF THE CONSTRUCTION PROJECT.

3.) OUTDOOR THEATER WAS BUILT AS A TEMPORARY REPLACEMENT FOR GLOBE, BUT NOW LIKELY TO BE RETAINED.

4.) THE ORIGINAL GLOBE THEATER IS INCLUDED IN THE NATIONAL HISTORIC LANDMARK DESIGNATION AREA, AND INDIRECTLY BY REFERENCE AS PART OF THE 1935 EXPOSITION BUILDINGS, BUT IS NOT DISCUSSED IN THE NOMINATION FORM. THE RECONSTRUCTION UNDERWAY AND THE OTHER TWO STRUCTURES CLEARLY DO NOT FALL IN THE SAME HISTORIC SIGNIFICANCE CATEGORY. SINCE THEY ARE ON THE PERIMETER OF THE NATIONAL HISTORIC LANDMARK DISTRICT THEY COULD BE EXCLUDED BY RE-DRAWING THE BOUNDARY OR LISTED AS NON-CONTRIBUTING. (HOWEVER, THE GLOBE THEATER OF THE 1935 EXPOSITION, AS A FORMER AND SIMILAR BUILDING ON THE SAME SITE, MIGHT SUGGEST A REMOTELY CONTRIBUTING STATUS.)

BALBOA PARK BUILDING SURVEY:

BLDG. NAME SAN DIEGO MUSEUM OF ART

LOCATION AREA 11, EL PRADO, BUILDING NO. 4.

PRESENT & PREVIOUS USES ART GALLERY

ARCHITECT WILLIAM TEMPLETON JOHNSON; MOSHER AND DREW

BUILDER

DATE BUILT 1925

DATE REHAB. OR ADDITIONS EAST WING EXTENDED, 1975; WEST WING, 1966

GEN. DESCRIPTION, STYLE SPANISH PLATERESQUE

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT, SEE NOTES

APPROX. FLOOR AREA 52,000 S.F. PLUS WEST WING AND EAST WING

NO. STORIES 3

TYPE CONSTRUCTION REINFORCED CONCRETE

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE NATIONAL HISTORIC LANDMARK DISTRICT INCLUDES THE SAN DIEGO MUSEUM OF ART, HOWEVER THE DESCRIPTION IS OF THE 1925 BUILDING ONLY AND DOES NOT MENTION THE WEST AND EAST WING ADDITIONS. THE STATEMENT OF SIGNIFICANCE DOES NOT MENTION THE SAN DIEGO MUSEUM OF ART (FINE ARTS GALLERY), NOR ITS ADDITIONS. BECAUSE THE EAST AND WEST WING ADDITIONS (AND SCULPTURE GARDEN FENCE) ARE SO CLEARLY ADDITIONS AND DETRACT RATHER THAN ADD TO THE ESTABLISHED ARCHITECTURAL THEME, THEY SHOULD BE LISTED AS NON-CONTRIBUTING. THE ORIGINAL 1925 STRUCTURE, ALTHOUGH NOT A PART OF EITHER OF THE TWO EXPOSITION BUILDING PROGRAMS WHICH ARE THE SUBJECT OF THE NATIONAL HISTORIC LANDMARK DESIGNATION, IS CLEARLY A MAJOR CONTRIBUTING ELEMENT TO THE DISTRICT. SEE ALSO NOTE 2 UNDER TIMKEN ART GALLERY.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME TIMKEN ART GALLERY

LOCATION AREA 11, EL PRADO, BUILDING NO. 5

PRESENT & PREVIOUS USES ART GALLERY

ARCHITECT FRANK HOPE

BUILDER

DATE BUILT 1962

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE 1960's "MODERN", MARBLE BOX WITH ANODIZED ALUMINUM TRIM.

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK (SEE NOTE)

APPROX. FLOOR AREA 10,000 S.F.

NO. STORIES ONE PLUS MECHANICAL BASEMENT

TYPE CONSTRUCTION CONCRETE

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE TIMKEN GALLERY, ALTHOUGH WITHIN THE BOUNDARIES OF THE NATIONAL HISTORIC DISTRICT, IS CLEARLY NON-CONTRIBUTING FOR THE FOLLOWING REASONS:

A) IT DOES NOT FOLLOW THE ESTABLISHED ARCHITECTURAL THEME FOR ITS AREA.

B) IT IS NOT PART OF EITHER OF THE TWO EXPOSITION BUILDING PROGRAMS.

2.) THE WISH TO CORRECT THE "WRONG" DONE WITH THE ERECTION OF THIS BUILDING AND THE WEST WING OF THE MUSEUM OF ART RESULTED IN A CITY-SPONSORED COMPETITION FOR THE DESIGN OF ARCADES TO REPLACE THOSE WHICH PREVIOUSLY EXISTED ON THE NORTH SIDE OF EL PRADO AND THE NORTHEAST SIDE OF THE PLAZA DE PANAMA. THE WINNING DESIGN SHOULD BE REVIEWED AGAIN AT THIS TIME FOR POSSIBLE INCLUSION IN THE DEVELOPMENT PLAN.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BOTANICAL BUILDING

LOCATION AREA 11, EL PRADO, BUILDING NO. 6

PRESENT & PREVIOUS USES BOTANICAL EXHIBITS

ARCHITECT CARLETON WINSLOW

BUILDER

DATE BUILT 1915

DATE REHAB. OR ADDITIONS REBUILT, 1958

GEN. DESCRIPTION, STYLE LATH HOUSE WITH STUCCO ARCADE AND DOMES AT ENTRANCES.

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT (CONTRIBUTING)

APPROX. FLOOR AREA 14,500 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION LATTICE ON STEEL TRUSSES ON CONCRETE, STUCCO AT ENTRANCES

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) A CONTRIBUTING ELEMENT IN THE NATIONAL HISTORIC LANDMARK DISTRICT, SOMEWHAT ALTERED, BUT RETAINS A HIGH DEGREE OF INTEGRITY. ORIGINAL BUILDING HAD GLASS GREENHOUSE WING EXTENDING TO THE NORTH. AN IMPORTANT BUILDING IN THE DISTRICT AS IT DEMONSTRATES AGAIN, AS DOES THE ADMINISTRATION BUILDING, THAT DIFFERING BUILDING TYPES AND MATERIALS CAN BE HARMONIOUS WITH THE SPANISH THEME.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME CASA DEL PRADO

LOCATION AREA 11, EL PRADO, BUILDING NO. 7

PRESENT & PREVIOUS USES 1915, FOREIGN AND DOMESTIC INDUSTRIES BUILDING; 1935, FOOD AND BEVERAGE BUILDING; PRESENT, MIXED GROUP USES

