

**United States Department of the Interior
Heritage Conservation and Recreation Service**

MAR 21 1993

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



Fernal

1. Name

historic *Park Place Methodist Episcopal Church South*

and/or common *Balboa Park Place*

2. Location

street & number *508 Olive Street* N/A not for publication

city, town *San Diego* N/A vicinity of congressional district *41st*

state *California, 92101* code *06* county *San Diego* code *073*

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other:

4. Owner of Property

Being rehabilitated for commercial & office use.

name *Fifth & Olive Associates*

street & number *931 "A" Jamacha Road*

city, town *El Cajon,* N/A vicinity of state *California 92020*

5. Location of Legal Description

San Diego County Recorders Office
courthouse, registry of deeds, etc. *County Administration Building*

street & number *1600 Pacific Highway*

city, town *San Diego* state *California 92101*

6. Representation in Existing Surveys

Bankers Hills/Mission (Tax Certification, Part I, 7/26/82)
title *Hills Survey* has this property been determined eligible? yes no

date *November 3, 1981* federal state county local

State Office of Historic Preservation
depository for survey records *P.O. Box 2390*

city, town *Sacramento,* state *California, 95811*

7. Description

Condition	Check one	Check one	
xxx excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	xxx original site
xxx good	<input type="checkbox"/> ruins	xxx altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Balboa Park Place Methodist Episcopal Church South location occupies a 100' by 110' square of Block 328, Lots "E", and "F", and the south ten feet of Lot "D", Horton's Addition, Lockling, in San Diego, California. The site in the "Bankers Hill" section (perhaps the most affluent residential area in the city, 1910-1930), fronts both 5th Avenue and Olive Streets, just adjacent to Balboa Park, the scene of two World's Fairs. The Classical Revival building is rectangular in shape, was used as a church until 1978, and has two full stories and a basement.

Construction

The foundation and basement are of unreinforced concrete and steel "I" beam headers at 17' o.c. The material is wood frame with sandstone brick veneer on two elevations with exterior plaster on the other two. The interior walls are wood stud and exterior plaster, while floors are wood plank. The building has a variety of roof shapes. The main roof is flat and of built-up felt with mineral cap sheet. The lantern roof and dome are sheet metal; the pediment roof is asphalt shingle but was originally tiled. One brick chimney is used for the boiler and originates from the basement, located on the east central elevation.

The main entrance has three rectangular openings covered by cast iron gates of a geometric design. It is located on the portico of the south elevation. The entrances lead to a foyer and three raised panel double doors of pine with single panes of rectangular beveled glass. The doors are typical throughout the building. The west elevation door is recessed and framed by an applied portico.

The south facade portico has three arched stain glass windows of Palladian motif that are hinged and bottom opening. They are located above the entrance. Window trim is of arched radiating bricks. Two small rectangular stained glass windows of rectangular design are to the east and west of the pediment at the second story level with no window treatment excepting simple lugsills. Six of the west elevation windows are similar to those on the south elevation although slightly larger; below these are rectangular shaped windows which depict scenes from the life of Christ, designed in 1910 by the Los Angeles Glass Works. Above the entrance of the west elevation are two stained glass windows topped by a third to form a transom above the entry. Six Palladian windows adorn the lantern on the roof.

Interior Features

Stairways have turned balustrades with square oak newel posts and raised panel detailing. Wainscot, Choir rail and picture rails are of pine or oak. An "S" curved redwood balcony is suspended from the second floor ceiling above the nave of the first floor. Thirty foot raised panel pocket doors partition the nave from the choir.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1910

Builder/Architect

Norman Foote Marsh

Statement of Significance (In one paragraph)

Park Place Methodist Episcopal Church South remains as a remarkable example of a Classical Revival building designed by a master architect Norman Foote Marsh. Built in 1910, it sets at the edge of one of the great city parks in the nation, the scene of two world's fairs, Balboa Park.

During the "Progressive Era" in the year 1910, when planning occurred to improve the link between the East Coast and the West Coast with the opening of the Panama Canal, along with a San Diego "downtown redevelopment," plans were also shaping for the building of a Panama-California World's Exposition in Balboa Park. As city fathers looked to focus world attention on San Diego, a significant number of federal buildings sprang up while private enterprise joined to give San Diego an inner city near a major park with cultural and religious structures near which the affluent of the city would build their homes as well. The Park Place Methodist Episcopal Church South, designed by a premier architect Norman Foote Marsh, became a focal point in the Bankers Hill section of San Diego, within steps of Balboa Park.

