

**United States Department of the Interior
National Park Service**

draft

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 28th Street YMCA

other names/site number N/A

2. Location

street & number 1006 East 28th Street N/A not for publication

city or town Los Angeles N/A vicinity

state California code CA county Los Angeles code 037 zip code 90011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the
National Register
 See continuation sheet.

determined not eligible for the
National Register

removed from the National
Register

other (explain): _____

Signature of the Keeper

Date of Action

28th Street YMCA
Name of Property

Los Angeles, CA
County and State

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5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

Historic Resources Associated with African Americans in Los Angeles

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

SOCIAL - Meeting Hall

Current Functions
(Enter categories from instructions)

SOCIAL - Meeting Hall

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS – Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete
roof Synthetic, Clay Tile
walls Stucco, Concrete

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Ethnic Heritage - Black

Period of Significance

1926 - 1958

Significant Dates

1926 – Building Constructed

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, Paul R., architect

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Los Angeles, Office of Historic Resources

28th Street YMCA
Name of Property

Los Angeles, CA
County and State

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10. Geographical Data

Acreage of Property

Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	—	_____	_____	3	—	_____	_____
2	—	_____	_____	4	—	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Assessor Parcel Number 5128-022-009, which corresponds to the attached map.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) The legal lot the building historically and currently occupies.

11. Form Prepared By

name/title Teresa Grimes

organization Christopher A. Joseph & Associates date 6/01/08

street & number 523 W. 6th Street, Suite 1134 telephone (213) 417-4400

city or town Los Angeles state CA zip code 90014

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name YMCA of Los Angeles

street & number 625 South New Hampshire Avenue telephone _____

city or town Los Angeles state CA zip code 90005

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

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28th Street YMCA
Los Angeles, California

DESCRIPTION

The 28th Street YMCA is located at the southeast corner of East 28th Street and Paloma Avenue in the City of Los Angeles. The surrounding neighborhood is predominately occupied by single-family residences and a few churches. The reinforced concrete structure is Spanish Colonial Revival in style. The building consists of a four-story mass, which faces north, and two separate two-story masses to the south. The four-story mass is finished with smooth stucco and is covered by a very low-pitched hipped roof fit with red clay tiles. The exterior walls on the rear masses reveal the pattern from the boards used to form the concrete and are covered by flat roofs. A few doors and windows have been replaced, but overall the building retains its physical integrity.

The four-story portion of the building is symmetrically organized with a three-part composition typically seen in Beaux-Arts style buildings. The first story floor-to-ceiling height is generously proportioned. Centered on the ground level are two identical entrances. Each one is elevated off the sidewalk and bordered by a low, concrete wall on one side. A scalloped transom window crowns the non-original double doors. A panel engraved with "Men's Entrance" and the other with "Boy's Entrance" lies over the bas-relief decoration with vine and scroll motifs. Between the two entrances are two, multi-paned steel sash windows. The remaining ground floor windows have been altered. The recessed openings and transoms remain intact, but the bottom units have been replaced with aluminum sashes. The upper stories of the four-story portion of the building house dormitory rooms.

The second and third stories are generally the same with the exception of four, arched window openings centered above the entrances. The windows on the upper stories are six-over-six, double-hung steel sash windows. A continuous sill unites the second-story windows. The fourth-story windows are connected by a slightly wider sill and divided by bas-relief panels with shields. The panels at the corners have medallions with busts of Booker T. Washington and Frederick Douglass. The roof is characterized by a simple, denticulated stringcourse.

The two-story mass on the east houses a swimming pool and on the west houses a gymnasium. Each is utilitarian in design with four-over-four, double-hung steel sash windows. The west elevation along Paloma Street has a separate arched entrance to the gymnasium. Concrete piers divide the remainder of the façade. The arch features a cast concrete frame scored into blocks and a decorative corbel where the keystone would be. The doors have been replaced with metal slabs, but the transom above remains intact.

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28th Street YMCA
Los Angeles, California

Originally the property included a two-story annex to the rear, facing Paloma Avenue. This annex doesn't exist anymore. In 1990, a low, concrete block wall was constructed along Paloma Avenue and the alley at the rear of the building. The building permit records do not indicate any major alterations.