ARCHITECT ORIGINAL, CARLETON WINSLOW; RECONSTRUCTION, R. G. WHEELER

BUILDER

DATE BUILT 1915

DATE REHAB. OR ADDITIONS REBUILT, 1968

GEN. DESCRIPTION, STYLE SPANISH RENAISSANCE

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT, SEE NOTE

APPROX. FLOOR AREA

NO. STORIES TWO

TYPE CONSTRUCTION CONCRETE

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE CASA DEL PRADO IS DESCRIBED IN THE NOMINATION FORM FOR THE NATIONAL LANDMARK DISTRICT AS A RECONSTRUCTION OF THE ORIGINAL 1915 EXPOSITION BUILDING. THIS IS NOT ENTIRELY TRUE: THE BASIC EXTERIOR FORM AND MOST OF THE ORNAMENTATION WAS FAITHFULLY REPRODUCED IN CONCRETE AS A PERMANENT STRUCTURE TO REPLACE THE CRUMBLING PLASTER OF THE ORIGINAL. THE TWO LARGE INTERIOR COURTYARDS, HOWEVER, DID NOT EXIST IN THE CORRESPONDING ORIGINAL STRUCTURE WHICH, INSTEAD, WAS BASICALLY A SINGLE LARGE WOOD FRAME EXHIBITION SPACE. THE VERY HIGH DEGREE OF ACCURACY IN THE REPRODUCTION OF THE EXTERIOR FACADES, ARCADES, AND THE GENERAL OVERALL APPEARANCE OF THE BUILDING RESULT IN ITS REMAINING AS A POSITIVE CONTRIBUTING ELEMENT IN THE HISTORIC DISTRICT.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME NATURAL HISTORY MUSEUM

LOCATION AREA 11, EL PRADO, BUILDING NO. 8

PRESENT & PREVIOUS USES MUSEUM; HOSPITAL (1943-48)

ARCHITECT WILLIAM TEMPLETON JOHNSON

BUILDER

DATE BUILT 1933

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE SPANISH COLONIAL

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT (CONTRIBUTING)

APPROX. FLOOR AREA 51,000 S.F.

NO. STORIES THREE PLUS BASEMENT

TYPE CONSTRUCTION REINFORCED CONCRETE

STRUCTURAL SAFETY NEEDS STUDY, (SEE NOTE).

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) 1977 ESTIMATE OF $200,000 NEEDED TO CORRECT CODE VIOLATIONS. PLANS PREPARED, 1981 - READY TO BID NOW (9/81).

2.) EXPANSION PROVISIONS IN ORIGINAL PLANS: NORTH WALL TEMPORARY.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME HOUSE OF CHARM

LOCATION AREA 11, EL PRADO, BUILDING NO. 9

PRESENT & PREVIOUS USES 1915, RUSSIA AND BRAZIL BLDG. (INDIAN ARTS BLDG.) PRESENT: MODEL RAILROAD, ART INST., EXHIBITS, REFRESHMENT STAND, FLOWER SHOWS.

ARCHITECT CARLETON WINSLOW

BUILDER

DATE BUILT 1915

DATE REHAB. OR ADDITIONS 1922 RESTORATION

GEN. DESCRIPTION, STYLE MEXICAN; MISSION REVIVAL

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK (CONTRIBUTING)

APPROX. FLOOR AREA 16,500 S.F.

NO. STORIES ONE, PARTIAL SECOND FLOOR AT NORTH SIDE

TYPE CONSTRUCTION TIMBER COLUMNS, WOOD TRUSSES, WOOD, CONCRETE AND MASONRY FOUNDATION

STRUCTURAL SAFETY NEEDS MAJOR WORK, SEE NOTE

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE HOUSE OF CHARM HAS BEEN SCHEDULED FOR DEMOLITION AS NOT FEASIBLE TO REHABILITATE.

2.) THE CITY HAS ISSUED A RFP FOR THE RECONSTRUCTION AND OCCUPANCY OF THIS BUILDING WITH INITIALLY ONLY TWO RESPONSES: THE SAN DIEGO OPERA AND A NATIONAL TEXTILE MUSEUM ORGANIZATION. THE OPERA HAS WITHDRAWN BECAUSE OF FINANCIAL LIMITATIONS. PLANS FOR THE TEXTILE MUSEUM ARE IN PROCESS AT THIS WRITING. AN ACCURATE REPLICATION OF THE ORIGINAL EXTERIOR IS PLANNED, INCLUDING A TOWER ON THE EAST, PREVIOUSLY REMOVED. THE INTERIOR WAS NOT OF HISTORIC SIGNIFICANCE AND WILL VARY CONSIDERABLY FROM THE ORIGINAL.

3.) THE CONNECTING ARCADES AT THE SOUTHEAST AND NORTHWEST CORNERS OF THE BUILDING SHOULD BE CONSIDERED AS INTEGRAL AND IMPORTANT PARTS OF THIS BUILDING.

4.) AN IN-DEPTH HISTORIC STRUCTURES REPORT SHOULD BE DONE WITH CAREFUL ATTENTION TO POSSIBILITY OF RESTORATION RATHER THAN RECONSTRUCTION. (THIS NOTE APPLIES FOR ALL NATIONAL LANDMARK STRUCTURES IN SIMILAR CONDITION.)

BALBOA PARK BUILDING SURVEY:

BLDG. NAME HOUSE OF HOSPITALITY

LOCATION AREA 11, EL PRADO, BUILDING NO. 10

PRESENT & PREVIOUS USES 1915, FOREIGN ARTS BUILDING
PRESENT, AUDITORIUM, VARIOUS ROOMS, RESTAURANT TERRACE

ARCHITECT 1915, C. M. WINSLOW; 1935, R. S. REQUA

BUILDER

DATE BUILT 1915

DATE REHAB. OR ADDITIONS 1935, ALTERATIONS

GEN. DESCRIPTION, STYLE SPANISH RENAISSANCE "PLATERESQUE"

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK (CONTRIBUTING)

APPROX. FLOOR AREA 34,300 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION TIMBER COLUMNS, WOOD TRUSSES, EXTERIOR WOOD STUD WALLS WITH PLASTER

STRUCTURAL SAFETY NEEDS MAJOR WORK

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE HOUSE OF HOSPITALITY IS A MAJOR CONTRIBUTING ELEMENT IN THE NATIONAL HISTORIC DISTRICT. BUILT IN 1915 AND SUBJECT OF A MAJOR REMODELING IN 1935, AT WHICH TIME THE PATIO AND SOUTH GARDEN TERRACES WERE CREATED.

2.) STRUCTURALLY, MECHANICALLY AND ARCHITECTURALLY IN SUCH A DETERIORATED CONDITION THAT REHABILITATION OR RESTORATION HAS BEEN SEEN AS NOT ECONOMICALLY FEASIBLE, THE HOUSE OF HOSPITALITY SHOULD BE SCHEDULED FOR RECONSTRUCTION AS SOON AS POSSIBLE, IF RESTORATION USING RECENTLY DEVELOPED MATERIALS AND METHODS IS NOT POSSIBLE.