Marsh had already established an enviable reputation in Los Angeles and between 1906 and 1912, would design other structures in San Diego. Easy transportation access to the street car system, nearness to the Exposition to come and view home sites led the congregation to select this site. On May 14, 1909, ground was broken for the new edifice; the oldest grandmothers were selected to turn the first shovelfuls in an outdoor service. The building, the only one of this style extant in the City of San Diego has distinctive stylistic features that make it a truly unique architectural example.

Outstanding features are the cupola housing a stained glass dome and a statue of the Archangel Gabriel proudly blowing his horn atop a globe above the dome. Palladian windows grace the cupola but are not visible to the street level, keeping within the strictures as it did in 1910, representative of the prominent individuals who contributed much to the development of San Diego as a major city.

Balboa Park was the hub of cultural activity then as it is today; buildings such as Park Place served multiple purposes of social and cultural occasions. Residences of the parishoners lined Fifth and Sixth Avenues near the Park and the Church. The Methodist Episcopal congregation held services at their church for fifty years and then, as members families moved to other parts of San Diego, that church turned the building over to those of the Baptist faith which maintained the building for twenty-five more years; in 1978, that congregation moved to a location more suitable for its membership.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property .25
 Quadrangle name Point Loma

Quadrangle scale 1:24000

UMT References

Assessor's Parcel #: 452-664-02

A	<u>1</u> <u>1</u>	<u>4</u> <u>8</u> <u>5</u> <u>10</u> <u>0</u>	<u>3</u> <u>6</u> <u>21</u> <u>72</u> <u>0</u>
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification: The boundary of Balboa Park Place is shown as the yellow line on the accompanying map (the original boundary) entitled "Survey Plat Map." The property occupies 100' by 110' square of city lots E, F, and the south 10' of lot D, Block 328, Horton's Addition, Lockling.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
-------	------------	------	--------	------------	------

Building occupies its historic parcel.

state	code	county	code
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11. Form Prepared By

name/title Ray Brandes, Ph.D., Historian, University of San Diego; Pbd Architects Associated, 363 Fifth Avenue, San Diego, California and Francie Bryson-Mortenson, Master's Degree Candidate in Historic Preservation and Part Owner of Fifth & Olive Associates.

date March 8, 1983

street & number 931 "A" Jamacha Road

telephone -(619) 440-2073

city or town El Cajon,

state California 92020

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K m Ell

title State Historic Preservation Officer

date 6/29/83

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 9/15/83

Keeper of the National Register

Attest:

date

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

1

ITEM NUMBER

6

PAGE

1

*City of San Diego Historic Site Board Register as Site 157.
December 1, 1981 as a local site.
Depository for records is City of San Diego, Planning Department,
202 "C" Street, San Diego, California 92101.*

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

2

ITEM NUMBER 7

PAGE 2

Special Architectural Features

The south stained glass dome is approximately fourteen feet wide in diameter and the north dome is twelve feet. Both designs are of colorful geometrics in yellows, greens, blues and reds, in stained glass.

The portico located on the south elevation is of the Composite Order. The pre-cast concrete columns are smooth with Composite capitals in high relief. The architrave is subdivided into three horizontal string cordons. The frieze is ornamented with a row of pateras. The two story portico is graced with a pediment of raking cornices with dentils, leaves, and scroll-like modillion blocks made of molded sheet metal.

A number of light wells are extant on the west and east elevations at the basement level. A cast iron fence surrounds these openings on the street level of the west elevation.

Bronze torch lanterns affixed to columns still exist, but the white globes are void.

A large metal statue, painted white, of an angel blowing a horn rests atop a globe and dome becoming the focal point of the edifice and is visible blocks away.

Condition

The general condition of the building is very good. Some alterations were made in the Spring of 1949, when the institution had a drive to raise funds to repair the eaves, modernize the lighting and ventilating systems and partition parts of the basement. Missing from the exterior are lantern globes, attenuated capitals from the west elevation and metal cornice from the west and south elevation. Repairs need to be made to compensate for some interior water damage to the bathrooms, corridors and stairwells. The Fifth and Olive Associates plan to provide fire sprinklers and fire rate exits.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

3

ITEM NUMBER

8

PAGE

2

Norman Foote Marsh was born in Upper Alton, Illinois (1871-1955) and attended the College of Engineering and School of Architecture at the University of Illinois receiving his B. S. degree in 1897. He moved to Los Angeles in 1900, and began a distinguished career. Before his commission to design the Park Place Methodist Episcopal Church South, Marsh had already been responsible for more than twenty churches in Pasadena, Glendale, San Jose, Long Beach and six such structures in San Diego. Additionally he designed residences for prominent personalities in Hollywood and Ojai, California. He designed dozens of elementary and secondary schools and some University buildings in Arizona and California, for example, Whittier High School, Ventura High School and schools in Flagstaff and Phoenix, Arizona.

