

United States Department of the Interior
National Park Service**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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property**DRAFT**Historic name: Army and Navy YMCAOther names/site number: Harbor HouseName of related multiple property listing: N/A

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

2. LocationStreet & number: 921 S Beacon StreetCity or town: Los Angeles State: California County: Los AngelesNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
Title : State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

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 ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u> </u>	<u> </u>	buildings
<u> 1 </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 1 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL: civic

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

COMMERCE/TRADE: restaurant

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Mediterranean Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: Concrete; WALLS: Stucco;
ROOF: Terra cotta

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Army and Navy YMCA is located on the west side of South Beacon Street in the Vinegar Hill Historic Preservation Overlay Zone (HPOZ) in the San Pedro community of the City of Los Angeles. The parcel comprises nine of the ten lots on the city block bounded by South Beacon Street on the east, South Palos Verdes Street on the west, West 9th Street on the north and West 10th Street on the south. The lot at the southwest corner of the block is occupied by two multi-family residential buildings. The YMCA overlooks the Main Channel of the Port of Los Angeles to the east. Designed in the Mediterranean Revival style by Los Angeles architects Jay, Rogers & Stevens and constructed in 1926, the building has a rectangular plan around a central courtyard. Five stories in height over a raised basement, of concrete and brick masonry construction, the building has a hipped roof with clay barrel tile roofing and bracketed metal eaves. The exterior walls are finished in smooth cement plaster and are articulated in the Classical manner into a base, middle, and top, with a molded water table and continuous sill courses under the second- and fifth-story windows. The building's corners are articulated with decorative cast stone quoins. The building exhibits exemplary character-defining features of the Mediterranean Revival style, including its rectilinear massing, plaster walls with applied cast stone ornament, hipped roof with wide eaves and clay tile roofing, paneled wood doors, wood sash windows, and decorative tile and metal work. The property retains all aspects of historic integrity.

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Narrative Description

Setting

The Army and Navy YMCA occupies the full depth of the block from Beacon Street to Palos Verdes Street and is set back from the sidewalk on both streets by narrow planters. The north portion of the block is occupied by a fenced surface parking lot paved in asphaltic concrete. The southeast portion of the property is occupied by the one-story kitchen wing and a walled patio with a swimming pool. The patio was formerly a service yard.

Exterior

The primary (east) façade is symmetrical. The primary entrance consists of a pair of recessed wood doors with glass panels, round-arched transom light and cast stone archivolt. The doors are flanked by small, recessed, rectangular windows with decorative metal grilles, and set within a decorative cast stone surround with paneled pilasters and frieze, dentil cornice, and a balconet with paneled parapet. The central window above the balconet has a cast stone architrave, pediment and scrollwork. The entrance is accessed by wide, cast concrete steps with scrolled parastades¹ and decorative metal lanterns. A recessed loggia with corbelled balcony, paneled parapet, and corbelled columns occupies the five central bays of the fifth story; a similar treatment forms a blind arcade on the west elevation.

There is a secondary entrance on the north elevation consisting of a pair of recessed wood doors with glass panels and round-arched transom light. The doors are set within a cast stone entrance portal with spiral columns and scrolled brackets and are accessed by concrete steps with metal railing and paneled parapet. Flanking this doorway are decorative metal lanterns and small, rectangular windows with decorative metal grilles. There are metal fire escapes on the north and south elevations.

Fenestration consists primarily of recessed, six-over-six double hung wood sash windows with projecting sills. There are recessed, divided-light, wood-sash casement windows with round-arched transom lights at the first story on the primary façade; large, round-arched, divided light windows at the first story on the west and north elevations; and recessed, wood-sash, divided-light casement windows with transom lights and metal balconets at the fifth story. There is a shouldered window with four-over-four wood sash and transom lights on the south elevation.

The courtyard has a rectangular plan and scored concrete paving. It is accessed from the lobby by three pairs of fully glazed divided-light wood doors with shouldered transom lights. The doors are framed by round arches on spiral columns. A double staircase leads from the courtyard to two of the new apartments that occupy the former theater at the second floor. The theater door has a decorative cast overdoor. Below the stair is a deeply recessed glazed wood door in a plaster embrasure. A second, smaller courtyard to the west was created by opening portions of the non-

¹ Parastades is the plural of parastas, the plinth-like block flanking a staircase in a classical building.

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historic first-floor offices. It has scored concrete paving and planter beds with drought-tolerant Mediterranean species.

Interior

The discontinuous partial basement was historically a series of utilitarian spaces—a boiler room, maintenance shop, and storage rooms—with stamped concrete and resilient tile floors, concrete and hollow clay tile walls, and concrete ceilings. The northeast and central portions of the basement have been adapted for new use as tenant amenities including a game room and workout room, as well as a mechanical room. The west portion of the basement has been converted for new use as the lower level of new townhouse units on the first floor above.

The principal interior spaces are located on the first floor of the east range. The lobby bisects the east range, from the primary entrance to the courtyard. It is finished with terra cotta tile flooring, textured plaster walls, glazed tile wainscot, and stenciled concrete ceiling beams. It is flanked to the south by a restaurant space, formerly the YMCA's South Lounge, and a small café, and to the north by the tenant lounge, formerly the YMCA's North Lounge. The restaurant space has stamped and stained concrete flooring, textured plaster walls with a glazed tile wainscot, concrete ceiling beams, decorative metal chandeliers, and a hooded fireplace with a cast stone mantel. There is a small stage at the south end of the room. The café has a paneled wood counter and backbar with leaded stained-glass panels, plaster walls and a vaulted plaster ceiling. The tenant lounge has textured plaster walls, stenciled concrete ceiling beams, and a fireplace with a cast stone mantel.

The gymnasium, located at the southwest corner of the building, is two stories in height. It has a wood floor, brick walls, a ceiling of exposed concrete beams, and a suspended running track at the second-floor level with a metal pipe guardrail. The northwest portion of the first floor (west of the courtyard and north of the gymnasium) was substantially altered after the YMCA's occupancy. This area originally included a boxing/wrestling room; a barber shop and check room below the second-story theater; storage lockers; and an indoor swimming pool with adjacent locker rooms and showers. After the YMCA moved from the building, the pool was filled, its large arched windows were removed and infilled, and the space it occupied, together with the adjacent locker rooms and showers, boxing/wrestling room, barber shop and storage lockers, were subdivided into a warren of offices and corridors by the installation of interior partitions. The former check room was converted into a game room. All these previously remodeled secondary spaces have been reconfigured as residential units. The large arched windows on the west and north elevations have been restored, and a portion of the formerly interior space has been opened as a second courtyard.

The second, third, fourth and fifth floors contain one- and two-bedroom apartments flanking double-loaded corridors. These floors were historically utilitarian in nature and prior to rehabilitation were finished primarily with non-historic resilient tile flooring and suspended acoustical tile ceilings, and textured plaster wall finish over hollow clay tile partitions. The hollow clay tile partitions were removed in the rehabilitation; the corridors were reconstructed in

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their original locations and configuration, and the dormitory rooms flanking the corridors were reconfigured to accommodate one- and two-bedroom apartments. The historic stained concrete floors were retained and repaired. There are two former handball courts located in the southwest portion of the third floor, above the gymnasium. They were large rectangular rooms that rise through two stories and were rehabilitated into four, two-story apartment units.

Alterations

The building has undergone some alterations since its dedication in 1926. In 1936, a lunch counter was constructed by altering some ground-floor spaces adjacent to the South Lounge. The handball courts on the roof of the gymnasium were enclosed in 1944. A covered patio was constructed on the south side of the building in 1951. An elevator was installed in 1955. A new stair tower was constructed on the west elevation in 1974. The permit record also indicates multiple small interior remodels dating back to 1942, including removal, addition, or alteration of interior partitions and spaces.

