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Plan Comm.

TOLEDO
Phase Two
of the
URBAN
Master
A R E A
Plan

PUBLIC BUILDINGS

PHASE TWO OF THE MASTER PLAN
For The
TOLEDO URBAN AREA

CHAPTER IV

PUBLIC BUILDINGS AND COMMUNITY'S APPEARANCE

THE TOLEDO-LUCAS COUNTY, OHIO

PLAN COMMISSIONS

February, 1953

HARLAND BARTHOLOMEW AND ASSOCIATES

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February, 1953

Toledo City Plan Commission
Lucas County Planning Commission
Toledo, Ohio

Gentlemen:

We are pleased to submit herewith our report upon Public Buildings and Community's Appearance. This is Chapter 4 of the 2nd phase of the revised Master Plan for the Toledo Urban Area.

Public buildings represent a substantial portion of the city's structure. They are not only important to assure efficient administrative and adequate service, but also have an important influence upon the cultural, educational and social activities of the entire community. Their proper location is essential to insure convenient service to the citizens and, frequently, such locations exert a major influence upon the surrounding private development.

This report is concerned with an analysis of the existing structures within the urban area, the probable future needs, and with recommendations regarding the gradual development of the necessary facilities over a long period. The report also contains a discussion of the advantages and needs of the central business district and suggestions as to how the appearance of the entire community can be improved.

During the preparation of this report we have received the most helpful assistance from many officials, individuals and organizations. As in preceding studies, we have also received the most helpful cooperation from the Director and members of your staff.

Respectfully submitted,

HARLAND BARTHOLOMEW AND ASSOCIATES

By

Russell H. Riley

INTRODUCTION

Public buildings form an important part of the structure of the community. From earliest time, cities that have reached cultural maturity have attempted to arrange their public buildings in orderly, convenient, and attractive groupings. The term Civic Center has been commonly applied to such groupings which often serve as a focal point of community activity. Equally important, but less apparent, to the citizen are many public buildings of a more utilitarian nature - buildings housing service and specialized activities of the community, but not requiring a central location.

A major objective of planning is to enable all activities, public as well as private, to take place under the best possible conditions. The fulfillment of this aim requires public buildings to be so designed and located as to facilitate public business. Convenience and visual attractiveness, as well as economics, are measures of the adequacy of public buildings.

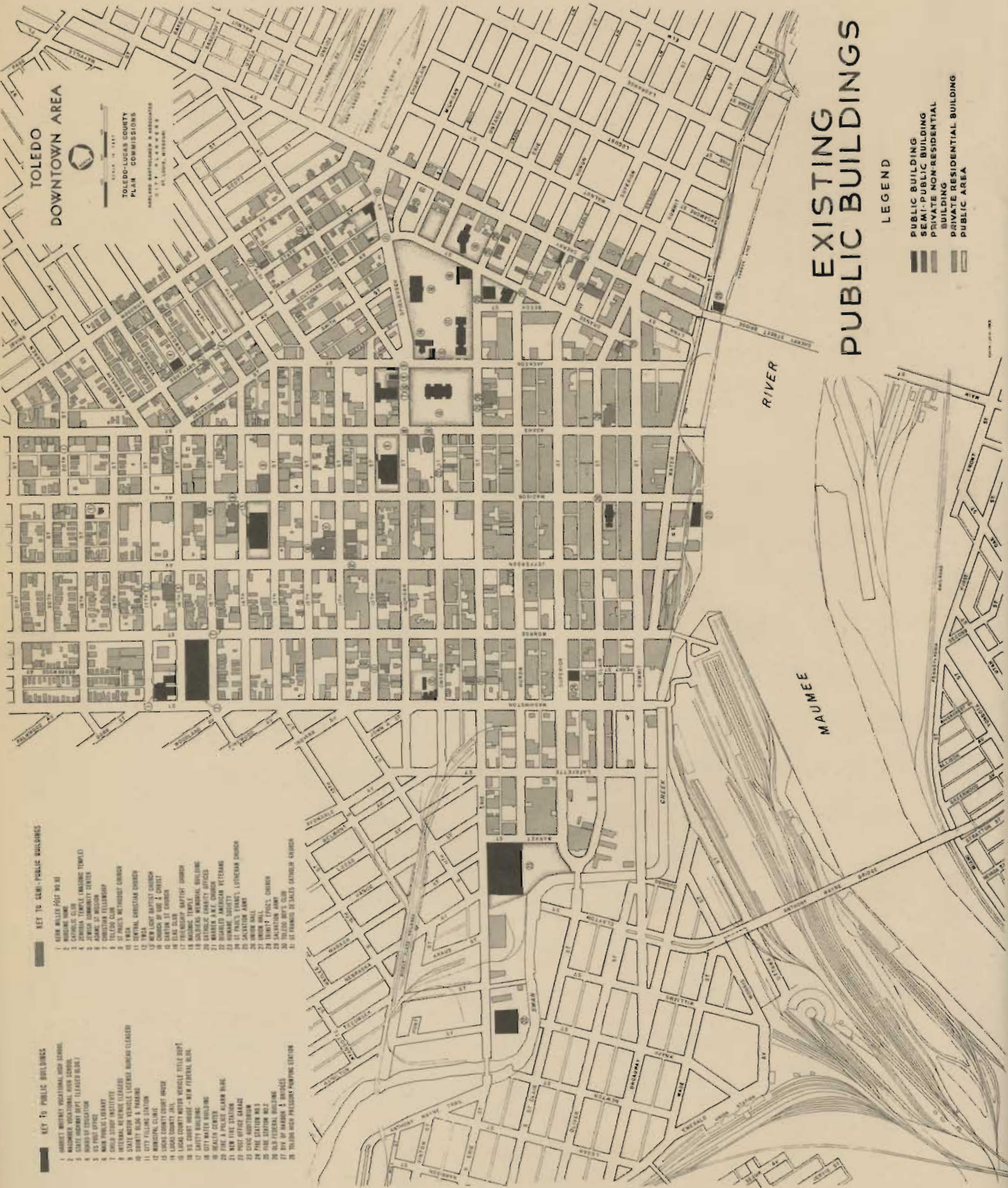
Civic centers, historically, have been developed at the pivot of the community - the central business district. This district is the chief meeting place and exchange point of the community. It is fitting, then, when discussing future development of a component part to consider the area with its manifold problems, as a whole. This area is the