Norman Foote Marsh designed a hotel in Hollywood in 1907, a public library in Azusa in 1909, the Women's Improvement Association building in South Pasadena as demonstrations of his versatility and demand for his work. His two most significant endeavors may have been the buildings for the campus of Redlands University, and his service as principal architect for the design and construction of the City of Venice, California in 1906, representing the developer Abbott Kinney. Venice was one of the "grandest statements of the Mediterranean vision of Los Angeles," complete with canals and gondolas with a central district along Windward Avenue which has the look of an Italian Renaissance Street.

Another of the Marsh-designed buildings, the Parkhurst Building (1927) in Santa Monica, California was recently restored and is listed on the National Register of Historic Places.

The parishoners of Park Place Methodist Episcopal Church South wanted to obtain the services of the best possible architect for their building and hence recorded their desires when they selected him to design a building meant to last for generations.

The building is vacant in 1982, but has most of its original fabric extant with only minor alterations but reflecting some wear. Rehabilitation and restoration for use, by the owners of the building is intended, utilizing the Tax Reform Act provisions. They wish to allow for its conversion for use perhaps as reflected in the drawings by Pbd Architects Associated.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

4

ITEM NUMBER 9

PAGE 2

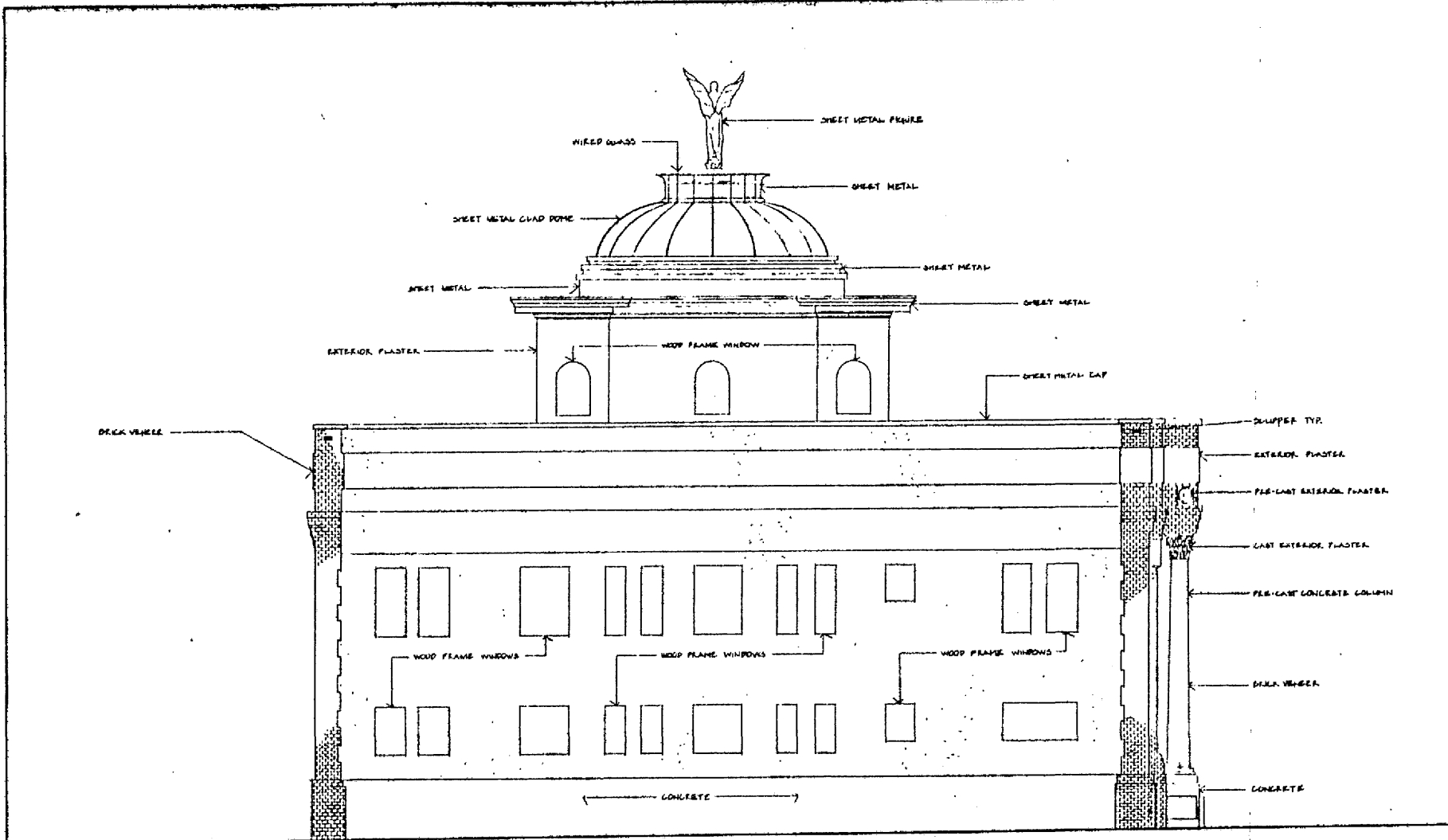
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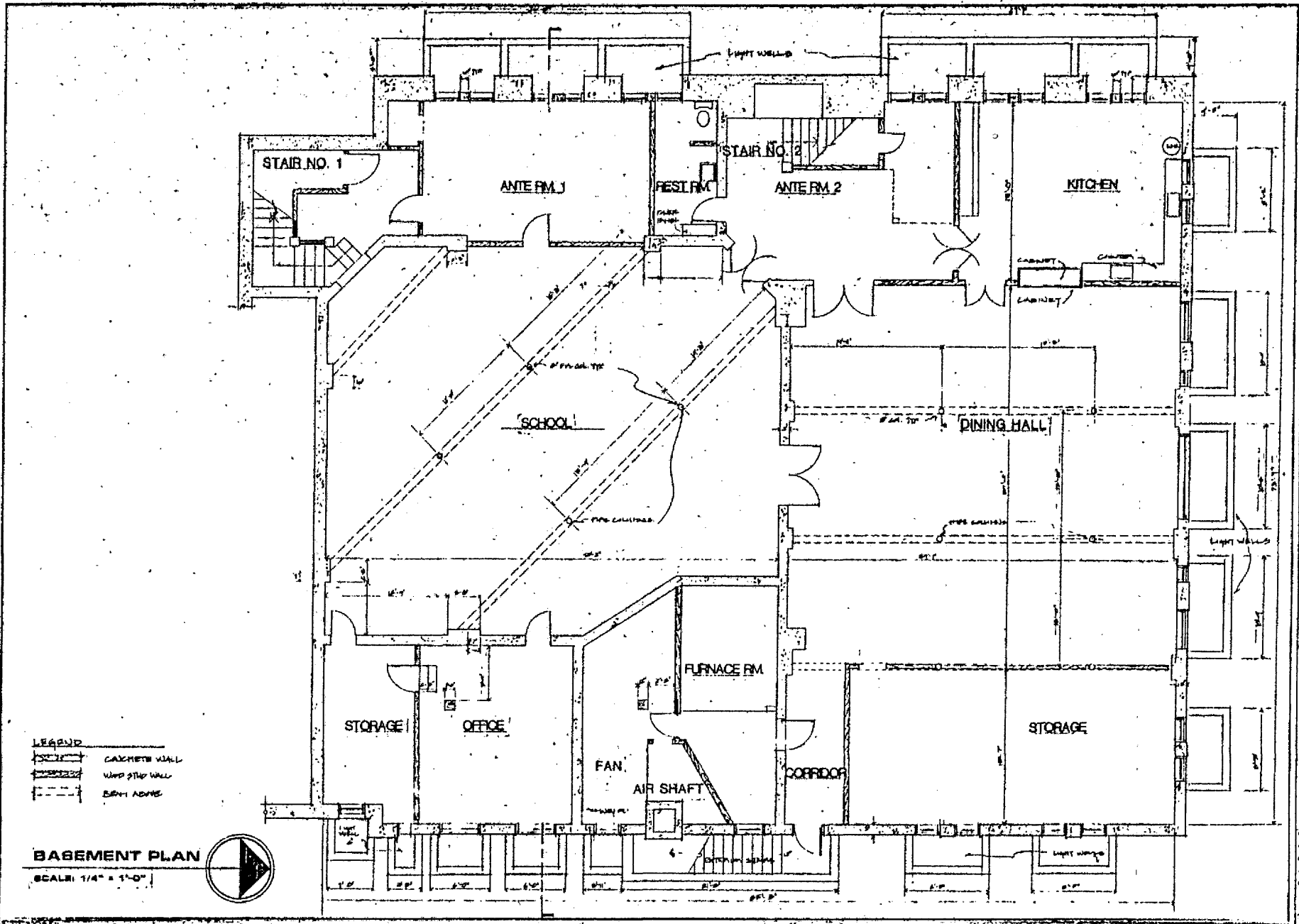
pod architects associated
 303 West Avenue San Diego Ca 92101 239-0337