Undated alterations include the removal of the YMCA roof sign, visible in archival photographs; the infill of the swimming pool located in the northwest corner of the building and conversion of the space and the adjacent locker rooms, showers, boxing/wrestling room, storage lockers and barber shop to office use; construction of the existing kitchen wing on the south elevation; conversion of the handball courts to art studios; and the replacement or infill of several windows, including windows in the gymnasium, swimming pool, and theater.

From 2021 to 2024, the former Army and Navy YMCA was rehabilitated under the Federal Rehabilitation Tax Incentives Program for new use as multi-family housing. The project retained the exterior and interior character-defining features of the YMCA and included: cleaning and repairs of exterior plaster, cast stone, decorative metal work and clay tile roofing; rehabilitation of historic wood windows to working condition, and replication of missing windows; exterior painting in a compatible color palette; interior repairs to decorative finishes, including tile floors and wainscots, stamped concrete floors, textured plaster walls, and stenciled beamed ceilings; repair of historic decorative metal light fixtures; structural stabilization; and mechanical, electrical, and plumbing upgrades. The non-historic office spaces on the first floor were demolished and reconfigured as apartment units. The hollow clay tile partitions on the second through fifth floors were removed; the corridors were reconstructed in their original locations and configuration; and the dormitory rooms flanking the corridors were reconfigured to accommodate one- and two-bedroom apartments. The historic stained concrete floors were retained and repaired. The facility known as Harbor House has one hundred residential units, ten of which have affordable housing covenants for very low-income family households, in conformance with HUD criteria for low-income housing.

Character Defining Features

Exterior character defining features of the Army and Navy YMCA building include and are not limited to:

- Rectangular plan around a central courtyard

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- Simple five-story massing over a raised basement
- Symmetrical composition of primary façade
- Hipped roof with clay barrel tile roofing and bracketed metal eaves
- Exterior walls finished in smooth cement plaster
- Classical articulation into a base, middle, and top
- Molded water table and continuous sill courses
- Decorative cast stone quoins
- Recessed wood entrance doors with glass panels, round-arched transom light and cast stone archivolt
- Small, recessed, rectangular windows with decorative metal grilles
- Decorative cast stone surround with paneled pilasters and frieze, dentil cornice, and a balconet with paneled parapet
- Central window with cast stone architrave, pediment and scrollwork
- Wide, cast concrete steps with scrolled parasteds and decorative metal lanterns
- Recessed loggia with corbelled balcony, paneled parapet and corbelled columns
- Secondary entrance with a cast stone entrance portal with spiral columns and scrolled brackets
- Concrete steps with metal railing and paneled parapet at secondary entrance
- Metal fire escapes
- Recessed, six-over-six double hung wood sash windows with projecting sills; recessed, divided-light, wood-sash casement windows with round-arched transom lights; recessed, wood-sash, divided-light casement windows with transom lights and metal balconets; shouldered window with four-over-four wood sash and transom lights
- Courtyard with rectangular plan, scored concrete paving, fully glazed divided-light wood doors with shouldered transom lights framed by round arches on spiral columns, double staircase, decorative cast overdoor

Interior character defining features of the Army and Navy YMCA building include and are not limited to:

- Lobby with terra cotta tile flooring, textured plaster walls, glazed tile wainscot, and stenciled concrete ceiling beams
- South Lounge with stamped and stained concrete flooring, textured plaster walls with a glazed tile wainscot, concrete ceiling beams, decorative metal chandeliers, hooded fireplace with a cast stone mantel, and small stage
- Coffee shop with paneled wood counter and backbar with leaded stained-glass panels, plaster walls and a vaulted plaster ceiling
- North Lounge with textured plaster walls, stenciled concrete ceiling beams, and a fireplace with a cast stone mantel
- Gymnasium with two-story volume, wood floor, brick walls, ceiling of exposed concrete beams, and suspended running track with a metal pipe guardrail
- Configuration of upper floors with double-loaded corridors

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Integrity

The Army and Navy YMCA retains all aspects of historic integrity. The building remains on its original parcel and therefore retains integrity of *location*. Although the property has undergone some minor alterations, including a small addition on the south elevation, overall, it retains the majority of its significant character defining features, materials, and finishes including its symmetrical composition and simple massing; hipped roof; cement plaster exterior walls; wood sash windows; decorative cast stone details; tile flooring; and stenciled beamed ceilings. It therefore retains integrity of *design, materials, and workmanship*. The surrounding area, the Vinegar Hill HPOZ, remains a neighborhood of tree-lined streets and modest single-family houses, and therefore the property retains integrity of *setting*. Because the property retains integrity of *location, design, setting, materials, and workmanship*, it continues to express the aesthetic and historic sense of a Mediterranean Revival style YMCA building of the early twentieth century and therefore retains integrity of *feeling*. Because the property retains integrity of *location, design, setting, materials, workmanship, and feeling*, it continues to convey its historic character as a 1920s Army and Navy YMCA building and therefore retains integrity of *association*.

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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.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

MILITARY

ARCHITECTURE

Period of Significance

1926-1947

Significant Dates

1926

1936

1944

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jay, Clarence Lee

Rogers, Lincoln

Stevenson, Frank W.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Army and Navy YMCA is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the areas of Social History and Military for its association with the expansion of the Young Men's Christian Association throughout the United States in the post-World War I era, with the growth of the organization's services targeted to military personnel, and with the growing importance of San Pedro as a military base and naval port between the two World Wars. Under Criterion C at the local level of significance in the area of Architecture, the building is significant as a prominent and exceptional example of the YMCA building type developed in the early twentieth century, and of Mediterranean Revival style architecture applied to an institutional building. Its design is the product of an association between three prominent Southern California architects of the 1920s: Clarence Lee Jay of Pasadena, and Lincoln Rogers and Frank W. Stevenson of San Diego. The period of significance is 1926 to 1947, from completion of construction until the building was converted to civilian use. Because of its large size, quality design, and prominent location on the Main Channel of the Port of Los Angeles, the building remains a strong visual architectural landmark of San Pedro. The Army and Navy YMCA was formally determined eligible for listing in the National Register by consensus through Section 106 review in 1994, and again in 2019 by approval of the Historic Preservation Certification Application Part 1 Evaluation of Significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Social History

Young Men's Christian Association

During the nineteenth century, toward the end of the Industrial Revolution, growth of the railroads and the centralization of commerce and industry brought many job-seeking young men into large cities. The Young Men's Christian Association (YMCA) was founded in London, England on June 6, 1844, in response to unhealthy social conditions arising as a result of this influx of new residents. The idea of providing a healthy alternative to squalid street life quickly spread through affiliate programs. In 1851, Americans became acquainted with the YMCA at the Great Exhibition in London. The idea proved so appealing that by 1856, the YMCA was well-established in North America, with over fifty-six associations in Canada and the United States.² The first purpose-built YMCA buildings in the country were constructed in New York, Chicago, and San Francisco in the years following the Civil War. In the 1880s, hundreds of YMCA buildings were constructed in cities across the East and Midwest, and developing urban centers in the West built their own YMCA buildings in the early twentieth century.³

² Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Urban Culture* (Minneapolis, MN: University of Minnesota Press, 2010), 4-5.

³ Lupkin, *Manhood Factories*, xv-xvi.

