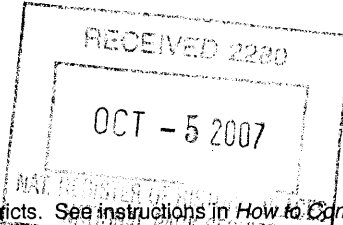


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1177

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 San Diego Armed Services YMCA

other names/site number San Diego Army and Navy YMCA

2. Location

street & number 500 West Broadway  not for publication N/A

city or town San Diego  vicinity N/A

state California code CA county San Diego code 073 zip code 92101

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.)

Steph D. Ansell 10/4/07  
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): \_\_\_\_\_

Edson H. Beall 11.15.07  
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

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Social/Civil (YMCA Facility)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Commerce/Trade, Business (Hotel) contributing

\_\_\_\_\_

Commerce/Trade, Business (Garage) non-contributing

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Italian Renaissance

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation concrete

roof copper

walls reinforced concrete with terra cotta and stucco surfaces

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

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

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.)

Areas of Significance

(Enter categories from instructions)

Social History

Architecture

Period of Significance

1924-1949

Significant Dates

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

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 # \_\_\_\_\_

Primary Location of Additional Data

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

Name of repository:

\_\_\_\_\_

San Diego Armed Services YMCA  
Name of Property

San Diego County, CA  
County and State

---

**10. Geographical Data**

---

**Acreeage of Property** 0.65 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>11</u>	<u>484260</u>	<u>3619860</u>	3	___	___	___
2	___	___	___	4	___	___	___

See continuation sheet.

**Verbal Boundary Description**

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

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

---

**11. Form Prepared By**

---

name/title Marie Burke Lia and Kathleen A. Crawford

organization Office of Marie Burke Lia date March 21, 2007

street & number 427 C Street, Suite 416 telephone 619 235-9766

city or town San Diego state CA zip code 92101

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**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 Paul Steffens, Executive Director, San Diego Armed Services YMCA

street & number 3293 Santo Road telephone 858 751-5755

city or town San Diego state CA zip code 92124

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**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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See continuation sheet.

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**11. Form Prepared By**

name/title Marie Burke Lia and Kathleen A. Crawford

organization Office of Marie Burke Lia date March 21, 2007

street & number 427 C Street, Suite 416 telephone 619 235-9766

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

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San Diego Armed Services YMCA  
San Diego County, CA

DESCRIPTION OF PHYSICAL APPEARANCE

Summary of Physical Appearance

The 1924 Armed Services YMCA is a six story plus basement building of reinforced concrete designed in the Italian Renaissance style by master architect Lincoln Rogers. The building incorporates the symmetry of that style on its three street elevations, India, Broadway and Columbia, with pronounced belt courses and varied wall treatments differentiating the facades into three distinct horizontal sections. An ornate entrance, within a central pavilion, faces Broadway, the historic main thoroughfare of the City. The building measures 200 by 136 feet, occupying a footprint of 27,200 square feet. It is located on the southern parcel, Parcel 2, of a two parcel block bounded by Broadway on the South, Columbia Street on the east, India Street on the west and C Street on the north. The YMCA parcel measures 200 by 142 feet, or .65 acres. The only landscaping is newly installed street trees. The basement, first and second floors occupy the entire building's footprint, but the upper four floors are in a C shaped configuration along the India, Broadway and Columbia frontages. The building was always surrounded by commercial, transportation and industrial uses. Today, those uses include high rise office and hotel buildings, but the building is still close to the Santa Fe Depot and the Navy Pier, the sources of much of its patronage during its period of significance. In 1951, a small, two story garage and storage building was constructed on this parcel northeast of the YMCA building. This garage/storage building is within the boundary of the resource but outside its 1924-1949 period of significance, therefore, it is considered a non-contributing resource. The YMCA building has retained its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association. The only differences between its appearance today and its 1928 appearance are the 1950s restaurant entrance on the southwest corner and two filled in arch windows on the east façade.

Narrative Description

Original Exterior Features:

The structure features a shed roof with copper (standing seam) roofing. With symmetrical facades, the building has pronounced belt courses and varied wall treatments, which differentiate three distinct horizontal sections. The building is distinguished by rusticated masonry along its base, which creates an impression of solidarity and permanence. Crossettes frame the arched windows in the flanking bays, a hallmark of the Italian Renaissance style. The fenestration consists of paired and single window arrangements. The east and west elevations are divided into six bays and the elevations repeat the main architectural details as seen on the principal facade. The first floor of the Broadway façade contains ten arch window openings with stone sills and pairs of wood/glass casement (12 lite) windows. The east and west facades each contain six matching arch windows.