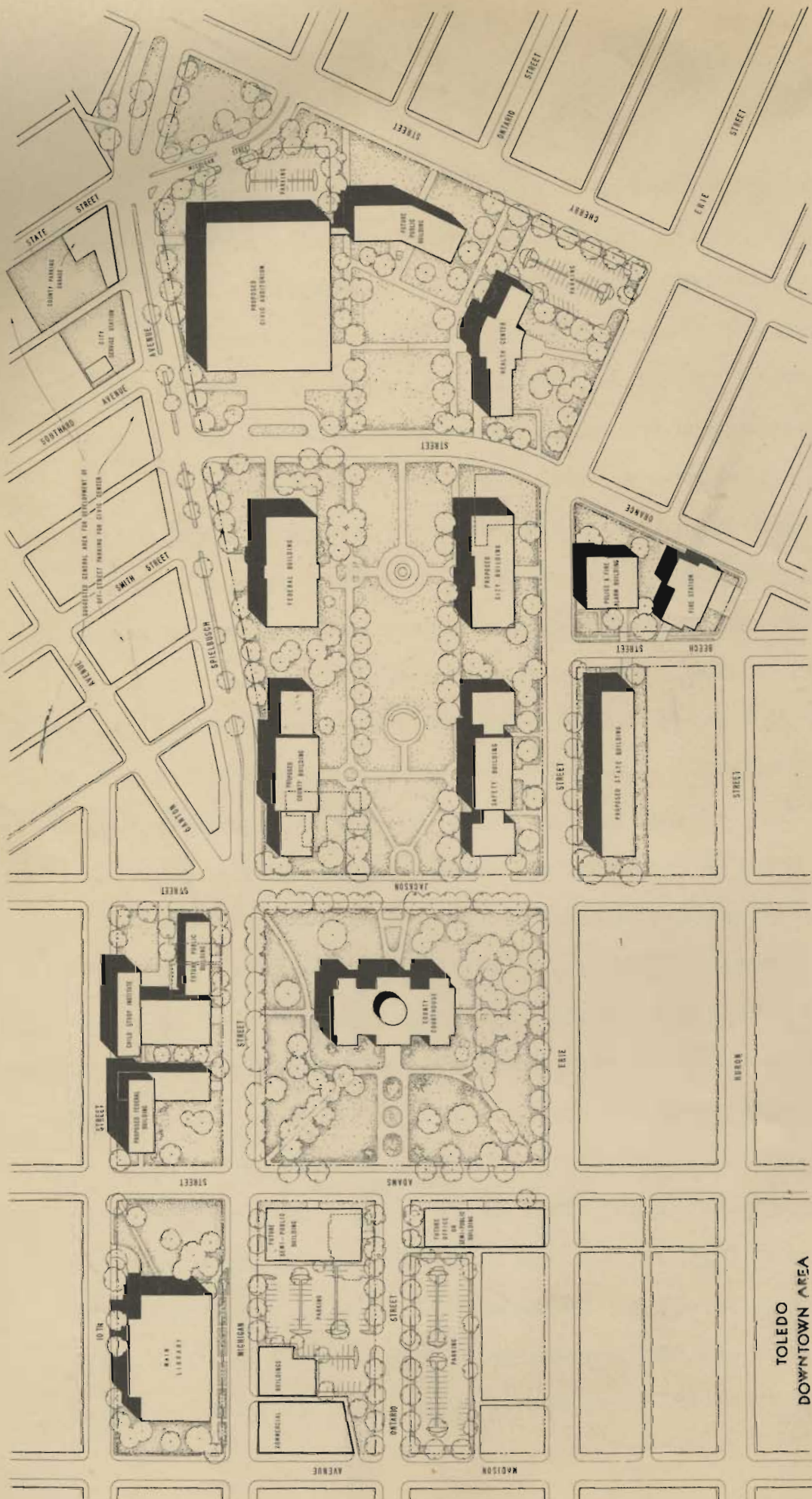
scene of the most intense land use and highest land values; it is a radial center of transportation channels; and, as noted, is the commercial and civic center of the community. The varied functions of the district have led to the growth within the central area of a most complicated and often interdependent pattern of land uses. Improvements, as they are planned, must be aimed at creating order and efficiency. The main function of the central area is that of a commercial and civic center. It follows that activities (and therefor land uses), most suited to the area are those that assist in fulfilling this function. Conversely, uses of land that do not assist should be discouraged; the future size of the central area should be based on a careful estimate of the amount of land needed to provide for the chosen uses. These uses are, of course, public and private in nature and include not only commercial and industrial property but land for streets, parking and other such public uses.