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The YMCA and the Military

The YMCA's association with the military dates to April 1861, when members aided American Civil War soldiers stationed temporarily in nearby encampments on their way to the front. Later, growing numbers of volunteers accompanied them to the battlefields.⁴ In 1889, the YMCA established the first permanent Army YMCA at Fort Monroe, Virginia, and at the onset of the Spanish American War, sent over 500 volunteers to stations in Cuba, Puerto Rico, and the Philippines. YMCA's volunteer efforts were so highly regarded that the federal government established a permanent Army and Navy Committee to give national direction to the work of the YMCA. In 1902, Congress authorized construction of additional YMCA buildings on military reservations.

In the early twentieth century, the YMCA began to build a national service network of Army and Navy YMCAs across the country. Many were dedicated to either the Army or the Navy, but others served both branches of the military. The first new building constructed for an armed services YMCA was the Brooklyn Navy Yard Branch YMCA, dedicated in 1902. By 1914, there were twenty-two army and nine navy YMCAs across the country.⁵ New buildings were constructed for Army-Navy YMCA branches in Newport, Rhode Island (1911, Louis E. Jallade; listed in the National Register of Historic Places); Manila, the Philippines (c. 1911; demolished); Boston, Massachusetts (1917); San Diego, California (1924, Lincoln Rogers; listed in the National Register of Historic Places); Balboa, Panama (1924); San Pedro, California (1926, Jay, Rogers & Stevenson); San Francisco, California (1926, Carl Werner); and Honolulu, Hawaii (1928).

San Pedro Army and Navy YMCA

The YMCA War Work Council was tasked with protecting the morale and morality of young servicemen at home and abroad, including keeping them away from San Pedro's waterfront saloons. On August 30, 1917, D.E. Luther, general secretary of the Los Angeles YMCA, dedicated San Pedro's first YMCA facility. The San Pedro Navy YMCA "hut," commonly referred to as the "Shipyard YMCA," included a library, outdoor playing field, and classes in French, Spanish, and trigonometry.⁶ The Army Corps of Engineers quickly built a formal branch of the YMCA at Fort MacArthur. The building, which opened on September 18, 1917, featured a reading room, movie projector, and billiards table. In under one month, San Pedro's YMCA facilities had increased by 200 percent.

Locals were so excited by the prospect that they decided to establish a permanent YMCA building for the entire community. In October 1917, a formal San Pedro YMCA committee was

⁴"History," *Armed Services YMCA*, <https://www.asymca.org/history> (accessed April 2019).

⁵ Charles Howard Hopkins, *History of the Y.M.C.A. in North America* (New York: Association Press, 1951), 455.

⁶ Donna Littlejohn, "San Pedro YMCA celebrates 100 years Saturday night," *Daily Breeze*, August 25, 2017, <https://www.dailybreeze.com/2017/08/25/san-pedro-ymca-celebrates-100-years-saturday-night/> (accessed January 22, 2018).

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established, and a campaign to raise \$25,000 was announced. However, faced with the limited resources of a nation at war, the effort was put on hold.

The relocation of the Pacific Battle Fleet to San Pedro in 1919 reinvigorated the San Pedro YMCA committee and strengthened their resolve to build a community YMCA to benefit both the military and the civilian community. An abandoned layout room from the Los Angeles Shipyard was purchased and moved to Harbor Boulevard just north of First Street to serve as headquarters. Over the next several years, the committee focused on raising from San Pedro and greater Los Angeles County the \$250,000 needed for the construction of their permanent building.

In 1923, the site for the Army and Navy YMCA was purchased from Pomona College. The parcel on Beacon Street was chosen because the location was central to both Fort MacArthur and the Navy landing. Construction of the five-story, Mediterranean Revival style building at 921 S. Beacon Street was spearheaded in 1924 by a group of fifty leading citizens of San Pedro, who partnered with the San Pedro YMCA to raise funds to construct a joint Army and Navy facility to support sailors on shore leave and benefit harbor-based military personnel.⁷ The effort reflected the growing importance of San Pedro as a naval base. The building was designed by the architectural firm of Jay, Rogers & Stevenson and was constructed by Wurster Construction Company at a cost of \$750,000. Groundbreaking ceremonies were held in August 1925, and the new facility was dedicated on September 2, 1926, by Secretary of the Navy Curtis W. Wilbur. The building had a tiled main lobby flanked by lounges with fireplaces, a tiled patio, a gymnasium with a suspended running track, a swimming pool, boxing and wrestling rooms, a coffee shop and cafeteria, four floors of double and triple bedrooms, a dormitory with 410 beds, and two open-air handball courts on the roof.

When the San Pedro Army and Navy YMCA opened, it was the tallest building in the Harbor District and soon became the center of military social life. The athletic programs proved so popular that the Admiral Leigh Gymnasium (demolished) was added across from the YMCA building at 10th and Palos Verdes Streets in 1933 to accommodate the 1,200 men involved in the Pacific Fleet's basketball teams.

For twenty-two years, the YMCA served millions of men in the armed forces, through peace and World War II. During World War II the facility served an estimated four million service men. In 1947, as the area's military presence declined, the Army and Navy YMCA was converted from military to civilian use. The Pacific Fleet was gone, and several Army companies had been relocated. The transition proved challenging—the building's sleeping quarters went virtually unused, the common areas were difficult to convert to new uses, and the location wasn't central to the expanded service area of San Pedro and the Peninsula.

In 1958, the organization purchased a parcel at 3rd and Bandini Streets, and a new San Pedro & Peninsula YMCA was constructed. In 1966, the YMCA moved to their new facility, and in 1967

⁷ "Greater 'Y' Drive Opens: Leading Citizens Directing Campaign for Harbor Home for Army and Navy," *Los Angeles Times*, June 6, 1924.

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the old building was purchased for use as temporary housing for the homeless. By 1973, the facility was called Harbor View House.

Criterion A: Military

San Pedro⁸

The community of San Pedro is located at the southernmost point of Los Angeles, approximately twenty miles from downtown Los Angeles. It sits within the boundaries of the historic Rancho San Pedro, within which was a natural breakwater (Rattlesnake Island), a key component of the harbor. The area initially experienced European development with the establishment of Mission San Gabriel Arcángel in 1771. Spanish missionaries used the nearby harbor as a trading post for goods received from and shipped to Spain. After Mexico gained independence from Spain, San Pedro experienced rapid population growth and commercial development. In 1834, the Mexican government amended the Rancho San Pedro land grant to give a portion to the Sepulveda family, who subsequently built a dock and landing at the harbor.

The annexation of California by the United States in 1848 and the gold rush of 1849 resulted in an influx of new settlers to the San Pedro area, which served as a center for cattle and sheep ranching. Because of the bay's shallow water and tidal mudflats, ships had to anchor offshore and ferry goods and passengers into the harbor. The harbor clearly required expansion and development.

Delaware native Phineas Banning arrived in San Pedro in 1851 and realized the potential of the area as a commercial shipping port, as well as the importance of rail transportation between the bay and the growing city of Los Angeles. With the assistance of investors, Banning organized the Los Angeles & San Pedro Railroad in 1869, beginning a period of fierce rail competition in the San Pedro and Los Angeles area. This route, the first short line in Southern California, was the first to establish a reliable means of moving cargo from the ships coming into San Pedro Harbor to the city of Los Angeles. It was acquired by the Southern Pacific Railroad in 1872.

In the late 1880s, the Los Angeles Terminal Railway purchased Rattlesnake Island from the Dominguez estate and constructed a new rail line along the Los Angeles River from Los Angeles to the south end of the island. The line crossed the water on trestles and ended at a newly constructed terminal, providing the most direct access to deep water of any other operation at the harbor. From this point on, the area was known as Terminal Island.