The principal elevation is located along Broadway. It is divided into a total of thirteen bays, with five bays flanking a three bay central pavilion. Alternating quoins and twisted gutters of brown terra cotta demarcate both the corners of the building and the pavilion. Stairs lead through a recessed vestibule to the entrance doors, located in the pavilion. The vestibule has stucco walls, stone arch inserts, a stone base, a plastered ceiling, concrete beams and barrel vaults. An elaborate arch, supported by paired Ionic columns encrusted with classical terra cotta ornamentation, introduces the foyer. On the face of the pavilion, a terra cotta frieze, with incised letters, reads

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

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San Diego Armed Services YMCA  
San Diego County, CA

Description (continued)

"Young Men's Christian Association."

The second horizontal section of the main elevation is faced with smooth cream colored stucco and consists of four floors. Alternating paired or single windows with one-over-one double hung sashes are used in the ten enclosed bays. Triple windows, flanked by paired windows, demarcate the pavilion area. Ornamentation in this area is sparse. However, a few of the windows are highlighted with elegant classical balconies or broken pediments. An engraved terra cotta banner, located directly below the pavilion's fifth floor windows identifies the building as the "ARMY AND NAVY YMCA 1924."

Arched windows set in a background of lattice-patterned terra cotta distinguish the building's third horizontal section. Again the windows alternate between pairs and singles with triple windows flanked by paired square headed windows in the pavilion. The pavilion's triple windows are further emphasized by three rounded balconies enriched with carved terra cotta ornamentation. Both the latticed wall covering and twisted gutters, which are carried up to the cornice, add a Spanish note to the composition. The wide overhanging cornice, weighted with brackets, completes the design.

Modifications to Exterior Features, between 1944 and 2000:

In 1944, the original main entrance doors were replaced, but those replacements only lasted until the 1960s. In 1948, a twelve-foot, red, revolving, modern, triangular, "YMCA" sign, was added to an existing cupola on the roof, directly above the main entrance on Broadway.

In 1951, the handball court facing Columbia Street, northeast of the YMCA building, was removed and replaced by a two story building. The ground floor of that building was divided into areas for a garage, paint shop and carpenter shop, while the upper floor was used for storage. The building's street façade is dominated by garage doors with bands of windows at eye level. Two large windows occupy the second floor of the street facade, containing 30 lites each. The front facade is covered with stucco, the other three facades are painted brick. The rear façade contains an exit stair, a ground floor exit door and small windows serving the second floor. The only ornamentation on this building consists of two vertical panels of faux stone on either side of the garage doors.

In the 1950s, an entry stair to the restaurant at the southwest corner of the building, consisting of two sets of eight concrete treads and metal railings, was added when this space was changed from billiard use to restaurant use. As part of that modification, the arch window at the western end of the Broadway façade was converted into a doorway to the restaurant. The opening was modified to contain a single entrance doorway, a door with a small arch window feature and adjacent sidelights.

During the 1960s, on the second through sixth floors, the wood double hung windows were replaced with aluminum windows. During this same period, the main entrance doors were again removed and were replaced with an aluminum and glass storefront entrance. In 1967, the baluster posts supporting the two terra cotta balconies on the Broadway elevation at the fourth floor level were removed and new gunite panels were installed.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

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San Diego Armed Services YMCA  
San Diego County, CA

Description (continued)

At an unknown date, three of the six arch window openings in the west façade at the ground floor were filled in with louvered windows. Of the comparable openings on the east side, one had been filled in with louvers and two with plaster. Within the central pavilion, on either side of the main entrance, were two simple window openings with stone sills and decorative wrought iron grills. The window on the west side was replaced with a metal glass louver window. Also at an unknown date, plastic awnings supported by arched frames were installed on all first floor arch windows.

Modifications to Exterior Features, 2001 to 2005:

During these years, the property was the subject of a certified rehabilitation under the supervision of the State Office of Historic Preservation and the National Park Service. The Historic Preservation Rehabilitation of this property was certified by the National Park Service as complying with the Secretary of the Interior's Standards for Rehabilitation on August 5, 2005.

Street Facades:

The three street symmetrical facades of the building retained their 1924 appearance. All of these exterior wall surfaces were in good condition and the rehabilitation project only required repair, cleaning and re-pointing. The two terra cotta string courses that decorate these facades, at the second and sixth floor levels, were in good condition and the rehabilitation project only required cleaning and repair.