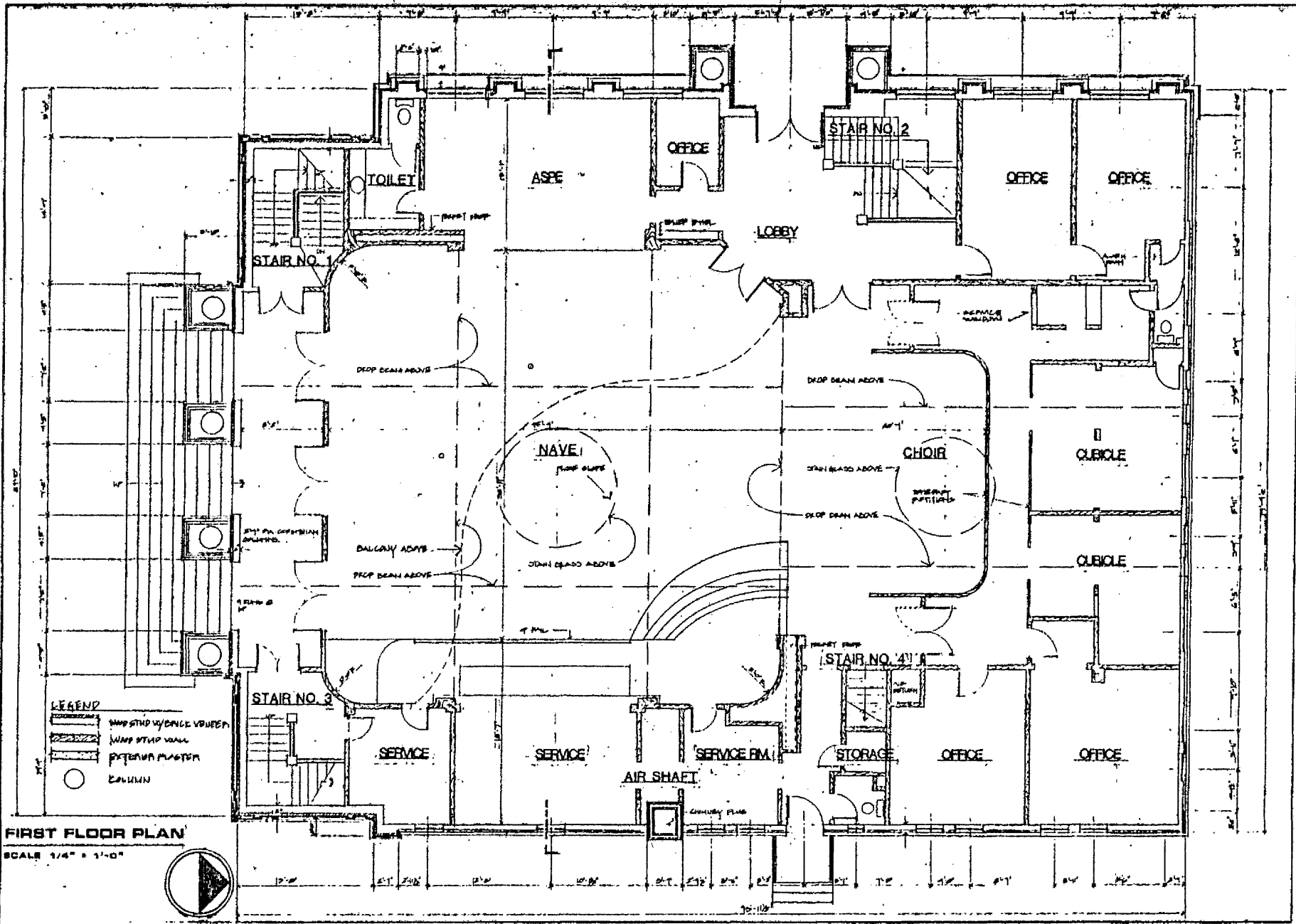
FIFTH & OLIVE







NORTH ELEVATION
 SCALE: 1/4"=1'-0"



pbd architects associated
 263 8th Avenue San Diego Ca. 92101 734-0332
FIFTH & OLIVE
 11 8111