3.) THE LOCATION OF THE ONLY MAJOR RESTAURANT IN THE PARK, THE HOUSE OF HOSPITALITY HAS NO DEVELOPED SERVICE AND DELIVERY AREA! THE RECONSTRUCTION OF THE ELECTRIC BUILDING PRACTICALLY ELIMINATED THE FORMER REAR SERVICE ENTRANCE. DELIVERIES AND TRASH PICK UP FROM EL PRADO IS VERY OBJECTIONABLE AND SHOULD BE ELIMINATED, IF POSSIBLE, AT THE TIME OF RECONSTRUCTION, OR A DIFFERENT, MORE SUITABLE LOCATION FOR THE RESTAURANT BE FOUND.

4.) CONNECTED ARCADES AT THE NORTHWEST AND SOUTHEAST SHOULD BE CONSIDERED AS PART OF THIS BUILDING.

BALBOA PARK BUILDING SURVEY:

1915, COMMERCE AND INDUSTRIES BUILDING, CANADIAN BUILDING.

BLDG. NAME 1935, ELECTRIC BUILDING

LOCATION AREA NO. 11, EL PRADO, BUILDING NO. 11

PRESENT & PREVIOUS USES VARIOUS MUSEUM AND EXHIBIT USES

ARCHITECT F. P. ALLEN JR., 1915; R. G. WHEELER, 1981

BUILDER ----------; OLSON CONSTRUCTION CO., 1981

DATE BUILT ORIGINAL, 1915; REBUILT, 1981

DATE REHAB. OR ADDITIONS REBUILT, 1980, AFTER FIRE

GEN. DESCRIPTION, STYLE SPANISH COLONIAL

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK (CONTRIBUTING)

APPROX. FLOOR AREA 78,000 S.F.

NO. STORIES TWO PLUS MEZZANINE

TYPE CONSTRUCTION STEEL FRAME, PLASTER EXTERIOR. (TYPE II, FIRE RATED)

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) INTERIORS CURRENTLY (1981) BEING COMPLETED FOR MIXED MUSEUM OCCUPANCY. MAJOR "TENANTS": SAN DIEGO HISTORICAL SOCIETY (MUSEUM OF SAN DIEGO HISTORY AND ARCHIVES), HALL OF CHAMPIONS, PHOTOGRAPHIC ARTS, BALBOA ART CONSERVATORY, MODEL RAILROAD ASSOCIATION.

2.) ORIGINALLY ONE OF THE TEMPORARY 1915 EXPOSITION BUILDINGS, DESTROYED BY FIRE, NOW NEARING COMPLETION OF RECONSTRUCTION. THE EXTERIOR HAS BEEN ACCURATELY REPRODUCED, MOLDS OF THE ORNAMENT HAVING BEEN TAKEN PRIOR TO THE FIRE. THE ORNAMENT IS A FIBERGLASS REINFORCED PLASTIC. THE INTERIOR BEARS LITTLE RESEMBLANCE TO THE ORIGINAL WHICH WAS NOT CONSIDERED TO BE HISTORICALLY SIGNIFICANT. THE REAR (SOUTH AND SOUTHWEST) ELEVATION IS SOMEWHAT ALTERED FROM THE ORIGINAL, HOWEVER THE OVERALL DEGREE OF AUTHENTICITY IS VERY HIGH SO THAT THE BUILDING IS A STRONG CONTRIBUTING ELEMENT TO THE NATIONAL HISTORIC LANDMARK DISTRICT.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME REUBEN H. FLEET SPACE THEATRE AND SCIENCE CENTER

LOCATION AREA 11, EL PRADO, BUILDING NO. 12

PRESENT & PREVIOUS USES THEATRE AND SCIENCE CENTER

ARCHITECT LOUIS BODMER

BUILDER

DATE BUILT 1973

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE SPANISH COLONIAL

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK (CONTRIBUTING)

APPROX. FLOOR AREA 29,000 S.F.

NO. STORIES ONE PLUS MEZZANINE

TYPE CONSTRUCTION MASONRY WALLS, CONCRETE FOUNDATION AND FLOORS, STEEL ROOF FRAMING

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) ALTHOUGH BUILT AT THE TIME THE NATIONAL HISTORIC LANDMARK DISTRICT NOMINATION WAS WRITTEN AND WITHIN THE DISTRICT BOUNDARY, THE SPACE THEATER IS NOT MENTIONED NOR SHOWN ON THE DISTRICT PLANS! THE ARCHITECTURAL STYLE IS COMPATIBLE WITH THE EARLIER SPANISH STRUCTURES, IN CONFORMANCE WITH CITY COUNCIL POLICY. IT OCCUPIES A PROMINENT LOCATION ON EL PRADO, DIRECTLY OPPOSITE THE NATURAL HISTORY MUSEUM AND SHOULD THEREFORE BE INCLUDED IN THE HISTORIC LANDMARK DISTRICT, BUT, SHOULD PROBABLY BE NOTED AS NON-CONTRIBUTING BECAUSE OF ITS COMPLETE LACK OF HISTORIC SIGNIFICANCE.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME SPANISH VILLAGE

LOCATION AREA 11, EL PRADO, BUILDINGS NO. 13

PRESENT & PREVIOUS USES ARTIST STUDIOS

ARCHITECT R. S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS REHABILITATED, 1950

GEN. DESCRIPTION, STYLE SPANISH VILLAGE

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 90,000 S.F. (INCLUDING COURTYARD)

NO. STORIES ONE AND TWO

TYPE CONSTRUCTION STUCCOED WOOD FRAME ON CONCRETE SLABS, TILE ROOFS

STRUCTURAL SAFETY NEEDS STUDY

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) A CONTRIBUTING PART OF THE NATIONAL HISTORIC LANDMARK DISTRICT ALTHOUGH NOT MENTIONED IN THE DESCRIPTION AND ONLY IN PASSING UNDER SIGNIFICANCE.

2.) REHABILITATION IS NEEDED AND SHOULD INCLUDE A STUDY OF THE ORIGINAL DESIGN AND APPEARANCE FOR MAXIMUM AUTHENTICITY.

3.) PARK AND RECREATION DEPARTMENT 1977 ESTIMATE OF $100,000 REQUIRED TO CORRECT EXTENSIVE DETERIORATION, 3-5 MILLION TO TOTALLY RECONSTRUCT.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME PHOTO ARTS BUILDING

LOCATION AREA 11, EL PRADO, BUILDING NO. 14

PRESENT & PREVIOUS USES PHOTO EXHIBITS

ARCHITECT R. S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE SPANISH

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 1,350 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND STUCCO, TILE ROOF

STRUCTURAL SAFETY NEEDS STUDY

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) ADJACENT TO THE SPANISH VILLAGE, THIS SMALL RESIDENTIAL SPANISH STYLE BUILDING IS SO CLOSE AS TO BE PRACTICALLY A PART OF THE SPANISH VILLAGE.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME SPRECKELS ORGAN PAVILLION

LOCATION AREA 11, EL PRADO, BUILDING NO. 16

PRESENT & PREVIOUS USES HOUSING ORGAN AND MECHANISMS, SMALL STUDIOS, WORKSHOPS

ARCHITECT HARRISON ALBRIGHT

BUILDER

DATE BUILT 1915

DATE REHAB. OR ADDITIONS 1935, PLAZA ENLARGED; 1981, RESTORATION, EXCEPT COLONNADES,

GEN. DESCRIPTION, STYLE SPANISH COLONIAL
(POSSIBLY WORLD'S LARGEST OUTDOOR PIPE ORGAN)

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA N.A.