By the latter part of the nineteenth century, growing commerce in the Los Angeles region required the formal establishment of a deep-water shipping port. While City leaders wished to place the port in San Pedro, Collis Huntington—owner of the Southern Pacific—began an aggressive push to locate the facility in Santa Monica. In 1897, after a long, convoluted, and

⁸ Adapted from SWCA Environmental Consultants, "Built Environment Evaluation Report for Properties on Terminal Island, Port of Los Angeles, City and County of Los Angeles, California," prepared for CDM, December 2011, 12-21.

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highly public political battle (later named the Freeharbor Fight), the Board of Army Engineers finally decided that the harbor would be built at San Pedro, and the federal government agreed to assist the City with a \$3 million appropriation for its development.

In preparation for the opening of the Panama Canal, and in conjunction with its annexation of San Pedro in 1906, the City of Los Angeles extended its boundaries to the coastal tidewaters. In preparation for new trade promised by the completion of the Panama Canal in 1914, the City of Los Angeles completed one of many large municipal terminals in the harbor. The outbreak of World War I brought the idea of expanded worldwide trade to a halt.

The Military and San Pedro⁹

In 1846, the last Mexican governor of Alta California, Pio Pico, set aside 500 *varas* of land on the west side of San Pedro Bay as a government reservation.¹⁰ These boundaries were recognized by the United States Federal government after the American acquisition of California in 1848.¹¹ In 1888, President Grover Cleveland designated the site a military reservation. In 1910, after the War Department noted that the new Port of Los Angeles could become a potential target for attack, Congress approved the fortification of San Pedro and the construction of Fort MacArthur on this land. Over the next several years, the Army's presence in San Pedro grew to multiple reservations and gun placements. After the United States entered World War I in April 1917, Fort MacArthur was activated. San Pedro quickly was teeming with soldiers.¹²

The Army was not the only branch of the military to establish itself in San Pedro. In need of a presence on the Pacific Coast, the U.S. Navy developed a submarine base at the Outer Harbor and a Naval Reserve station in San Pedro, east of Fort MacArthur, the first of several prominent military operations in the harbor. In December 1919, after determining that the port in San Diego was too shallow, the Navy moved the Pacific Battle Fleet to San Pedro, where it remained for twenty years. With that shift, San Pedro became the permanent home for the Army at Fort MacArthur, and some of the Navy's largest battleships and their crews.

In 1935, the Navy expanded its footprint in San Pedro, signing a 30-year lease with the Port of Los Angeles for a portion of Terminal Island and renaming the facility Reeves Field.¹³ With the

⁹ Largely adapted from SWCA Environmental Consultants, "Built Environment Evaluation Report for Properties on Terminal Island, Port of Los Angeles, City and County of Los Angeles, California," prepared for CDM, December 2011, 12-21.

¹⁰ *Vara*, an Old Spanish unit of length used in the southwestern United States, Mexico, and some Latin American countries, varied by location. In California, length varied from 32.953 inches to 33.372 inches in various records and reports. Los Angeles County patent and miscellaneous records give a definite value of 33.372 inches or 2.781 feet. "Vara Definition for Land Surveyors" [Vara Definition for Land Surveyors – Learn CST](https://www.loc.gov/item/ca1383/) (accessed July 29, 2025).

¹¹ Historic American Buildings Survey, Creator, U.S. Army Office of The Quartermaster General, and Office of Quartermaster General Construction Division. "Fort MacArthur, Pacific Avenue, San Pedro, Los Angeles County, CA California Los Angeles County San Pedro, 1933." <https://www.loc.gov/item/ca1383/> (accessed June 2019).

¹² Angela Romero, "The Y at 100," *San Pedro Today*, August 2017, 18-24.

¹³ Admiral Joseph M. Reeves was then commander-in-chief of the U.S. Fleet and an early proponent of U.S. Naval aviation.

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aid of the Works Progress Administration (WPA), the Navy made a number of improvements to the field, including the construction of new runways, hangars, a seaplane lagoon and ramp, and riprap shoreline with piers and docks within the seaplane lagoon as well as a prominent breakwater jetty for the mooring of seaplanes. These improvements increased the Navy's presence in San Pedro and brought more sailors and aviators to the area.

World War II dramatically changed the face of the harbor. In 1942, some 400 acres of Terminal Island were transferred to Navy use. The Long Beach Naval Station was established at the east end of the island, adjacent to the Naval Air Base at Reeves Field. During World War II, Reeves Field, used for aircraft testing and navigation training, flew more Navy planes fresh from the production line than any other air station in the nation. Between 1941 and 1945, ship and aircraft production facilities in the harbor area worked day and night to manufacture more than fifteen million tons of war equipment. In addition to serving as a location for the production of wartime materials, the Port witnessed the passage of hundreds of thousands of military personnel and tons of equipment to and from the Pacific front.

Following World War II, the Port of Los Angeles moved away from a wartime footing as military presence in the San Pedro area declined. Unable to accommodate larger, modern aircraft or extend the landing strip, Reeves Field was decommissioned in 1947. With this action, the area's military activity dramatically decreased.

Criterion C: Architecture

The YMCA Building Type

The YMCA building was intended to be practical, refining, and spiritual. The "Christian clubhouse" served to "save souls" otherwise headed down a wayward path of debauchery.¹⁴ In the late nineteenth century, many YMCA chapters occupied space in commercial buildings and had not constructed buildings for their own purposes.¹⁵ The first chapter to construct a purpose-built YMCA building was located in New York. After the building was completed in 1869, the New York YMCA challenged other chapters to place a similar building on every Main Street in the country.¹⁶ Heeding that call, the YMCA "filled in the map of the United States in bursts and starts, with periods of growth tied to economic trends and national events."¹⁷

Architecture served as "self-promotion, indicating geographical commitment and permanency."¹⁸ Organization leaders presented the YMCA building as a "yardstick by which a community could measure its progress."¹⁹ To further their cause, they sold framed prints or slides of elaborate buildings in other towns for local dissemination, often in the form of

¹⁴ Lupkin, *Manhood Factories*, 39.

¹⁵ Lupkin, *Manhood Factories*, 73.

¹⁶ Lupkin, *Manhood Factories*, 39.

¹⁷ Lupkin, *Manhood Factories*, 74.

¹⁸ Lupkin, *Manhood Factories*, 86.

¹⁹ Lupkin, *Manhood Factories*, 86.

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postcards.²⁰ This “not only advertised the organization on a massive scale, but also allowed millions of people the opportunity to comment on and make meaning of its architecture.”²¹ Additionally, the organization distributed pamphlets suggesting that “a building was necessary to lend permanence to the institution and garner respect for its mission, to be a proper symbol, to attract young men, and, most of all, to carry out the work properly.”²² This architectural evangelism continued as representatives of the YMCA traveled the nation to promote the “building-based vision of the organization.”²³

YMCA buildings broke up the polarized worldview of the Protestant evangelical into a more complicated landscape of moral vectors by suggesting that an environment devoted to leisure and physical culture could be a respectable, temporary haven for young men.²⁴ “The YMCA building, with its leisure spaces, dormitory rooms, and education facilities, was a key element of a complex, spatially segmented system of class, race, ethnicity, age, and gender identity that helped define and maintain a culture of corporate capitalism.”²⁵

The YMCA building grew and changed alongside the organization it housed and represented. “At the turn of the century, YMCA buildings, now an accepted element of the urban landscape, ‘grew up.’ Both literally and metaphorically the architecture of the Christian clubhouse developed into a sophisticated, complex, and often monumental structure.”²⁶ At the turn of the twentieth century, “competition for young men’s time was fiercer and much better organized than in the past. The Y was forced to respond if it was to remain relevant as an organization.”²⁷ Young men were increasingly faced with “enticements that offered socially and, in some ways, morally legitimate ways to enjoy oneself, through consumption and entertainment. The classless, secular, commercial ethos of mass culture trained Americans to give in to their desires for pleasurable experiences, deemphasizing thrift, self-denial, delayed gratification, and hard work.”²⁸

To remain relevant, the YMCA moved past the basic acceptance and accommodation of leisure they had previously espoused to fully integrate leisure activities in their programs and buildings. This resulted in an “increasing secularization of the organization and transformation of the building in a way that would acknowledge mass culture, but still maintain the Protestant values that its leaders continued to see as necessary to the moral function of the corporate economy.”²⁹ Over the course of this transformation, features previously integral to the YMCA building like street-level stores, parlors, and revival halls, were set aside in favor of “dormitories, swimming pools, billiard rooms, lunch counters, and separate facilities for boys. These changes not only

²⁰ Lupkin, *Manhood Factories*, 86.