LEGEND

-  WINDOW OR DOOR
-  STAIR WALL
-  EXTERIOR PLASTER
-  COLUMN

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

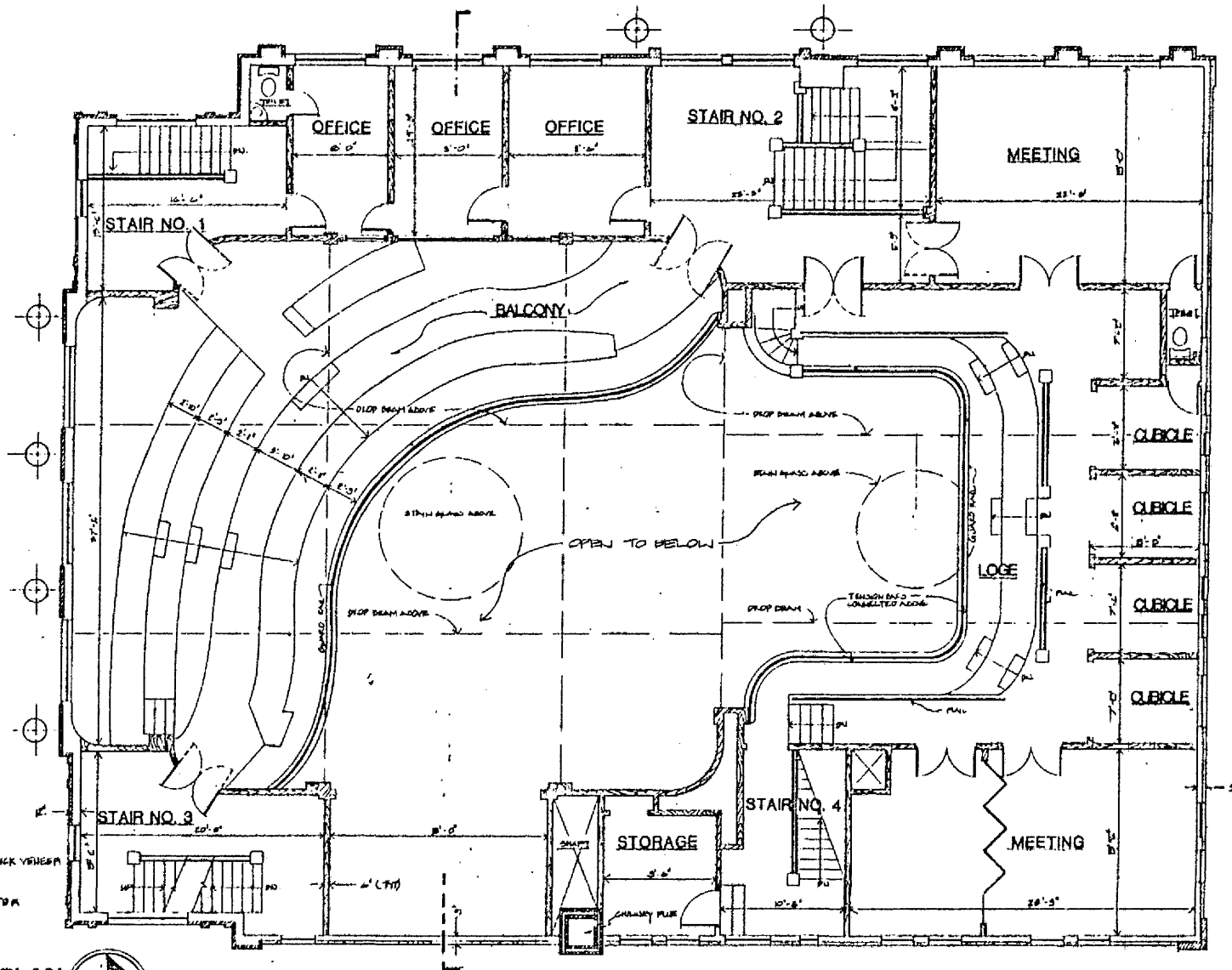


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





FIFTH & OLIVE

2

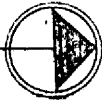


LEGEND

-  WOOD STUD W/BRICK VENEER
-  WOOD STUD WALL
-  EXTERIOR PLASTER
-  COLUMN

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



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FIFTH & OLIVE

343