NO: STORIES TWO

TYPE CONSTRUCTION REINFORCED CONCRETE

STRUCTURAL SAFETY NO DEFECTS NOTED, SEE NOTE

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) COLONNADES NEED RESTORATION.

2.) A PLAN FOR THE DEVELOPMENT OF THE PAVILLION HAS RECENTLY BEEN COMPLETED, READY FOR IMPLEMENTATION.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME RESTROOMS
AREA 11, EL PRADO, BUILDINGS NO. 17
LOCATION 17-A, ALCAZAR GARDENS; 17-B, PALM CANYON

PRESENT & PREVIOUS USES 17-A, RESTROOM AND MAINTENANCE; 17-B, RESTROOM

ARCHITECT

BUILDER

DATE BUILT 17-A, 1970's; 17-B, 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE 17-A, FUNCTIONAL, GARDEN TRELLIS ADAPTATION; 17-B, SPANISH
HISTORIC SIGNIFICANCE 17-A, NOT IN NATIONAL HISTORIC LANDMARK DISTRICT, SEE NOTE
17-B, PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 17-A, 600 S.F.; 17-B, 700 S.F.

NO. STORIES 17-A, ONE; 17-B, ONE

TYPE CONSTRUCTION 17-A, MASONRY AND WOOD FRAME; 17-B, MASONRY, TILE ROOF

STRUCTURAL SAFETY 17-A, NO DEFECTS NOTED; 17-B, NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) 17-A, NEED BOUNDARY CLARIFICATION AS TO WHETHER THIS BUILDING IS WITHIN THE NATIONAL HISTORIC LANDMARK DISTRICT. IT SHOULD BE EXCLUDED OR LISTED AS NON-CONTRIBUTING.

2.) 17-B IS A CONTRIBUTING ELEMENT IN THE NATIONAL HISTORIC LANDMARK DISTRICT AS PART OF THE 1935 EXPOSITION.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MISCELLANEOUS OBJECTS, SPACES AND STRUCTURES: FURTHER STUDY NEEDED REGARDING HISTORIC SIGNIFICANCE AND APPROPRIATE TREATMENT.

LOCATION AREA 11, EL PRADO AREA

PRESENT & PREVIOUS USES

ARCHITECT

BUILDER

DATE BUILT

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA

NO. STORIES

TYPE CONSTRUCTION

STRUCTURAL SAFETY

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES:

1.) EL CID STATUE AND THE PLAZA DE PANAMA.

2.) JAPANESE GATE, NORTHEAST OF ORGAN PAVILLION - TO BE INTEGRATED WITH FUTURE JAPANESE GARDEN, SEE ALSO AREA 13.

3.) PLAZA DE BALBOA FOUNTAIN AND STEPS AT EAST TERMINUS OF EL PRADO.

4.) PALM CANYON STEPS AND BRIDGE, RECENT, AND 1935 PALM CANYON BRIDGE.

5.) ALCAZAR GARDEN GATES, FOUNTAINS AND FORMER PERGOLAS.

6.) LILY POND SOUTH OF BOTANICAL BUILDING INCLUDING "BRIDGE" STRUCTURE, FOUNTAINS TO EAST AND WEST.

7.) ZORRO GARDEN. CAFE DEL REY MORO GARDENS.

8.) FORMER PERGOLA AT SOUTH WEST CORNER ALCAZAR PARKING.

9.) PERSIAN WATER RUG FOUNTAIN BETWEEN HOUSE OF HOSPITALITY AND ELECTRIC BUILDING.

10.) MINIATURE TRAIN, TRACK AND STATION.

11.) CABRILLO BRIDGE INCLUDING GATE HOUSES; PART OF NATIONAL HISTORIC LANDMARK DISTRICT.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME HALL OF NATIONS (FORMERLY FLORAL ASSOCIATION BUILDING)

LOCATION AREA 12, PALISADES, BUILDING NO. 1

PRESENT & PREVIOUS USES HOUSE OF ITALY; 1915, KANSAS BLDG. AND THEOSOPHICAL HDQTRS.

ARCHITECT C. M. WINSLOW

BUILDER

DATE BUILT 1915

DATE REHAB. OR ADDITIONS ORIGINAL DOMED TOWER REMOVED

GEN. DESCRIPTION, STYLE MISSION STYLE

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 2,500 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND STUCCO

STRUCTURAL SAFETY NO DEFECTS OBSERVED (SEE NOTE)

FIRE SAFETY

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) PARK AND RECREATION DEVELOPMENT DIVISION 1977 ESTIMATE: $50,000 TO DO MINOR REPAIR WORK IN THIS BUILDING AND THE COTTAGES OF HOUSE OF PACIFIC RELATIONS.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME UNITED NATIONS BUILDING (FORMERLY PHOTO ARTS BLDG.)

LOCATION AREA 12, PALISADES, BUILDING NO. 2

PRESENT & PREVIOUS USES UNITED NATIONS ASSOCIATION GIFT SHOP (1935, CHRISTIAN SCIENCE MONITOR BLDG.)

ARCHITECT EARL T. GIBERSON

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS NONE

GEN. DESCRIPTION, STYLE SPANISH COLONIAL

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 2,000 S.F.

NO. STORIES ONE PLUS MEZZININE (READING ROOM)

TYPE CONSTRUCTION WOOD FRAME AND STUCCO

STRUCTURAL SAFETY NO REPORT

FIRE SAFETY NO REPORT

HANDICAPPED ACCESS NO - APPLIED FOR TO CITY

MECHANICAL SYSTEM (S) GAS FIRED UNIT HEATER

PLUMBING SYSTEM NO REPORT

ELECTRICAL SYSTEM INCANDESCENT

FIRE PROTECTION SYSTEM FIRE EXTINGUISHERS

FIRE WARNING SYSTEM NONE - SECURITY ONLY

ENERGY EFFICIENCY NO REPORT

MAINTENANCE REQUIREMENTS PERENNIAL ROOF LEAKS, NO MAJOR REHAB REQUIRED

NOTES:

BALBOA PARK BUILDING SURVEY:

BLDG. NAME HOUSES OF PACIFIC RELATIONS

LOCATION AREA 12, PALISADES, BUILDING NO. 3

PRESENT & PREVIOUS USES CLUBHOUSES FOR NATIONAL CLUBS

ARCHITECT R.S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE SPANISH COLONIAL COTTAGES (PLUS ONE: JAPANESE)

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 15 BUILDINGS, 8,000 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, STUCCO EXTERIOR, CONCRETE SLABS

STRUCTURAL SAFETY NO DEFECTS OBSERVED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) PARK AND RECREATION DEVELOPMENT DIVISION ESTIMATE IN 1977: $50,000 TO DO MINOR REPAIR WORK IN COTTAGES AND HALL OF NATIONS BUILDING.