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28th Street YMCA
Los Angeles, California

SIGNIFICANCE

The 28th Street YMCA is eligible for listing in the National Register under Criterion A as it is associated with events that have made a significant contribution to the broad patterns of our history. It meets the registration requirements for club buildings outlined in the Multiple Property Documentation (MPD) Form for Historic Resources Associated with African Americans in Los Angeles. Constructed in 1926, the 28th Street YMCA is significant as one of two club buildings remaining in Los Angeles that were founded by and for African Americans.

Clubs and organizations played a significant role in the social history of black Angelenos. While some clubs were organized for purely social purposes, others worked to improve the lives of African Americans through charitable and political activities. The YMCA building on 28th Street was the site of political meetings, social gatherings, and the leading organization working with African American youth in Los Angeles.

The Young Men's Christian Association (YMCA) was founded in London, England on June 6, 1844 in response to unhealthy social conditions arising in the big cities at the end of the Industrial Revolution. Growth of the railroads and centralization of commerce and industry brought many rural young men who needed jobs into cities like London. The idea proved popular everywhere. In 1853, Anthony Bowen a freed slave founded the first YMCA for African Americans in Washington, D.C.

Thomas A. Greene led the formation of the YMCA in Los Angeles in 1906 and served as the Executive Secretary until 1932. He was active in Republican politics and became the assistant journal clerk in the California Senate, a patronage post. He was also one of the founders of the Los Angeles branch of the Urban League. The YMCA grew rapidly during the first two decades of its existence and outgrew its first two sites at 731 S. San Pedro Street (1906-1916) and 1400 E. 9th Street (1916-26). The first YMCA building was located next to the New Age Publishing Company, one of the local race papers, and provided meeting space to other community groups such as the Los Angeles Forum. Both of the earlier buildings are gone.

The 28th Street YMCA was the culmination of a series of vigorous fundraising drives held during the 1920s. Aaron and Annie Malone, the owners of Poro Products and Poro College, a black cosmetology school in St. Louis donated \$25,000 towards the \$200,000 cost. The construction of the building was viewed as a milestone for the black community. It was substantial in size and included a gymnasium and swimming pool on the ground floor and 52 dormitory rooms on the upper floors. Swimming instruction had long been a core mission of YMCAs nationally. Unfettered access to a swimming pool was a momentous achieve for blacks who were all but excluded from public pools in Los Angeles until 1932.

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28th Street YMCA
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Although the building is not being nominated under Criterion C, it is important to note that it was designed by architect Paul R. Williams. One of the most successful and talented architects to practice in Los Angeles during the middle of the 20th century, Williams worked his way through the University of California by teaching art until he became a certified architect in 1915. He was the only African American licensed west of the Mississippi as early as the 1920s. Much of his work was residential and included mansions for film stars including Lon Chaney, Lucille Ball, and Tyrone Power. He also designed a number of important landmarks associated with the African American community including the Second Baptist Church (1926), the Hudson-Liddell Building (1928, demolished) the Golden State Lodge for the Order of the Elks (1930, demolished), the Angelus Funeral Home (1934), and the second building for Golden State Mutual Life Insurance (1948-49).

REFERENCES

Building Permits

Sanborn Map, 1950, vol. 4

Los Angeles Historic-Cultural Monument Application, 2006

History of YMCA Movement, www.ymca.net

Bunche, Lonnie. *Black Angelenos: The Afro-American in Los Angeles, 1850-1950*. Los Angeles: California Afro-American Museum, 1988.

Flamming, Douglas. *Bound for Freedom: Black Los Angeles in Jim Crow America*. Berkeley: University of California Press, 2005, p. 108-109, 123, 232, 263-264.

Sides, Josh. *L.A. City Limits: African American Los Angeles from the Great Depression to the Present*. Berkeley: University of California Press, 2003, p. 21.

“Plans for black YMCA at 9th and Hemlock Streets,” *Los Angeles Times*, 1/1/1914, pt. II, p. 8.