Related to all phases of urban planning is the visual appearance of the community. The aesthetic quality of a community forms a large part of the general environment of the individual; it is a recognized formative influence. The part played in the individual's life by attractive, pleasant surroundings has long been recognized. With the change from rural to urban communities, these qualities have, to a degree, been lost. In an attempt to humanize the urban

scene the country landscape has been transplanted to urban areas in the form of large parks. The "townscape" created by urbanization has, however, been largely neglected. All components of the city have natural or architectural quality over which the citizens of the community, individually and collectively, largely have control. The key to the maintenance of an attractive community, then, is the pride of the person in the development of his property, and the concerted pride of all the people in the community as a whole.

This report is concerned with public buildings, not only those of the administrative and assembly type ordinarily comprising the civic center, but also those decentralized structures serving neighborhoods (post offices, fire stations and libraries) as well as ones with specialized functions which may serve all or part of the community but which do not customarily involve contact with the general public. For the report the word "public" is not always used in the strict sense of public ownership, but rather implies a high degree of public usage. This report is a part of the Master Plan and has been coordinated with previous phases of the Plan.





TOLEDO-LUCAS COUNTY
PLAN COMMISSIONERS
HARRIS, HARRIS & ASSOCIATES
CITY PLANNERS
ST. LOUIS, MISSOURI

PROPOSED DEVELOPMENT OF CIVIC CENTER

TOLEDO
DOWNTOWN AREA





RESIDENTIAL AREAS



QUIET SHADY STREETS WITHOUT UTILITY
POLES OR SIGNS ARE ATTRACTIVE ENTRANCES
TO RESIDENTIAL AREAS

PHOTOS COURTESY OF PUBLICITY AND EFFICIENCY COMMISSION

INDUSTRIAL BUILDINGS



LIBBEY OWENS FORD GLASS CO.

TOLEDO SCALE CO.



LIBBEY OWENS FORD GLASS CO. < OWENS-ILLINOIS GLASS CO. >



FUNCTIONAL DESIGN IS GOOD DESIGN. THESE PLANTS ARE
OUTSTANDING EXAMPLES OF INDUSTRIAL ARCHITECTURE
ENHANCED BY GOOD SITE PLANNING AND ATTRACTIVE
LANDSCAPING

PHOTOS COURTESY OF TOLEDO CHAMBER OF COMMERCE

SEMI-PUBLIC BUILDINGS



FIRST CONGREGATIONAL CHURCH HOLY ROSARY CATHEDRAL



TOLEDO MUSEUM OF ART



TOLEDO HAS A WEALTH OF COMMUNITY INSTITUTIONS -
WITH CHARMING BUILDINGS IN FINE SETTINGS

PHOTOS COURTESY OF TOLEDO MUSEUM OF ART AND
PUBLICITY AND EFFICIENCY COMMISSION