2.) THE JAPANESE STYLE HOUSE INTRODUCED INTO THE COURTYARD FORMED BY THE 15 SPANISH STYLE COTTAGES IS MOST INCONGRUOUS, AND AT VARIANCE WITH THE NATIONAL HISTORIC LANDMARK DISTRICT DESIGNATION IN THAT IT WAS NOT PART OF THE 1915 NOR 1935 EXPOSITION BUILDINGS, SO SHOULD BE LISTED AS NON-CONTRIBUTING. THE POSSIBILITY OF RELOCATION SHOULD BE INVESTIGATED.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME 1915, THE NEW MEXICO BLDG.; 1935, PLACE OF EDUCATION; BALBOA PARK CLUB

LOCATION AREA 12, PALISADES, BUILDING NO. 4

PRESENT & PREVIOUS USES EXHIBITS, CLASSROOMS, ASSEMBLY, BANQUET HALL, CAFE, OFFICES

ARCHITECT RAPP BROS. OF TRINIDAD, COLORADO

BUILDER

DATE BUILT 1914 AND 1935

DATE REHAB. OR ADDITIONS 1935, ROOF OVER PATIO; 1956, CONCRETE BLOCK STORAGE HOUSE ADDED

GEN. DESCRIPTION, STYLE EARLY FRANCISCAN MISSION - "A PUEBLO BLDG"

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 25,500 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION WOOD COLUMNS, TRUSSES, LOG RAFTERS, MUD SILL FOUNDATION, WOOD STUD WALLS; CONCRETE MASONRY ADDITION

STRUCTURAL SAFETY SEISMIC RISK NOT SEVERE - WOOD FRAME

FIRE SAFETY FIRE SPRINKLERS

HANDICAPPED ACCESS FIRST FLOOR ONLY, TOILETS

MECHANICAL SYSTEM (S) NATURAL VENTILATION AND GRAVITY VENTS; SMALL A/C UNITS; OFFICE AREAS-2-25 MBTU GAS HEATERS; LADIES ANTE RM-45MBTU GAS, 11 UNIT HEATERS

PLUMBING SYSTEM GALVINIZED WATER AND CAST IRON DWV

ELECTRICAL SYSTEM 110 FUSED AND 220 FOR XEROX, ETC.

FIRE PROTECTION SYSTEM FIRE SPRINKLER

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY POOR - NO INSULATION, POOR SOLAR ORIENTATION, NEEDS STUDY.

MAINTENANCE REQUIREMENTS TERMITES, DRY ROT

NOTES: 1.) NEEDS MAJOR WORK; SHOULD RETAIN ORIGINAL FACADE, THE ENTRY FOYER WITH MURAL BY BELLE BARANCEANU, FOUNTAIN AND SCULPTURE, ALSO SOUTH ROOM WITH BEAMED CEILING.

2.) ESTIMATED COST IN 1977 BY PARK AND RECREATION DEVELOPMENT DIVISION FOR FOUNDATION WORK WAS $200,000 TO $300,000. THIS WAS FOR TEMPORARY REHABILITATION TO EXTEND LIFE 5 TO 10 YEARS AND INCLUDED REPAIR OF TERMITE AND DRY ROT DAMAGE, AND POSSIBLY A NEW BALLROOM FLOOR. MORE PRECISE INVESTIGATION AND ESTIMATE NEEDED.

3.) AN IMPORTANT ELEMENT IN THE NATIONAL HISTORIC LANDMARK DISTRICT BECAUSE OF ITS PART IN BOTH 1915 AND 1935 EXPOSITIONS, AND BECAUSE IT INTRODUCED AN AMERICAN ARCHITECTURAL STYLE AS CONTRASTED TO THE EUROPEAN (SPANISH) BUILDINGS OF EL PRADO. MAY HAVE BEEN INFLUENTIAL IN ESTABLISHING THE ARCHITECTURAL THEME OF AMERICAN ARCHITECTURE FOR THE 1935 EXPO.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME PALISADES BUILDING, PUPPET THEATER

LOCATION AREA 12, PALISADES, BUILDING NO. 5

PRESENT & PREVIOUS USES RECITAL HALL, PUPPET THEATRE, CRAFT CENTER

ARCHITECT R. S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE PUEBLO INDIAN ARCHITECTURE

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 19,800 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME AND TRUSSES, WOOD STUD WALLS, WOOD FLOOR JOISTS

STRUCTURAL SAFETY NOT KNOWN

FIRE SAFETY SHOULD BE TYPE V 1-HR. HAS FIRE SPRINKLER IN LIEU OF 1-HR.

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) OVERHEAD UNIT GAS HEATERS, GRAVITY VENT AT ROOF

PLUMBING SYSTEM GOOD/FAIR

ELECTRICAL SYSTEM GOOD, WIRING IN CONDUIT; INCANDESCENT LIGHTING

FIRE PROTECTION SYSTEM FIRE SPRINKLERS

FIRE WARNING SYSTEM NO

ENERGY EFFICIENCY POOR

MAINTENANCE REQUIREMENTS HIGH

NOTES: 1.) BUILT AS A TEMPORARY STRUCTURE, IT NEEDS MAJOR WORK, BUT SHOULD RETAIN OR REPRODUCE ORIGINAL FACADE AND GENERAL EXTERIOR APPEARANCE AND DETAILING, HOWEVER SIZE AND CONSTRUCTION COULD VARY FROM ORIGINAL IF RECONSTRUCTED - AS INTERIORS NOT HIGHLY SIGNIFICANT.

2.) PARK AND RECREATION 1977 ESTIMATE: $200,000 TO $300,000 TO CORRECT INADEQUATE FOUNDATION, DRY ROT AND TERMITE INFESTATION. A MORE PRECISE INVESTIGATION AND ESTIMATE IS NEEDED.

3.) STYLE IS A CONTINUATION OF THE EARLIER BALBOA PARK CLUB BUILDING ADJACENT TO THE NORTH.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME CONFERENCE BUILDING (1935, CALIFORNIA STATE BUILDING)

LOCATION AREA 12, PALISADES, BUILDING NO. 6

PRESENT & PREVIOUS USES EXHIBITS, CONVENTIONS, MEETINGS; PRESENT, CITY OFFICES OF PARK AND RECREATION.

ARCHITECT R. S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE MODERNE (WITH CLOSE RELATIONSHIP TO ANCIENT MAYA EMPHASIZED)

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 40,500 S.F.