The central pavilion hosts the main entrance on Broadway. The main entry steps are composed of nine granite stone treads and risers and a landing. All of these elements were in good condition and the rehabilitation project only required safety stripping at the top and bottom and cleaning and repainting the stair railing. All other non-glazing elements of the central pavilion, including the terra cotta entrance portico, the paired flanking columns with ionic capitols and classical terra cotta ornamentation and the projecting balcony with four decorative urns, were cleaned and repaired as needed. All of the original elements of the recessed vestibule within the central pavilion just outside the main entrance were retained and repaired as needed.

The twelve, twisted terra cotta columns on the exterior corners of each façade, at the corners of the central pavilion, the penthouse tower and on the rear elevation, were repaired and cleaned as needed for the rehabilitation project. The terra cotta quoins, located on the exterior corner of the three street façades and the corners of the central pavilion, were repaired and cleaned as needed. The paired and single terra cotta columns, located within the central pavilion at the sixth floor level, were repaired and cleaned.

The 1951 garage/storage building was not impacted by the rehabilitation project.



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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 4

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San Diego Armed Services YMCA  
San Diego County, CA

Description (continued)

Windows:

On the west façade, at the ground floor level, the three louvered windows that had been installed in the arch window openings were removed and replaced with wood/glass casement (1/2 lite) windows matching the originals. On the east façade, the existing conditions of the arch window openings were retained.

Within the central pavilion the metal/glass louver window that had been installed to the west of the main entrance was replaced with a fixed wood/glass sash (12 lite) casement window matching the original. The iron grills for both windows were cleaned and repainted.

On the second floor through the sixth floors, the 1960s aluminum windows were replaced with wood double hung (3/3 lite) windows with muntins, meeting rails, sash and stop details matching the original windows. The penthouse above the sixth floor is decorated with a cement coping, terra cotta corner molds, terra cotta sills and fixed wood/glass sash (12 lite) windows. All of these elements were repaired, cleaned and painted as needed.

Doors, Awnings and Signage:

The 1950s entrance and stairs at the western end of the Broadway façade, accessing the expanded restaurant, were repaired and painted as needed for the rehabilitation project. The original main entrance doors, replaced in 1944 and again in the 1960s, ended up as an aluminum and glass storefront. The rehabilitation project removed the storefront and installed a new Palladian entrance with a pair of wood/glass (12 lite) entry doors, below an arch wood/glass (16 lite) transom, flanked by wood/glass (8 lite) sidelights were installed, using the original drawings for direction.

The plastic awnings over the ground floor arch windows were replaced with new fabric awnings. The incised letters in the terra cotta frieze over the main entrance portico reading "Young Men's Christian Association" were repaired and cleaned as needed. The terra cotta banner with flanking medallions and incised letters at the fifth floor line reading "ARMY- AND- NAVY-YMCA" were repaired and cleaned as needed. The corner stone and incised letters reading "ARMY & NAVY YMCA 1924" located in the stone base course at the basement level of the southwest corner were repaired and cleaned as needed. The twelve-foot triangular roof sign reading YMCA was retained by the rehabilitation project.

Roofline:

The decorative sheet-metal brackets and coffered eaves, present at the sixth level roofline on the three street level facades and the two returns, were repaired and cleaned. The cove molded copper fascia/gutter, located at the sixth level roofline on the three street level facades and the two returns, were repaired and cleaned. The shed roof with copper (standing seam) roofing above the sixth floor and a similar roof present at the penthouse tower were retained. The cement cove fascia and blind arches with terra cotta brackets on the penthouse tower were repaired and cleaned.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

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San Diego Armed Services YMCA  
San Diego County, CA

Description (continued)

Rear Façade:

The terra cotta coping at the parapets, first and third floor lines, main roof line and penthouse were repaired and cleaned. The window openings with tile sills, containing metal double hung windows of varying sizes on all floors, were repaired and cleaned. The metal fire escapes located on the two six-story returns were repaired and cleaned. Of the two stucco chimneys located on the rear façade, the east chimney was retained, but the west chimney was removed.

Original Interior Features:

The building's interior details were rather simple compared to the ornate exterior. The ground level entrance foyer and main lobby featured tile floors, plaster walls with a 42" Spanish wall tile wainscot, a recessed tiled fountain on the east wall, a recessed tile niche that was once part of a soda fountain, large arched entrances on the east and west ends of the foyer, ceilings with cove moldings, two arched doorways at the rear of the lobby, concrete beams and barrel vaults. The foyer and main lobby served as the reception and social area for YMCA patrons. A Palladian arched wood/glass door ensemble led from the main lobby to the open patio that extended off that lobby. The patio occupied a substantial portion of the southwest quadrant of the ground floor. Fireplaces were located on the west wall, in the original billiard room, and on the north wall of the large room in the southeast corner of the building, which was the original residents' lounge. The northeastern quadrant of the building contained a gymnasium two stories in height that featured a running track around the second floor level. An Olympic swimming pool, locker rooms, storerooms, machinery and laundry facilities were located in the basement. The upper floors contained approximately 260 rooms to serve the military guests of the YMCA. These dormitory style rooms were connected by a central corridor and had upper transoms, moldings and hardware. The residential floors were connected with elevators and staircases with handrails and each floor had shared bathroom facilities.

