

**EXISTING FACILITIES** FACILITIES STRATEGIC PLAN - Final Report  
*Manhattan Beach, CA*

**The Scout House**

This beloved building was built in 1950-52 with volunteer labor and has been in near constant use since then. This is a building of some sentimental value to some in Manhattan Beach, especially those who grew up in the City and for those whose children experienced the Scouting programs there. Today it is home to as many as 1400 boys and girls scouts from within Manhattan Beach alone. The building is in near constant use throughout the school year from September through June everyday beginning at 3 p.m, and many times all day during the summer months.

The one-story wood frame building is located adjacent to and behind the Joslyn Center in Live Oak Park just south of Live Oak Ball Field. It consists of a front porch, a main room with fireplace, three multi-purpose classrooms, a small kitchen to serve the main room and two small storage areas. Two undersized bathrooms next to the kitchen are not ADA compliant and as a result the City has had to place an ADA compliant portable toilet closet on the front porch. The front porch and yard are used by the kids for various formal and informal activities; however, it is clear that the area surrounding the Scout House is insufficient for programmed outdoor activities that are a normal part of the Scouting curriculum.

Because of the large number of Scouts and the outdated size of the building's main room the Joslyn Center is used for large meetings and ceremonies at least 4-5 times a year. Sleep overs and camp outs are a commonplace event and here too the Scout House and its surrounding outdoor areas are undersized to accommodate the volume of participants. A key component of the Scouting curriculum are lessons in self-sufficiency through the learning of crafts and other skills; however, the rooms in which these lessons are offered are inadequate in size and furnishings to effectively accomplish those goals. They are especially lacking in sinks and counters for arts and crafts activities.

The structural system of the building is primitive relying on un braced type V wood frame construction. The building does not meet current seismic codes in addition to not meeting CBC accessibility requirements. The roof framing in particular is in poor shape, visibly sagging in places due to both water and termite damage. There is no central HVAC system (none was part of the original construction) and no air conditioning at all; the rooms are heated with ceiling and wall mounted heating units. The plumbing system is original to the 1950-52 construction and consists of galvanized pipe. Interior and exterior finishes are all deteriorated, some beyond repair and most are in need of replacement.



*The Front Porch of the Scout House. This building was built by volunteer labor in 1948. The Port-a-Potty is placed at the entrance in the building in order to bring the facility into ADA accessibility compliance.*



*The Scout House in Situ. This 3,000 SF building is jammed between the Joslyn Center and the Little League field. Before the Joslyn Center, the little league field and the basketball courts were built the Scout House was surrounded by lots of open space.*