NO. STORIES TWO

TYPE CONSTRUCTION WOOD STUD AND STUCCO WALLS, WOOD COLUMNS AND TRUSSES, CONCRETE FOOTINGS

STRUCTURAL SAFETY NOT KNOWN

FIRE SAFETY FIRE SPRINKLERS

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) MEZZANINE AND 1ST FLOOR, 12 GAS HTRS BTWN 30,-40,000BTU; ASSEMBLY ROOM, 5 GAS HEATERS

PLUMBING SYSTEM GOOD

ELECTRICAL SYSTEM GOOD

FIRE PROTECTION SYSTEM FIRE SPRINKLERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY POOR

MAINTENANCE REQUIREMENTS HIGH

NOTES: 1.) REQUA STATED HIS INTENT TO CONTINUE THE ORIGINAL 1915 CONCEPT OF AN ARCHITECTURAL STYLE ROOTED IN THE SOUTHWEST, MEXICO, AND THUS ALSO SPAIN. BUT RATHER THAN CONTINUE IN PRECISELY THE SAME MODE, HE "TURNED FOR IDEAS AND INSPIRATION, TO THE PREHISTORIC AND NATIVE ARCHITECTURE OF THE SOUTHWEST, STUDYING THE INDIAN PUEBLOS AND THE ARCHITECTURE DEVELOPED TO SUCH A WONDERFUL STATE OF PERFECTION IN MEXICO AND YUCATAN BY THOSE MYSTERIOUS EARLY INHABITANTS, THE AZTECS AND MAYAS." REQUA CONTINUES, WITH PARTICULAR REFERENCE TO THE CONFERENCE BUILDING, GYM, AND FEDERAL BUILDING:

"ONE OF THE SURPRISING AND IMPRESSIVE FACTS I LEARNED FROM THIS STUDY WAS THAT THE PRINCIPAL ELEMENTS OR FUNDAMENTAL FEATURES OF OUR SO-CALLED MODERN STYLES OF ARCHITECTURE HAD ALL BEEN ADMIRABLY EMPLOYED IN THE CREATION OF THE PREHISTORIC BUILDINGS OF AMERICA. THERE IS STRIKING SIMILARITY IN THE ARRANGEMENT OF MASSES AND THE USE OF HORIZONTAL LINES; IN THE EMPLOYMENT OF GEOMETRICAL DESIGN IN THE ORNAMENTATION, AND ITS APPLICATION IN A FEW WELL SELECTED SPOTS, PARTICULARLY FOR DOORWAYS, FRIEZES AND PARAPETS. AS A RESULT OF THIS STUDY, I DETERMINED TO ENLARGE UPON THE IDEA ORIGINATED FOR THE FORMER EXPOSITION AND PROVIDE A MORE COMPLETE HISTORY OF THE ARCHITECTURE OF THE SOUTHWEST, FROM PREHISTORIC TIMES DOWN TO THE MODERN TREND OF TODAY."*

2.) THE ORIGINAL CALIFORNIA STATE BUILDING, NOW THE CONFERENCE BUILDING, FEATURED MURALS OVER THE ENTRANCE DOORS, VINES HANGING FROM THE CONTINUOUS PLANT BOXES LOCATED JUST BELOW THE ROOF PARAPET, GEOMETRIC ORNAMENTATION LIGHTING AND PLANTING WHICH DID EFFECTIVELY DO WHAT HE HAD INTENDED. POOR MAINTENANCE, REMOVAL OF PLANT BOXES AND THE GROWTH OF MOST INAPPROPRIATE LARGE SCALE PLANTING HAS RUINED THE ORIGINAL ARCHITECTURAL EFFECTIVENESS.

3.) THE NATIONAL HISTORIC LANDMARK DISTRICT INTENT IS TO RECOGNIZE AND DOCUMENT THE NATIONAL HISTORIC SIGNIFICANCE OF THE 1935 EXPOSITION BUILDINGS. THE MAJOR BUILDINGS OF THE PALISADES AREA SHOULD BE RESTORED OR RECONSTRUCTED FOLLOWING THE ORIGINAL DESIGNS, AT LEAST FOR THEIR MAJOR FACADES WHICH FACE THE PAN AMERICAN PLAZA, IN ORDER FOR THIS LANDMARK DESIGNATION TO BE RETAINED.

4.) THE FACT THAT THIS (AND OTHER) STRUCTURES IN THE PALISADES AREA WERE NOT SPECIFICALLY DESCRIBED AND THEIR SIGNIFICANCE NOT PRECISELY DOCUMENTED IN THE NATIONAL HISTORIC LANDMARK DISTRICT NOMINATION MUST BE ATTRIBUTED TO LACK OF TIME AND RESOURCES TO DO SO RATHER THAN LACK OF CONVICTION. THE INTENT IS CLEAR THAT ALL OF THE 1935 BUILDINGS SHOULD BE INCLUDED.

5.) BUILT AS A TEMPORARY STRUCTURE, IT NEEDS MAJOR WORK AND SHOULD RETAIN OR REPRODUCE ORIGINAL ENTRANCE FACADE AND DETAILS OF SOUTHEAST SIDE INCLUDING PREVIOUS GEOMETRIC ORNAMENTAL FRIEZES, CORNER URN DETAILS AND PLANT BOXES. A NEW BUILDING COULD VARY IN SIZE AND CONSTRUCTION FROM ORIGINAL AS INTERIORS AND REAR ELEVATIONS NOT HIGHLY SIGNIFICANT.

6.) PARK DEPARTMENT 1977 ESTIMATE: $50,000 TO CORRECT MINOR STRUCTURAL DEFICIENCIES.

* RICHARD S. REQUA, A.I.A., INSIDE LIGHTS ON THE BUILDING OF SAN DIEGO'S EXPOSITION: 1935 FRYE & SMITH, LTD. SAN DIEGO, 1937

BALBOA PARK BUILDING SURVEY:

BLDG. NAME FORD BUILDING/AEROSPACE CENTER

LOCATION AREA 12, PALISADES, BUILDING NO. 8

PRESENT & PREVIOUS USES EXHIBIT HALL, VOCATIONAL SCHOOL, NATIONAL GUARD HDQTRS., PRESENT: AEROSPACE MUSEUM

ARCHITECT WALTER DORWIN TEAGUE, DESIGNED

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS 1936, REDECORATED; 1980, REHABILITATION FOR AEROSPACE MUSEUM

GEN. DESCRIPTION, STYLE 1930'S MODERNE INDUSTRIAL

HISTORIC SIGNIFICANCE NATIONAL REGISTER, 1972; NATIONAL HISTORIC LANDMARK DISTRICT, 1977

APPROX. FLOOR AREA 60,000 S.F.