Modifications to Interior Features, 1930 to 2000:

In 1930, the patio was covered with a roof containing skylights to make it more usable as an assembly space. The original Palladian entrance from the main lobby to the patio was removed and replaced with French doors.

In 1950, the entry foyer and main lobby floors were replaced with dark reddish brown Mexican tiles. Also during the 1950s, the billiard room in the southwest quadrant was taken over by an expansion of the restaurant on the premises.

At an unknown date, the opening to the stairway near the main entrance that led to the basement was closed off and access could only be gained through a door at the stop of the stairs. The stairway contained plaster walls above a tile wainscot on the outside of the stair for two of the three runs, a wrought iron stair railing with a wood rail cap on the inside and a wall mounted wood handrail on the outside. The stairway also contained a fixed casement window with a decorative with a decorative iron grill on the outside and a decorative tile surround on the inside.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

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San Diego Armed Services YMCA  
San Diego County, CA

Description (continued)

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

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San Diego Armed Services YMCA  
San Diego County, CA

Description (continued)

Modifications to Interior Features, 2001 to 2005:

The patio was restored to its original condition, the 1930s skylight/roof was removed, the terra cotta coping on the patio's parapet walls was restored and the stucco walls were patched and repaired as was the stone tile floor. Some of the patio's original arched openings, doors and windows were reinstalled.

The open stairway to the basement near the main entrance was restored by the removal of the wall enclosing it. All of the above-described original elements of the stairway and its window were cleaned and repaired as needed. The original Palladian archway entrance from the west side of the main lobby to the patio was recreated. The rehabilitation project recreated the original appearance of this opening by the removal of plaster infill and the installation of a pair of new wood/glass doors with sidelights, matching the original.

A check-in counter for the "500 West Hotel," and a lounge were installed in the lobby. All of the above-described original elements of the foyer and lobby were repaired and retained. At the rear or northern end of the main lobby, a three part entrance element, matching that on the front façade, was installed as part of the rehabilitation project. This element contains a pair of wood/glass (12 lite) entry doors flanked by wood/glass (8 lite) sidelights.

The southwestern corner of the building has been leased to the Grand Central Café for a number of years. The Café was recently enlarged to include the original YMCA restaurant space. The eastern portion of the ground floor serves as the Downtown YMCA work-out facility. The gymnasium and basement recreational facilities remain in place. The recent rehabilitation project did not involve the restaurant, the work-out facility, the gymnasium or the basement facilities. On the upper floors the elevator lobbies, corridors, guest rooms and other spaces were refurbished and retained in the rehabilitation project. The separate group restroom and shower facilities for men and women were converted into a series of lockable, private, unisex restroom and bath/shower units.

The 2001-2005 Certified Rehabilitation essentially repaired and retained all of the exterior architectural elements of the building, the vast majority of which were intact. The 1950s conversion of an arch window into a doorway had been sympathetically done. Non-sympathetic alterations, such as the 1960s storefront entrance and the aluminum windows were reversed, restoring the original appearance of those elements. Remaining interior historic fabric was repaired and retained. Inappropriate earlier modifications, such as covering the outdoor patio, removing the Palladian doorway to the patio and walling off the staircase to the basement, were reversed. On the upper floors, only the bathroom facilities were modified in content but not location.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 7