²¹ Lupkin, *Manhood Factories*, 102.

²² Lupkin, *Manhood Factories*, 86.

²³ Lupkin, *Manhood Factories*, 85.

²⁴ Lupkin, *Manhood Factories*, 39.

²⁵ Lupkin, *Manhood Factories*, xvi.

²⁶ Lupkin, *Manhood Factories*, 111.

²⁷ Lupkin, *Manhood Factories*, 111.

²⁸ Lupkin, *Manhood Factories*, 111.

²⁹ Lupkin, *Manhood Factories*, 112.

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required an increase in height and square footage, but they also challenged the identity of the building itself. What had been designed as a moral ballast and a beacon nestled within the commercial landscape and the market system became a free-standing civic institution and a purveyor of services to a larger public.”³⁰

Dormitories were meant to provide income for the YMCA. Unlike the ground-floor retail spaces common in earlier YMCA buildings, “they were conceived as an integral part of the YMCAs programming: a home for young men.”³¹ The YMCA building “no longer operated within the commercial vernacular, but had assumed a new institutional identity.”³² Rooms “were so much in demand that they became established features in YMCA buildings.”³³ Organizational leaders quickly realized that dormitories could be understood as a real service to members and “a legitimate return upon a publicly invested endowment.”³⁴

Drawing on contemporary building types such as libraries, schools, hotels, fraternity houses, student unions, and movie theaters, YMCA buildings of the early twentieth century employed Classically inspired architectural styles, incorporating Classical values into the physical manifestation of the organization.³⁵ The exact style differed based on site, region, and architectural trends popular at the time of construction. “The typical Main Street YMCA building’s form—brick, three or four stories tall, with some classicizing detail—is so standardized and well known that it is often taken for granted, a set piece in the American downtown.”³⁶ They incorporated the organization’s desire for efficiency and practicality alongside the need for architectural character.³⁷ They were large buildings, projecting the YMCA’s traditional values alongside a feeling of solidity and permanence, and were strategically located near saloons, taverns, and other such businesses to offer young men a moral alternative to the temptations provided by these establishments.

Mediterranean Revival Architecture

The Army and Navy YMCA building is an exceptional example of early twentieth century Mediterranean Revival style architecture, applied to an institutional building. The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Much of the American architecture of the late nineteenth and early twentieth centuries can be broadly classified as ultimately Mediterranean in origin, including the Beaux Arts, Mission Revival, Spanish Colonial Revival, and Italian Renaissance Revival styles. By the 1920s, the lines between these individual styles were frequently blurred and their distinguishing characteristics blended by architects who drew inspiration from throughout the Mediterranean region. These

³⁰ Lupkin, *Manhood Factories*, 111.

³¹ Lupkin, *Manhood Factories*, 123.

³² Lupkin, *Manhood Factories*, 123.

³³ Lupkin, *Manhood Factories*, 125.

³⁴ Lupkin, *Manhood Factories*, 124.

³⁵ Lupkin, *Manhood Factories*, 112.

³⁶ Lupkin, *Manhood Factories*, xv.

³⁷ Lupkin, *Manhood Factories*, 41.

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imaginative combinations of details from varied architectural traditions resulted in the emergence of a distinct Mediterranean Revival style.

In contrast to the more academic and more literal interpretations such as the Andalusian-influenced Spanish Colonial Revival style or the restrained, dignified Italian Renaissance Revival style, the broader Mediterranean Revival frequently incorporated elements of Italian and Spanish Renaissance, Provençal, Venetian Gothic, and Moorish architecture into otherwise Spanish Colonial Revival designs. The Mediterranean Revival style is sometimes more formal and usually more elaborately composed and ornamented than the simpler, more rustic Spanish Colonial Revival style, and often more flamboyant than the sober Italian Renaissance Revival style. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

Character-defining features of the Mediterranean Revival style include:

- Frequently symmetrical façade
- Rectangular plan and simple massing
- Hipped roof with clay barrel tiles and wide boxed or bracketed eaves, or eave cornice
- Exterior walls veneered in smooth plaster
- Wood- or steel-sash casement windows, typically with divided lights; sometimes double-hung windows; Palladian windows or other accent windows
- Arched door or window openings
- Elaborate door surrounds
- Arcades, colonnades, or loggias
- Terraces and stairs with cast stone balustrades
- Cast stone or plaster decorative elements including architraves, stringcourses, cornices, pilasters, columns, and quoins
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

Jay, Rogers & Stevenson, Architects

The Army and Navy YMCA was designed by the associated architects Jay, Rogers & Stevenson. Lincoln Rogers and Frank W. Stevenson were partners in a San Diego firm; they associated with Pasadena architect Clarence Lee Jay for the Army and Navy YMCA project.

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Clarence Lee Jay, 1888-1983

Pasadena architect Clarence Lee Jay was licensed in 1919 and quickly established a prominent local practice, designing a variety of commercial, institutional, and residential projects in popular Period Revival styles.³⁸ His works include the Washington Theatre in Pasadena (1924, in association with architect Henry M. Patterson);³⁹ the Spanish Colonial Revival style YMCA in Glendale (1926);⁴⁰ and a large Spanish Colonial Revival style house in San Marino for Chicago advertising executive William Kester (1924).⁴¹ Jay also collaborated with noted mausoleum builder Cecil E. Bryan on several of the more than eighty mausoleums Bryan constructed across the United States, including the Romanesque Revival style Mountain View Mausoleum in Altadena, California (1925) and the Spanish Plateresque style Westview Abbey in Atlanta, Georgia.⁴²

Lincoln Rogers, 1878-1944

Lincoln Rogers studied architecture in New York City at the Pratt Institute and Columbia University and served as a commander in the Civil Engineering Corps of the U.S. Navy during World War I. After the war Rogers worked with the local military community in San Diego to build the U.S. Marine Corps Recruit Depot and Naval Training Station training camps in 1919, and some of the first permanent buildings for the Training Station in 1921 and 1922. Soon thereafter he formed a partnership with San Diego architect Frank W. Stevenson. Together they designed a number of prominent buildings in San Diego including the Italian Renaissance Revival style Army-Navy YMCA Building on Broadway (1924); the Mission Beach Bath House and Ballroom (1925); and the Rudd Auditorium at San Diego High School (1926). After the dissolution of his partnership with Stevenson, Rogers returned to New York in 1930 and eventually worked as the general manager of the Works Bureau of the Emergency Relief Administration. He later moved to Chicago, where he worked as the chief engineer for the Federal Public Housing Authority until his death in 1944.⁴³ Rogers is included in the City of San Diego's list of Master Architects.

Frank W. Stevenson, AIA, 1892-1968

Indiana native Frank W. Stevenson studied architecture at the College of Architecture at the University of Michigan and then at the Beaux Arts Atelier in Indianapolis, Indiana. By 1918 he

³⁸ *The Architect and Engineer*, Vol. LVIII, August 1919 (San Francisco, CA.: The Architect and Engineer Co., 1919), 113.