NO. STORIES ONE (THREE AT REAR)

TYPE CONSTRUCTION REINFORCED CONCRETE BASEMENT, STEEL COLUMNS AND TRUSSES, WOOD STUD AND PLASTER WALLS

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) THE FORD BUILDING HAD BEEN RECOGNIZED AS A MOST IMPORTANT EXPOSITION STRUCTURE PRIOR TO THE NATIONAL LANDMARK DESIGNATION, AND IS THE ONLY BUILDING IN THE PALISADES AREA SPECIFICALLY REFERRED TO IN THE LATTER NOMINATION. ITS SIZE AND POSITION AT THE TERMINUS OF THE PAN AMERICAN PLAZA GIVE IT OBVIOUS STATUS. ITS "MODERNE" DESIGN BY THE WELL KNOWN INDUSTRIAL DESIGNER WALTER DORWIN TEAGUE RELATED WELL TO ITS ORIGINAL FUNCTION THE DISPLAY OF FORD MOTOR CO. PRODUCTS. IT ALSO RELATED WELL TO THE TWO MAJOR ADJACENT BUILDINGS DESIGNED BY REQUA: SEE NOTES UNDER CONFERENCE BUILDING.

2.) RESTORATION OF THE FORD BUILDING FAILED TO FULLY ASSESS THE ENERGY RELATED ASPECTS OF REMOVING THE SKYLIGHTS OVER THE EXHIBIT SPACES. IT ALSO DISREGARDED THE HISTORIC SIGNIFICANCE OF THE SKYLIGHTS AND THE SUPERB LIGHT QUALITY THEY PROVIDED. PERHAPS THIS UNFORTUNATE ALTERATION MAY SOMEDAY BE CORRECTED AND THE SKYLIGHTS RESTORED.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME BALBOA PARK BOWL

LOCATION AREA 12, PALISADES, BUILDING NO. 8

PRESENT & PREVIOUS USES AMPHITHEATER

ARCHITECT

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS NUMEROUS

GEN. DESCRIPTION, STYLE 1935 - FUNCTIONAL, MODERNE

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DESIGNATION

APPROX. FLOOR AREA 8,500 S.F. AT STAGE; 4,262 SEATING CAPACITY; 26,000 S.F. TOTAL

NO. STORIES ONE

TYPE CONSTRUCTION STAGE: WOOD, EXT. WALLS: STUCCO; BOWL: REINFORCED CONCRETE

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY FIRE SPRINKLERS AT STAGE STRUCTURE

HANDICAPPED ACCESS NO

MECHANICAL SYSTEM (S) OPEN AIR

PLUMBING SYSTEM GOOD

ELECTRICAL SYSTEM GOOD

FIRE PROTECTION SYSTEM FIRE SPRINKLERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY N.A.

MAINTENANCE REQUIREMENTS

NOTES: 1.) INSTALLATION OF NEW SEATING HAS RECENTLY BEEN COMPLETED. THE STAGE STRUCTURE SHOULD BE COMPLETELY RENOVATED TO INCORPORATE MORE STORAGE AND UP TO DATE THEATER TECHNOLOGY, HOWEVER OPTIMUM USE OF THE BOWL IS DEPENDENT ON RELOCATION OF THE MUNICIPAL AIRPORT AWAY FROM LINDBERGH FIELD. PUBLIC RESTROOMS ARE NEEDED ALSO. PARK DEPARTMENT ESTIMATE IN 1977: $530,000.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MUNICIPAL GYMNASIUM

LOCATION AREA 12, PALISADES, BUILDING NO. 9

PRESENT & PREVIOUS USES GYMNASIUM; 1935, THE PALACE OF ELECTRICITY

ARCHITECT R.S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE MODERNE (WITH CLOSE RELATIONSHIP TO ANCIENT MAYA EMPHASIZED)

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 27,000 S.F.

NO. STORIES ONE WITH PARTIAL LOWER FLOOR AT REAR

TYPE CONSTRUCTION TIMBER COLUMNS AND TRUSSES, WOOD STUD AND STUCCO WALLS, CONCRETE FOOTINGS

STRUCTURAL SAFETY NEEDS STUDY

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S) GAS UNIT HEATERS

PLUMBING SYSTEM ADEQUATE FOR PRESENT USE

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) ORIGINALLY BUILT AS A TEMPORARY STRUCTURE, IT HAS MANY STRUCTURAL, ARCHITECTURAL, AND MECHANICAL DEFICIENCIES. RESTORATION OR RECONSTRUCTION SHOULD INCLUDE ORIGINAL ENTRANCE FACADE (NORTHWEST SIDE) HOWEVER BEYOND THAT IT COULD VARY IN SIZE AND CONSTRUCTION FROM THE ORIGINAL AS THE INTERIORS AND REAR FACADES ARE NOT CONSIDERED TO BE HIGHLY SIGNIFICANT.

2.) SEE NOTES UNDER CONFERENCE BUILDING, WHICH APPLY TO THIS BUILDING AS WELL.

3.) PARK AND RECREATION DEPARTMENT ESTIMATE (1977) TO RELOCATE THE GYM: $4,000,000.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME FEDERAL BUILDING

LOCATION AREA 12, PALISADES, BUILDING NO. 10

PRESENT & PREVIOUS USES EXHIBITS, ANNEX FOR MUNICIPAL GYM

ARCHITECT R. S. REQUA

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE MAYAN, ENTRANCE PORTAL FROM THE UXMAL, YUCATAN

HISTORIC SIGNIFICANCE NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA 26,000 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION STEEL TRUSSES, BRACING AND BEAMS; CONCRETE FOOTINGS, REINFORCED CONCRETE WALLS

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) GAS UNIT HEATERS, VENTILATION BY GRAVITY VENTS

PLUMBING SYSTEM FAIR, GOOD ROUGH PLUMBING

ELECTRICAL SYSTEM GOOD CONDITION, WIRING IN CONDUIT

FIRE PROTECTION SYSTEM FIRE HOSE

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY NO REPORT

MAINTENANCE REQUIREMENTS HIGH ON EXTERIOR ORNAMENT AND SPALLED CONCRETE

NOTES: 1.) SEE NOTES UNDER CONFERENCE BUILDING REGARDING STYLE WHICH ALSO APPLY TO THIS BUILDING.

2.) THE GLASS MURAL OVER THE ENTRANCE SHOULD BE RE-INSTALLED IF POSSIBLE.

3.) BUILT AS A PERMANENT STRUCTURE OF REINFORCED CONCRETE, IT NONE-THE-LESS HAS SERIOUS MAINTENANCE PROBLEMS WITH SPALLED CONCRETE AND RUSTING REINFORCING.

4.) THE ORNAMENT SURROUNDING THE ENTRANCE OF WOOD AND WOOD FIBER CONSTRUCTION IS BADLY DETERIORATED.