San Diego Armed Services YMCA  
San Diego County, CA

STATEMENT OF SIGNIFICANCE

Summary of Historical & Architectural Significance

The San Diego Armed Services YMCA building is historically significant, at the local level, under Criterion A as a property associated with events that have made a significant contribution to the broad patterns of our history. The building played a central role before, during and after World War II in terms of its contributions to San Diego and service men from across the country. The San Diego Armed Services YMCA was the largest such organization in the world and, during the course of its history, it provided services to over 125 million military personnel. Contemporary historical research has determined that the building derives historical significance due to its unique and extraordinary role in providing a variety of religious, physical, cultural and educational, social, and outreach programs to American military personnel and San Diego citizens from its construction in 1924 through its 25<sup>th</sup> anniversary in 1949 and these years represent its period of significance. As a branch of the original downtown YMCA, the Armed Services YMCA continued the heritage, core values and traditions established in the mid-1800s by the founding Young Men's Christian Association. The Armed Services YMCA was linked in a variety of social, financial, and cultural systems to the larger parent organization and served as one more link in the chain of community service established in 1882 in San Diego. The San Diego Armed Services YMCA is also historically significant under Criterion C as a property embodying the distinctive characteristics of Italian Renaissance construction. Charles Hall Page & Associates found it to be "a fine representative of the Renaissance Revival movement of the 1920s."<sup>1</sup> A historian from the State Office of Historical Preservation noted that "It was designed by master architect Lincoln Rogers and is a good example of his work in the Renaissance Revival style."<sup>2</sup> Contemporary historical research has determined that the building possesses a high degree of original integrity including location, design, setting, feeling, workmanship and craftsmanship elements. In close to original condition, with its symmetrical facades and rusticated first story, flat roof with ceramic tiles and overhanging eaves supported by decorative brackets, elaborate arched entry way supported by classical Ionic columns, ornamental terra cotta and stucco exterior with quoins, crossette framed arched windows in flanking bays and elegant classical balconies, the building unquestionably embodies the distinctive characteristics of a type, period, and method of classic mid-1920s Italian Renaissance construction.

SOCIAL HISTORY

Brief History Of The YMCA Movement (1844-1917)

The YMCA (Young Men's Christian Association) was founded by George Williams, a dry goods store clerk, in London on June 6, 1844 as an organized Christian fellowship dedicated to Bible study and prayer. Soon thereafter, the association spread to North America. In the 1850s, YMCAs were established in Montreal, Boston, New York and San Francisco. A California State Association was formed in 1881. George White Marston, a noted San Diego

<sup>1</sup> Charles Hall Page & Associates, Inc., "Documentation of Historic Structures," p.15.

<sup>2</sup> Historian Marlyn Bourne Lortie, State Office Historic Preservation Review & Recommendation Sheet, Part 1 Certification Application, March 2, 2001.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 8

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San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

leader, became a member of the California Central Committee and the organizer of the first San Diego chapter of the YMCA.

The earliest organized affiliation between the YMCA and military personnel began in 1860, when the YMCA of New York City formed a committee to supply preaching services, individual religious visitations, and publications for soldiers during the Civil War. This was followed in 1861 by the organization of the United States Christian Commission of the YMCA to provide physical and spiritual comfort to millions of soldiers. During the Commission's four years of operation, from 1861-1865, some 5000 volunteers worked with prisoners of war on both sides.<sup>3</sup> The current Armed Services YMCA national organization dates its founding from 1867.<sup>4</sup> In 1898, the International Committee of the YMCA started regular organizational work among the military. The organization later became known as the Army and Navy Department of the YMCA and was designed to operate centers in various locations throughout the world, where military are concentrated.

When the United States entered World War I, the YMCA went to work. In 1918, the YMCA in North America numbered 2,087 fully organized associations with 5000 employees and 720,000 members. The YMCA was the first of the civil or social welfare organizations to offer its services to the U.S. Government. The local YMCA associations played a leading role in securing the supplies of money, men and women necessary for the huge undertaking. The "Y's" whole focus was directed to increase the comfort of the soldier in any way possible and to offer friendly advice when appropriate.

The YMCA also offered services during the Armistice when the fighting was over but the war not fully concluded. Following World War I, the YMCA was the only civilian organization with an extensive, nationwide peacetime program for servicemen. In these years, a large investment was made in Army and Navy buildings and equipment and an extension of services to meet the needs of military personnel.<sup>5</sup>

YMCA in San Diego (1882-1982)

George W. Marston, noted San Diego businessman and philanthropist, was responsible for the founding of the YMCA chapter in San Diego in 1882. Other members of the organization and its board included several key individuals in San Diego's development, including Colonel Ed Fletcher, noted real estate developer and state senator; G. Aubrey Davidson, one of the founders of the 1915 Exposition in Balboa Park; George C. Jessop,

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<sup>3</sup> Howard Whitney, *This is Our History*, p.5

<sup>4</sup> Armed Services YMCA at [www.asymca.org](http://www.asymca.org).

<sup>5</sup> Whitney, p.5.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 9

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San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

member of the pioneer jewelry business family; Roscoe E. Hazard, businessman and contractor; M.T. Gilmore, one of the founders of the San Diego Trust and Savings Bank; Thomas O. Scripps, of the prominent newspaper chain family; Matt Heller, pioneer grocery store family member and Fred A. Heilbron, businessman and entrepreneur.