³⁹ PCAD, "Clarence Lee Jay (Architect)," <http://www.pcad.lib.washington.edu/person/1392/> (accessed February 2019).

⁴⁰ "Glendale 'Y' To Be Built," *Los Angeles Times*, November 8, 1925, E12.

⁴¹ PriceyPads, "Jane Kaczmarek's Historic Estate-\$6,700,000," May 2, 2010, www.priceypads.com/jane-kaczmareks-historic-estate-6700000 (accessed February 2019).

⁴² Jeff Clemmons, *Atlanta's Historic Westview Cemetery* (Charleston, S.C.: The History Press, 2018), 92.

⁴³ "Biographies of Established Masters," Historical Resources Board, San Diego, CA, 2011, <https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/otherdocs/201104biographies.pdf> (accessed February 2019), 42.

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had moved to San Diego and worked as a draftsman at the U.S. Navy Bureau of Yards and Docks at the same time that fellow architect Lincoln Rogers was designing the first permanent buildings for the Naval Training Station. The two formed a partnership and designed a number of prominent buildings in San Diego including the Army-Navy YMCA Building (1924); the Mission Beach Bath House and Ballroom (1925); and the Rudd Auditorium at San Diego High School (1926). Stevenson remained active in San Diego through the 1950s. Outside of his partnership with Rogers, he designed the Bush Egyptian Theatre (1923); the fourteen-story Medico Dental Building (1927), at that time the tallest building in San Diego; and the YWCA building (1930). He was a founding member of the San Diego Chapter of the American Institute of Architects, serving as the chapter's treasurer, and received eight AIA awards over the course of his career.⁴⁴ Stevenson is included in the City of San Diego's list of Master Architects.

Conclusion

The Army and Navy YMCA is eligible for listing at the local level of significance under Criterion A in the area of Social History for its association with the expansion of the Young Men's Christian Association throughout the United States in the post-World War I era and the growth of the organization's services targeted to military personnel, and in the area of Military for its association with the growing importance of San Pedro as a military base and naval port between the two World Wars. It is one of few purpose-built YMCA buildings designed to cater to members of both the Army and the Navy. Several of these Army and Navy YMCA buildings have been demolished, making the remaining few all the more valuable. The property is eligible at the local level of significance under Criterion C in the area of Architecture as an embodiment of the distinctive characteristics of the YMCA building type developed in the early twentieth century and of Mediterranean Revival style architecture applied to an institutional building. It exhibits quality of design by associated architects Jay, Rogers & Stevenson, distinctive design details, a high quality of workmanship, and it retains significant character defining features of the Mediterranean Revival style. The period of significance is 1926 to 1947, beginning the year the building was constructed and put into service as an Army and Navy YMCA and ending the year it was converted to civilian use.

⁴⁴ "Biographies of Established Masters," 50.

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9. Major Bibliographical References

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Prepared for CDM, December 2011.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: Los Angeles City Planning, Office of Historic Resources

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.1 acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.735564 Longitude: -118.280650

Verbal Boundary Description (Describe the boundaries of the property.)

The legal description of the original YMCA property at 921 South Beacon Street is: TOWN OF SAN PEDRO LOTS 2, 3, 4, 6 7, 8, 9 AND LOT 10 BLK 73.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the original site occupied by the Army and Navy YMCA. Lot 1 at the northwest corner of the block (the southeast corner of the intersection of 9th Street and Palos Verdes Street) was not historically part of the YMCA property. It contained a gas station later demolished. The lot was tied to the YMCA property to expand the parking lot.

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11. Form Prepared By

name/title: John LoCascio, AIA
organization: Historic Resources Group
street & number: 556 S Fair Oaks Avenue, Suite 101-514
city or town: Pasadena state: CA zip code: 91105
e-mail: john@historicrosourcesgroup.com
telephone: (626) 793-2400
date: July 2025; Revised August 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Army and Navy YMCA
City or Vicinity: Los Angeles
County: Los Angeles
State: California
Photographer: John LoCascio, Historic Resources Group
Date Photographed: June 5, 2025

Description of Photograph(s) & number, including description indicating camera direction

- 1 of 20 General view of site from Beacon Street and 9th Street, view southwest
- 2 of 20 General view of site from Beacon Street and 10th Street, view northwest
- 3 of 20 West façade on Palos Verdes Street, view northeast

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- 4 of 20 General view of site from Palos Verdes Street and 9th Street, view southeast
- 5 of 20 North façade from 9th Street, view southeast
- 6 of 20 North entrance from parking lot, view south
- 7 of 20 East (primary) façade from Beacon Street, view southwest
- 8 of 20 Primary entrance from Beacon Street, view southwest
- 9 of 20 First floor, lobby, view southwest
- 10 of 20 First floor, lobby, view northeast
- 11 of 20 First floor, restaurant (former South Lounge), view southwest
- 12 of 20 First floor, café (former coffee shop), view north
- 13 of 20 First floor, tenant lounge (former North Lounge), view northwest
- 14 of 20 Courtyard, view southeast
- 15 of 20 Courtyard, view northwest
- 16 of 20 First floor, gymnasium, view southwest
- 17 of 20 First floor, Unit 111, view southwest
- 18 of 20 Second floor, typical corridor, view north
- 19 of 20 Third floor, Unit 321 (former handball court), view northwest
- 20 of 20 Fourth floor, Unit 405, view southwest

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Location Map

Latitude: 33.735564

Longitude: -118.280650



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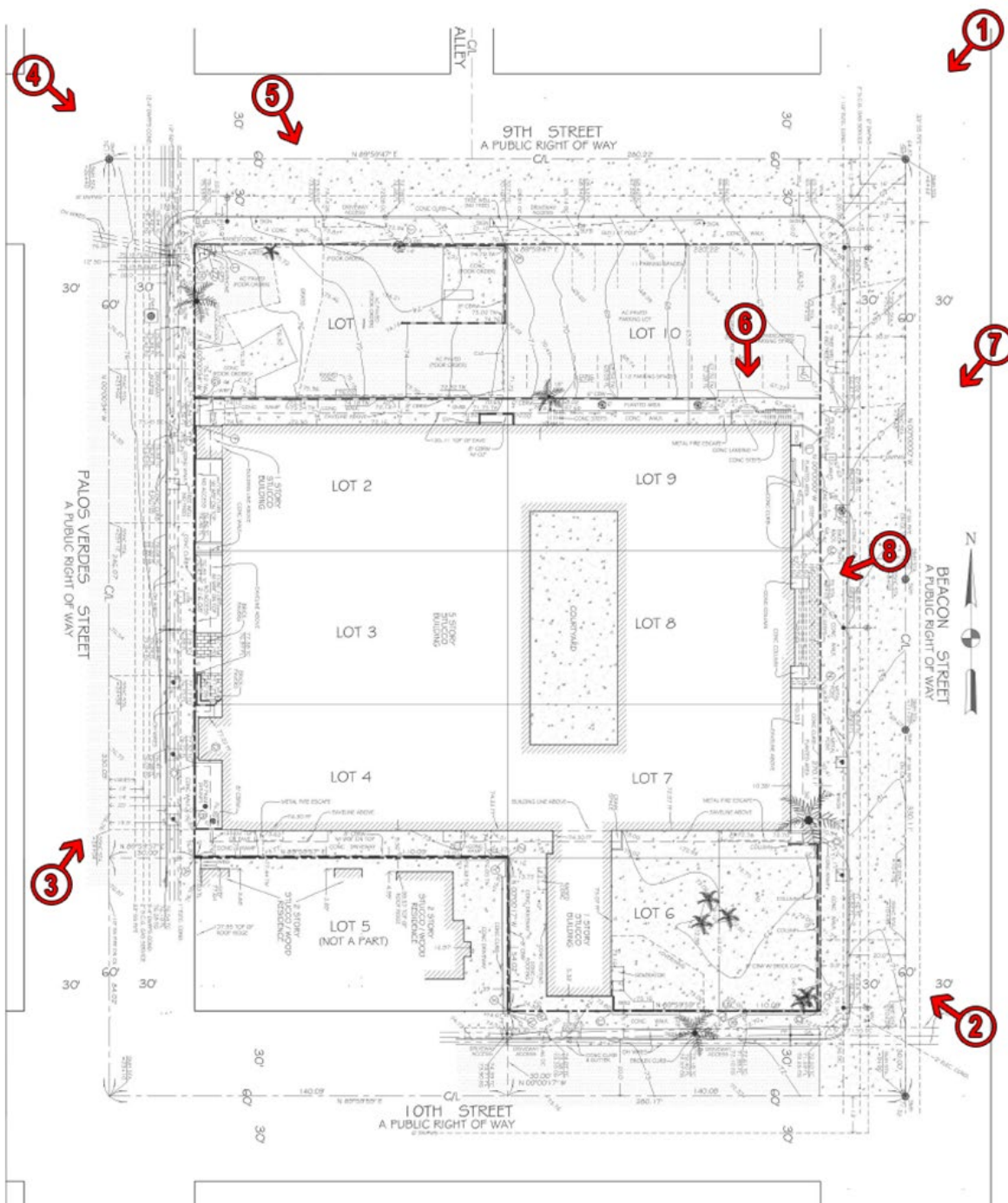
Sketch Map