5.) THE STRUCTURE HAS A SLOPING FLOOR (TO ALLOW FOR POSSIBLE USE AS A THEATER) WHICH HAS BEEN FLOORED OVER WITH A HARDWOOD GYM FLOOR.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME MISCELLANEOUS BUILDINGS

LOCATION AREA 12, PALISADES, BUILDING NO. 13

PRESENT & PREVIOUS USES RESTROOMS

ARCHITECT

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE MODERNE, PART OF 1935 EXPOSITION

HISTORIC SIGNIFICANCE PART OF NATIONAL HISTORIC LANDMARK DISTRICT

APPROX. FLOOR AREA

NO. STORIES ONE

TYPE CONSTRUCTION WOOD FRAME, STUCCO

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY

HANDICAPPED ACCESS

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES: 1.) AS PART OF THE NATIONAL HISTORIC LANDMARK DISTRICT, IT IS DESIRABLE TO RETAIN AND REHABILITATE THIS STRUCTURE, HOWEVER IF THE SAME FACILITIES CAN BE PROVIDED WITHIN THE VARIOUS STRUCTURES IT MIGHT BE POSSIBLE TO ELIMINATE IT OR CLOSE IT TO ITS PRESENT USE.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME CENTRO CULTURAL DE LA RAZA

LOCATION AREA 13, PEPPER GROVE, BUILDING NO. 1

PRESENT & PREVIOUS USES WATER TANK; CULTURAL CENTER

ARCHITECT

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS 1971 ($20,000)

GEN. DESCRIPTION, STYLE WATER TANK

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 105 FT. DIAMETER= $52.5^2 \times 3.1418 = 8,660$ S.F.

NO. STORIES ONE

TYPE CONSTRUCTION CONCRETE WALLS AND SLAB, WOOD FRAME ROOF ON WOOD COLUMNS.

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S) 3 GAS RADIANT UNITS; EXTERIOR VENTILATION AND GRAVITY VENTS

PLUMBING SYSTEM SINK DRAIN DOES NOT WORK

ELECTRICAL SYSTEM FLUORESCENT LIGHTS

FIRE PROTECTION SYSTEM FIRE SPRINKLERS

FIRE WARNING SYSTEM NONE

ENERGY EFFICIENCY LOW - NO INSULATION

MAINTENANCE REQUIREMENTS SOME WATER LEAKS AT DRY ROT; TERMITES

NOTES: 1.) BUILDING HAS BEEN PAINTED INSIDE AND OUT WITH MURALS. LACKS ADEQUATE MECHANICAL AND ELECTRICAL SYSTEMS, INSULATION.

BALBOA PARK BUILDING SURVEY:

BLDG. NAME WATER TANK - STORAGE

LOCATION AREA 13, PEPPER GROVE, BUILDING NO. 2

PRESENT & PREVIOUS USES WATER TANK, STORAGE

ARCHITECT

BUILDER

DATE BUILT 1935

DATE REHAB. OR ADDITIONS

GEN. DESCRIPTION, STYLE

HISTORIC SIGNIFICANCE

APPROX. FLOOR AREA 8,660 S.F.

NO. STORIES ONE

TYPE CONSTRUCTION CONCRETE WALLS AND FLOOR, WOOD FRAME ROOF

STRUCTURAL SAFETY NO DEFECTS NOTED

FIRE SAFETY NO DEFECTS NOTED

HANDICAPPED ACCESS YES

MECHANICAL SYSTEM (S)

PLUMBING SYSTEM

ELECTRICAL SYSTEM

FIRE PROTECTION SYSTEM

FIRE WARNING SYSTEM

ENERGY EFFICIENCY

MAINTENANCE REQUIREMENTS

NOTES:

Heritage Conservation and Recreation Service
Department of the Interior

NATIONAL HISTORIC LANDMARK STATUS REPORT: 1979

I. General Background

1. NHL name: Balboa Park

Address: California Quadrangle 41
San Diego, California

2. Name, address, and telephone number of the NHL owner:
City of San Diego
City Hall, 202 "C" Street
San Diego, California

3. Name, title, address, and telephone number of person responsible for the management of the NHL: (If same as 2, write 'same'.)

Armand Campillo
Park & Recreation Director, City of San Diego
City Administration Building
202 "C" Street, San Diego, CA 92101 Ph. 714-236-6643

4. Name, title, address, and telephone number of additional person(s) contacted about this NHL:
Armand Campillo
T. John Walker (Historic Liaison Officer)
San Diego Parks & Recreation
Ph. 714-236-6059

5. Name, region, and telephone number of HCRS staff preparing report:

Don Christensen, PSWRO
8-556-2480

6. Date of this report: 6/21/79

Date of visit (if applicable):

II. Condition and Maintenance of Buildings, Sites and Historic Districts (If NHL is visited, please provide slides or photographs of damage or possible threats.)

1. Architectural or Engineering Features

a. What is the general physical condition?
____ excellent __x__ good ____ needs repairs (explain)

1. Old Globe Theatre and Electrical Building destroyed by fire, to be reconstructed when funds are available.
2. Ford Building is being completely renovated.
3. Fire extinguishing systems are being installed throughout complex to meet fire codes.
4. Numerous other improvements to generally upgrade the condition of the complex are ongoing.

b. Are there any obvious structural problems? __X__ yes
____ no (explain)

Numerous structural improvements are underway where needed.

c. Are there planned future building alterations or new construction? __x__ yes ____ no (explain)

As noted above, Old Globe Theatre and Electrical Building will be reconstructed and the Ford building is being completely renovated.

2. Environmental, Battlefield, Natural and Archeological Features

a. What is the general condition of the site?
____excellent ____good ____needs repairs (explain)

N/A

b. Are there visible archeological ruins, remains or artifacts?
____yes ____no
Are they well maintained? ____yes ____no (explain)

N/A

c. Has there been recent site disturbance, digging, or construction? ____yes ____no (explain)

N/A

d. Are there plans for future site work or construction? ____yes ____no (explain)

N/A

3. Historic District Features

a. What is the general physical condition of the buildings and other historic features of the district? ____excellent
__X__good ____needs repair (explain)

b. In general, what is the level of construction activity in the district? ___high _X_ moderate ___low

c. Is there a local design review board, historic district commission, or other governmental body which reviews construction activity in the district? _X_ yes ___no

Local Historic Society

III. Building, Site, or Historic District Integrity

1. Are there any conditions on the lands adjacent to the NHL that might result in serious impairment, diminishment, or destruction of NHL resources, integrity, and/or significance?
___yes _X_ no (explain)

2. Has there been an introduction of visual, audible, or atmospheric elements that are out of character with the property and its setting? ___yes _X_ no (explain)

3. Are there potential threats (i.e., highways, adjacent construction, zoning changes, etc.) likely to occur in the future? ___yes _X_ no (explain)

4. Is there any urgency regarding any of the threats?
___yes _X_ no (explain)

5. Does the owner show interest in the long term preservation of NHL? _X_ yes ___ no (explain)

IV. Supplementary Information

1. Does the NHL have a plaque? ___yes _x_ no
Is it displayed? ___yes ___no

2. Has an agreement form been submitted? ___yes _X_ no
If no, does the owner wish to sign an agreement with HCRS? ___yes ___no

V. Comments

Donald N. Christensen
Signature of Reporting Official

Unscanned Materials

- Christman, Florence. The Romance of Balboa Park. Neyenesch Printers, Inc. 1973.