In 1903, a home on the corner of Eighth Avenue and C Street was purchased for use by the YMCA as their headquarters. A large gymnasium was built onto the back of the house, evening classes were begun and an employment service was offered. A new YMCA facility built in 1913 on this site served the community for many decades. The YMCA played a part in easing the Depression by providing meals, employment services, and free housing. The YMCA was considered an important community asset in the spiritual, recreational and cultural fields. This main "Y" served as one of San Diego's oldest civic and welfare institutions.

Brief History Of The San Diego Army & Navy YMCA (1917-1924)

The first known YMCA work for the military in San Diego occurred at Camp Kearney in 1917 when the International Committee of the YMCA stationed a worker there to operate a building dedicated to religious services and physical activities. The main YMCA started many branches in the San Diego community, based on identified needs. These branches were established when necessary and became significant entities on their own; however, the main themes of service to the community, Christian values, and creating opportunities for young men and boys to establish careers and successful, productive lives were always paramount. The Army and Navy YMCA carried these core values into their programs designed to help the military community. There was always a close affiliation between the original YMCA and its branches across San Diego County.

It is unclear exactly when the San Diego Army and Navy YMCA was established, but during the 1920s men in uniform were welcomed to a series of facilities operated by what would become the Army and Navy YMCA. One of those facilities was a hotel with 50 rooms, 85 beds and 200 lockers. Attendance for the building in the first three months of 1921 averaged 26,000 per month.<sup>6</sup> It soon became apparent that those facilities were inadequate, and, with a proposed increase in the Navy and Marine Bases in the San Diego area, it was imperative that a bigger and better Army and Navy YMCA was necessary. George Marston and G.A. Davidson again took the lead. The Board of Directors for the new organization consisted of Senator Ed Fletcher, Representative William Kettner, B.W. Sinclair, Admiral Roger Welles, Colonel Milton McRae, John Akerman, J. C. Byers, Matt Heller, John L. Bacon, Herbert H. Holmes, and George H. Stone. A committee was formed to select a site and raise money. G.A. Davidson was appointed Chairman and Colonel Ed Fletcher was selected as Secretary.<sup>7</sup> Ultimately, Fletcher, who was a noted real estate developer, secured an option to purchase the south-half of Block B north of Broadway,

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<sup>6</sup> Whitney, p.7.

<sup>7</sup> Whitney, p.8.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 10

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San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

between India and Columbia Streets.<sup>8</sup> After surveying several locations the Committee approved the purchase of three lots facing Broadway between India and Columbia for a total cost of \$135,000.

Between October 11<sup>th</sup> and October 18, 1922, a campaign was mounted to raise \$150,000. On October 17, 1922, a Committee of Management meeting was held. In attendance was Sam Rayburn, Architect from the International Committee. Rayburn presented plans for the general layout of the building which were generally approved by the Committee. Rayburn also recommended that local architect, Lincoln Rogers, be hired to assist him with the final plans. This was approved. By October 21<sup>st</sup>, approximately \$154,000 had been raised. This sum would ultimately increase to \$156,662. Naval forces combined to celebrate the campaign victory, searchlights from ships present were turned skyward, bands played, and a number of planes from North Island took off in celebration.<sup>9</sup>

Architect Lincoln Rogers

Lincoln Rogers was selected as the architect for the proposed Armed Services YMCA. A native of Maine, Lincoln Rogers studied architecture in New York City at the Pratt Institute and Columbia University. During the First World War, he served as a commander in the Civil Engineering Corps of the United States Navy. After the war, Rogers opened architectural offices in Los Angeles, Pasadena, and later in San Diego. San Diego projects, often designed during the post-World War I building boom, included Spanish Colonial building at Point Loma's Naval Training Station, the U.S. Marine Corps Recruiting Depot, and an Italian Renaissance renovation of the Security Commercial and Savings Bank in Hillcrest. In addition, Rogers designed the Mission Beach bath house and grand ballroom on Mission Boulevard, an addition to the San Diego Union Building, and auditorium for San Diego High School.<sup>10</sup>

Lincoln Rogers left San Diego during the early 1930s to serve as the general manager of the Works Bureau of the Depression Era Emergency Work and Relief Administration in New York. Rogers died in 1944 at the age of 66 while serving as the chief engineer for the Federal Public Housing Authority in Chicago. With an architectural style generally reflected in a Spanish Colonial Revival theme, associates during his years in San Diego included architects F. W. Stevenson and Clarence Fay.<sup>11</sup>

Rayburn had presented general plans for the layout of a residential YMCA facility but not its design. Rogers developed the actual architectural plans for its design and construction, which were approved by the Committee

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<sup>8</sup> Whitney, p.8; San Diego County Assessor's Office Information.