“Malone gives YMCA \$25,00,” *California Eagle*, 5/16/1924, p. 1.

“50 Years of Service to 28th Street Y feted,” *Los Angeles Sentinel*, 2/15/1976, p. A4.

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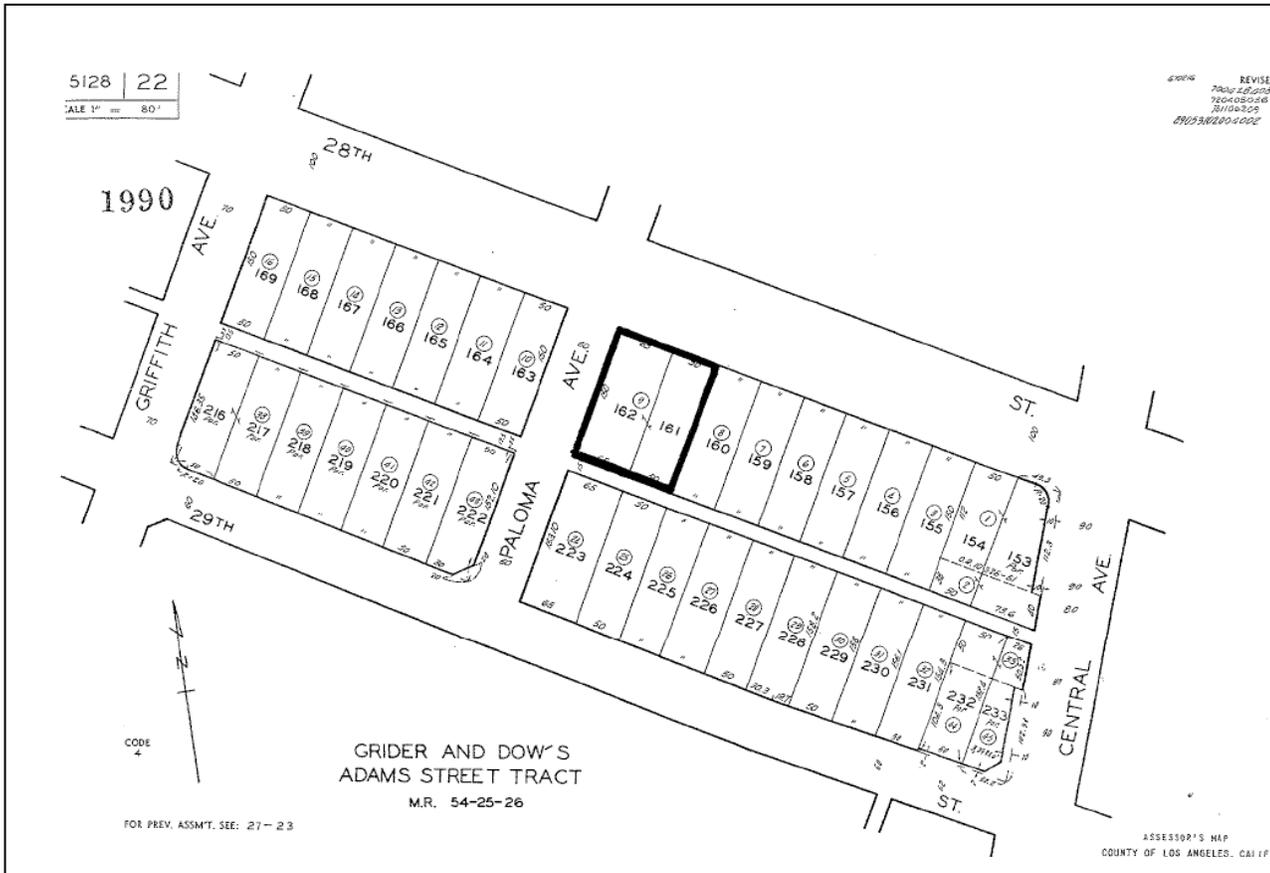
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28th Street YMCA
Los Angeles, California

SKETCH MAP



Property boundary outlined in bold
Source: Los Angeles County Tax Assessor