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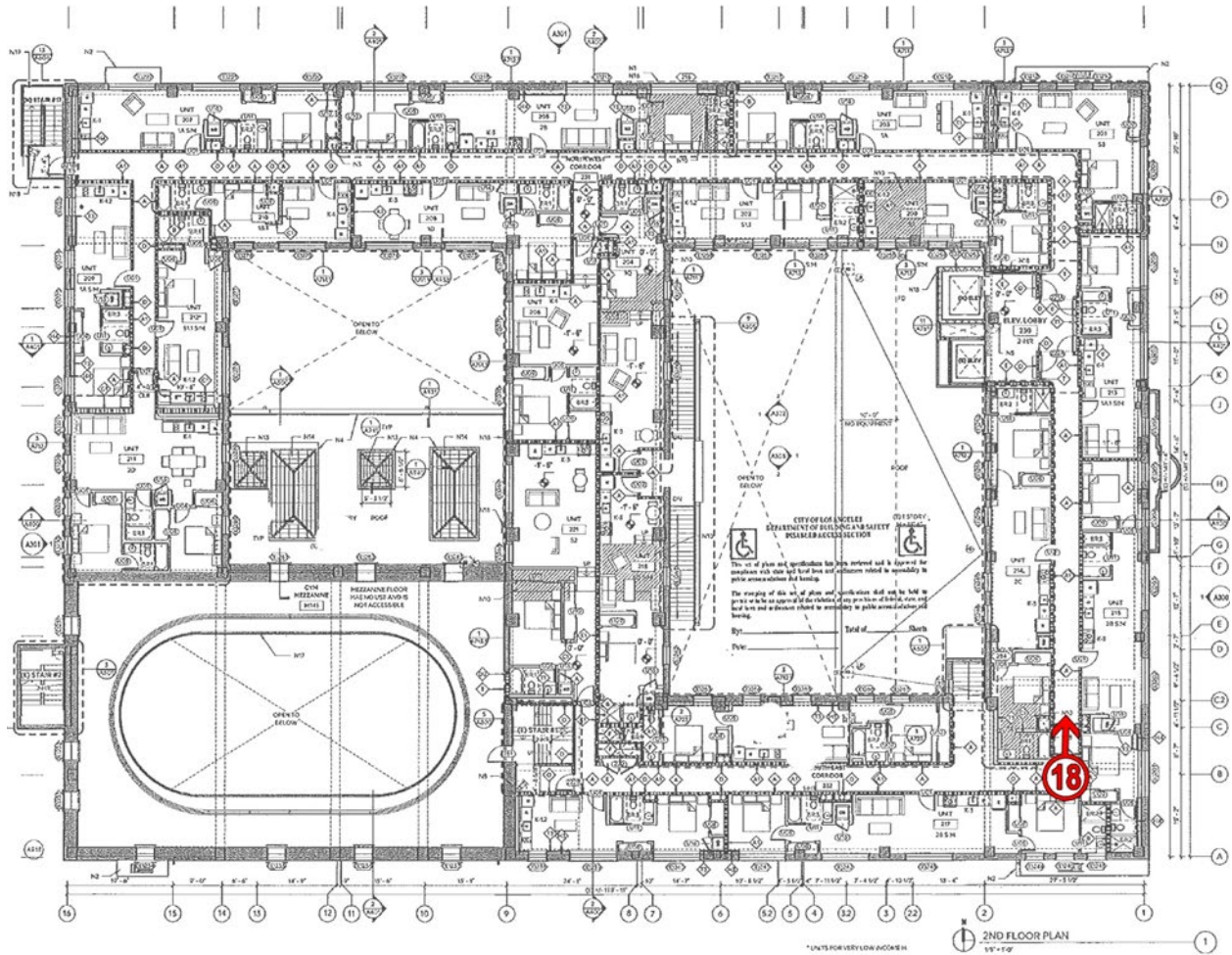
Photo Key 1 of 5: Site Plan



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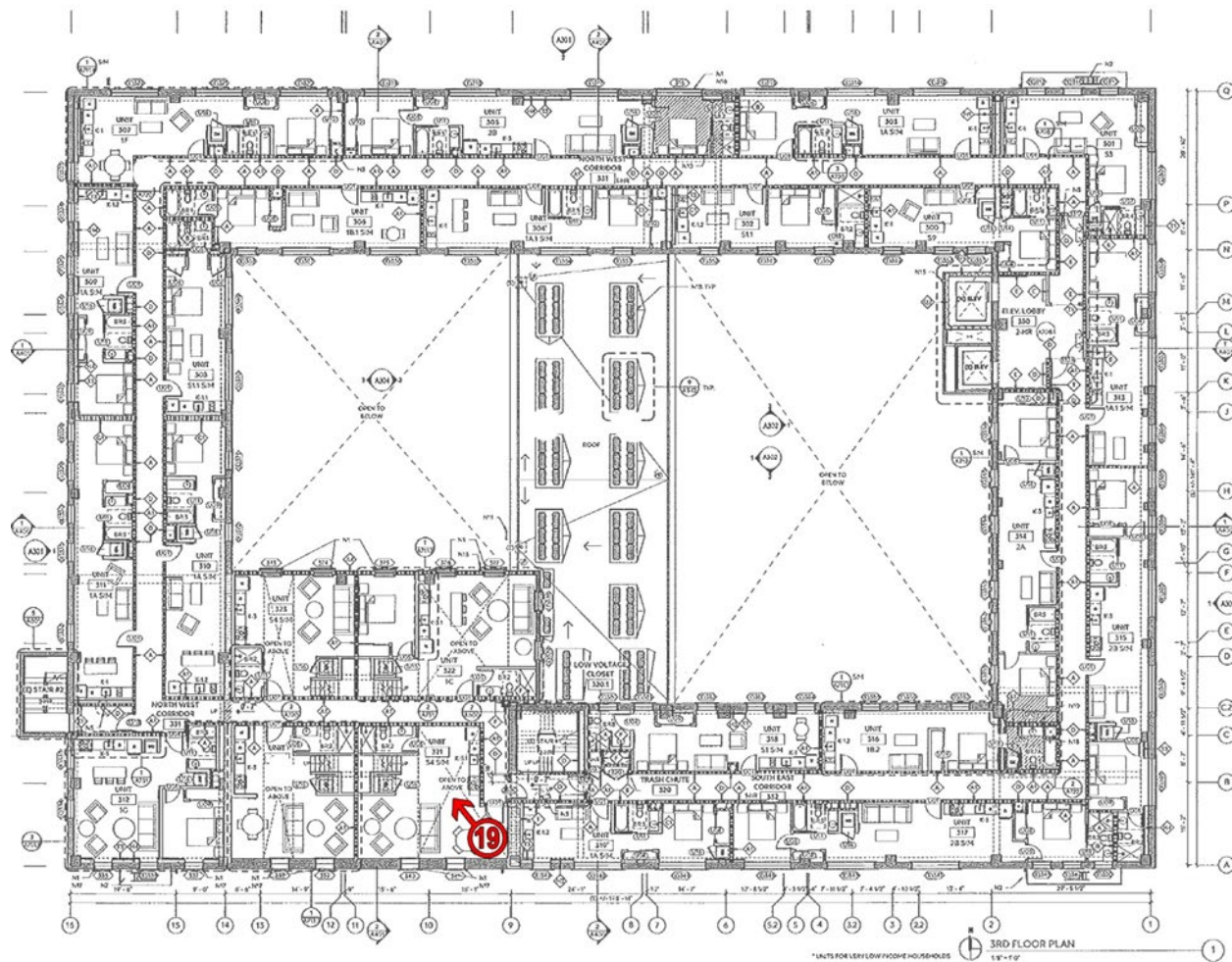
Photo Key 3 of 5: Second Floor Plan