<sup>9</sup> *Ibid.*

<sup>10</sup> University of San Diego, *San Diego Architects, 1868-1939*, p.153.

<sup>11</sup> *Ibid.*



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 11

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San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

of Management on June 1, 1923. The Campbell Building Company was awarded the bid after making some minor alterations which reduced the cost to \$500,000.<sup>12</sup>

Ground-breaking ceremonies took place on Monday morning, October 8, 1923. Rear Admiral Ashley H. Robertson, Commander of the Eleventh Naval District started the steam shovel to break ground, San Diego Mayor John L. Bacon delivered a brief address, and Chaplain L.N. Taylor, Eleventh Naval District Chaplain, offered a dedicatory prayer. Construction of the building progressed on schedule without lengthy delays. Elaborate plans were made for the official opening of the new building in early November 1924.<sup>13</sup>

The San Diego Armed Services YMCA (1924-1941)

The San Diego Armed Services YMCA was officially dedicated on Friday, November 7, 1924. According to a *San Diego Union* article, "[m]assed sidewalk deep on Broadway and the immediate surroundings of the building, thousands of citizens, by their presence, paid silent homage and admiring tribute to the officers and men of the Service, and to those citizens who, by their money and efforts, had brought about the realization of the project." A military display, consisting of approximately 7,000 servicemen representing different branches of the military, preceded speeches by G.A. Davidson, George Marston, and Admiral Robert E. Coontz, Commander in Chief of the United States Fleet.<sup>14</sup>

At the time the San Diego Armed Services YMCA opened, there were approximately 10,000 military stationed in the San Diego area. Building attendance during the first month the new YMCA was open reached 52,340. By January 1925, building attendance increased to 79,150.

In November 1925, Major General Joseph H. Pendleton became an active member of the Committee of Management while serving as Commanding Officer of the San Diego Marine Base. Camp Pendleton was named for him when it was established in 1942 during the Second World War.

In 1929, the YMCA program content centered primarily around the physical department. The gymnasium and swimming pool, being the only ones available in the community to the military, were used extensively by individual service men as well as teams representing the various military units. By 1931, the Armed Services YMCA was one of the largest in the nation, with an attendance of over 1,066,280 visitors in 1931 alone.

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<sup>12</sup> Whitney, p.10.

<sup>13</sup> Whitney, p.11.

<sup>14</sup> Whitney, pp.12-14.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 12

San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

The year 1934 was the tenth anniversary of the Armed Services YMCA and plans were made for a week long celebration in November. Before the big celebration in November, another event occurred of great importance to the organization - the admittance of the 10 millionth visitor to the center. The tenth anniversary celebrations were covered in the local newspaper. The *San Diego Union*, November 10, 1934 commented on the activities of the "Y." In its first ten years, the "Y" opened its doors to over 10,000 military personnel, 993,094 letters were written from the facility, 367,255 persons were entertained at programs, 777,703 men used the gymnasium, and 776,425 were housed in the building.

In 1934, chaos struck the YMCA operation. The Forces Afloat were dispatched to the East Coast for a period of eight months. This resulted in a drastic reduction in staff, program and services. In 1935, the YMCA entered into negotiations for the property located along C Street behind the Armed Services YMCA building. This property extended from Columbia to India Streets with an approximate 50 foot frontage on both streets and its purchase was completed for approximately \$15,000.<sup>15</sup>

The San Diego YMCA celebrated its anniversary in 1938 and the parent organization created extensive activities for its local chapter. Once again, the *San Diego Union*, August 2, 1938, gave the festivities broad coverage in the paper.

"The goal of the organization was to bring inexpensive 'home' accommodations to the U.S. Armed Services...The San Diego Army and Navy Y, serving 1,587,065 enlisted men last year, began during the World War as only a hope by the sympathetic hearts of a few business men and cultural leaders. . . . The perfection of complicated machinery in different branches of the service, especially aviation, is demanding an even higher type of enlisted men. They want intelligent recreation and something better than a cot in the gym to sleep on shore. They join our churches and lodges, marry San Diego daughters and establish homes. Wives and children of enlisted men have entered the picture and our newest service is for them." The "Y" began programs to assist navy families to find the best homes they could afford, invited the wives to join bridge clubs, play badminton, swim in the pool or join other activities that "will bring new friendships and make for a well-rounded life in a new community."