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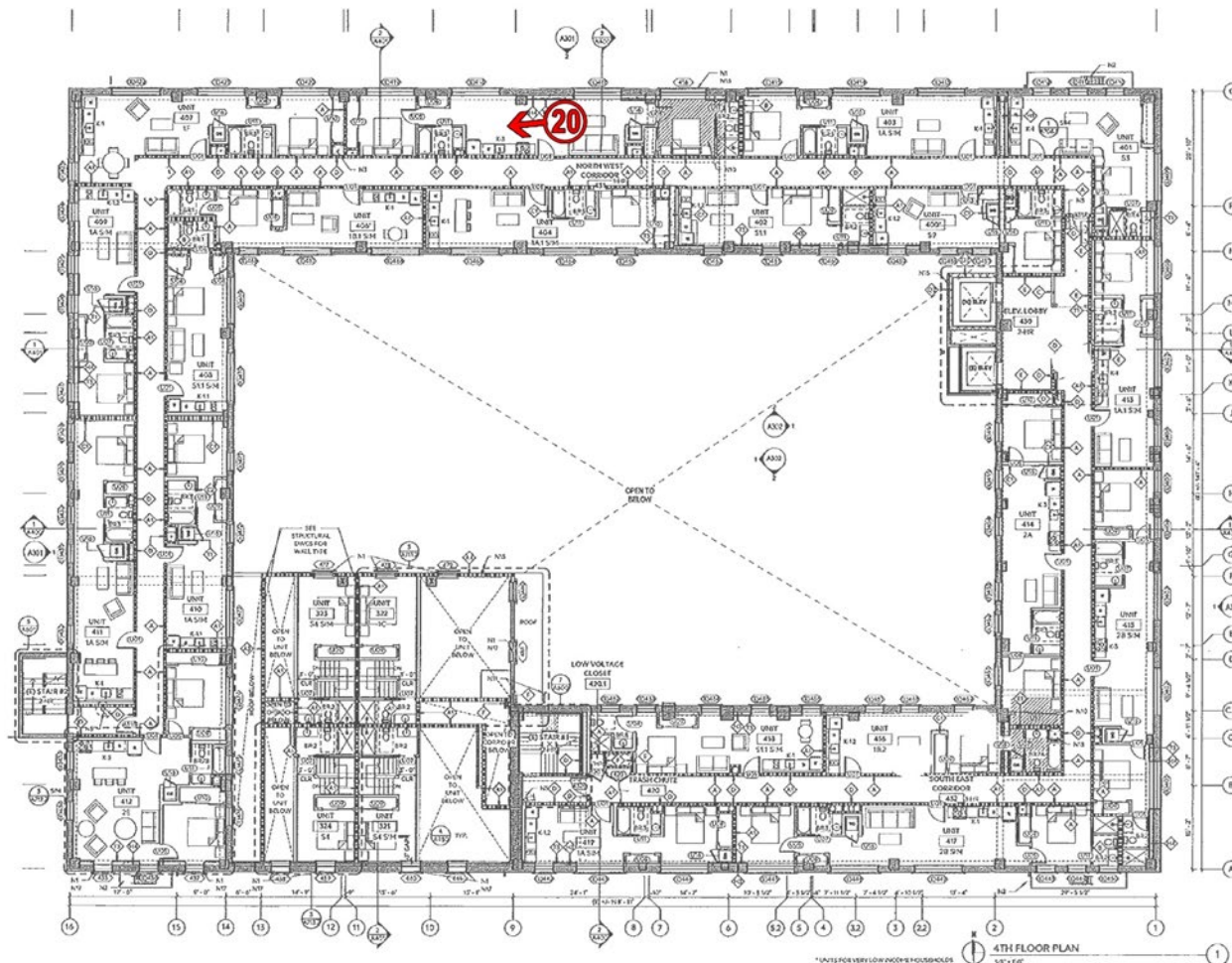
Photo Key 4 of 5: Third Floor Plan



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Photo Key 5 of 5: Fourth Floor Plan



Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Figure 1 Army and Navy YMCA, 1926, view southwest from Beacon Street; Source: California State Library



Figure 2 Army and Navy YMCA, 1926, view northwest from Beacon Street; Source: University of Southern California



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Figure 3 Army and Navy YMCA, 1926, view southwest from Beacon Street; Source: Los Angeles Public Library



Figure 4 Army and Navy YMCA, Interior, South Lounge, 1926; Source: University of Minnesota Libraries



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Figure 5 Army and Navy YMCA(left) view southwest from across the Main Channel of the Port of Los Angeles, 1930; Source: Los Angeles Public Library



Figure 6 Army and Navy YMCA, circa 1930, view southwest from the Main Channel; Source: University of Southern California



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Photo 1 General view of site from Beacon Street and 9th Street, view southwest



Photo 2 General view of site from Beacon Street and 10th Street, view northwest



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Photo 3 West façade on Palos Verdes Street, view northeast



Photo 4 General view of site from Palos Verdes Street and 9th Street, view southeast



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Photo 5 North façade from 9th Street, view southeast



Photo 6 North entrance from parking lot, view south



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Photo 7 East (primary) façade on Beacon Street, view southwest



Photo 8 Primary entrance from Beacon Street, view southwest



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Photo 9 First floor, lobby, view southwest



Photo 10 First floor, lobby, view northeast



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Photo 11 First floor, restaurant (former South Lounge), view southwest



Photo 12 First floor, café (former coffee shop), view north



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Photo 13 First floor, tenant lounge (former North Lounge), view northwest



Photo 14 Courtyard, view southeast



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Photo 15 Courtyard, view northwest



Photo 16 First floor, gymnasium, view southwest



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Photo 17 First floor, Unit 111, view southwest



Photo 18 Second floor, typical corridor, view north



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Photo 19 Third floor, Unit 321 (former handball court), view northwest



Photo 20 Fourth floor, Unit 405, view southwest