*The San Diego Armed Services YMCA (1941-1945)*

During late 1940 and early 1941, due to increased military activity, plans were formulated to expand the facilities of the San Diego Armed Services YMCA building. In 1941, the YMCA joined five other national voluntary organizations as the principal founder of the United Service Organization (USO) for National Defense. During this time, USO facilities were increasing throughout the country, and, along with the Army and Navy YMCA, they were becoming taxed to capacity. On September 1, 1941, the *San Diego Union* hailed the Army and Navy YMCA for hosting its 20,000,000<sup>th</sup> visitor. By 1941, the "Y" was able to offer beds for 550 men, but due to the influx of new personnel passing through San Diego to the Pacific war theaters, dozens of cots had been set up in the halls and

<sup>15</sup> *Ibid.*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 13

San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

offices to take care of the increased demand for rooms. By 1941, the "Y" had 93 employees to take care of the military personnel and a full daily schedule of activities to keep the men occupied.

During the Second World War, building attendance soared, often above 25,000 men daily. In November 1942, over 500,000 servicemen visited the Y. On December 2, 1942 the Y welcomed its 25,000,000<sup>th</sup> visitor.

The *San Diego Union* commented about the use of the facility on November 7, 1943. "With the steadily growing importance of San Diego as a military and naval community, attendance at the Y has increased tremendously. Attendance for the first ten months of the year was 5,226,007 and undoubtedly will top the six million mark by December 31, to register a total attendance of about 31,875,000 using the building over the last 19 years." "A program was started during the war years to invite a serviceman home for Thanksgiving and Christmas dinner. Thousands of young men were able to spend time with San Diego families during the holidays and not be alone so far from home."

In 1944, the estimated door-count consisted of 7,946,203 individuals, or an average daily attendance of 21,770. The number of staff and directors also increased. With 24-hour-a-day activity, time permitted for only emergency repairs to the building and equipment. Innovative new services were created during the war years to assist the servicemen in any way possible. One of the more creative activities at the Y was the use of the "talk-a-letter" service to allow men to communicate with their loved ones. The sailor could talk his "letter" onto a phonograph record that was then sent to his family. Forty to sixty men a day used this service staffed and maintained by volunteers.

*The San Diego Armed Services YMCA (1946-1949)*

In January 1946, an agreement between the USO and the Army and Navy Department of the YMCA provided funds used in the rehabilitation of a variety of other major and minor projects within the Armed Services YMCA building. At the conclusion of the war, however, building attendance gradually declined. In February 1948, the official name of the organization was changed to "Armed Services YMCA" in order to conform with Department of Defense terminology.

Figures for attendance at the "Y" during the postwar period were announced in the *San Diego Union* in 1949. In 1947, attendance was 2,930,788; in 1948, it increased to 3,206,880. However, the all time high was during World War II when over 7,900,000 men and women used the services and facilities of the "Y." At the annual meeting of the Army and Navy YMCA, G. Aubrey Davidson was elected president of the organization once again. At this meeting, an announcement was made that 61,270,465 men and women had used the facilities of the Armed Services "Y" during its 25 years of existence on Broadway.

The *San Diego Union*, November 14, 1949, detailed the events at the 25<sup>th</sup> anniversary celebration at the Y. Attending the dinner was Edwin Bond, senior secretary of the Armed Services Department of the National Council of the Y.M.C.A., who praised the Y for its long service to the community as the largest Armed Services Y in the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 14

San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

country. During the war years, the San Diego Armed Services Y served more men than any other similar unit in its 25 years of operation. None of the other facilities in the nation had more visitors than San Diego between 1925 and 1949. Sixty one million men visited the facility "where sailors, marines, soldiers and airmen have used one set of front steps and three sets of lobby stairs."

The San Diego Armed Services YMCA (1950-2000)

In 1951, a utility building was erected in the old handball court area along Columbia Street. The ground floor was divided into areas for a garage, paint shop, and carpenter shop while the top floor was used for storage of furniture, and miscellaneous equipment. During the mid 1950s, the USO provided funds to renovate specific areas of the building. In 1957, the first five-year plan (1957-1961) for building rehabilitation was initiated and implemented. But by 1960, because of difficulties at the national level, the USO withdrew its support from the Y operation.

When the war in Viet Nam concluded, the number of military personnel declined and the Armed Services YMCA was faced with a difficult period of adjustment due to the deteriorating economy. Fundamental changes in the life-style of military personnel required considerable thought, planning, and reshuffling of programs and services by staff. Several major changes in the building layout were completed as a result of the changes in Navy life-style. The restaurant was closed due to insufficient use, and food service was combined with the soda fountain operation in the front of the building. New executive offices were constructed in the location of the former restaurant.

In April 1972, in order to better use some of the dormitories on the second floor, a contract was signed with the American Youth Hostel (AYH) Organization to house AYH members coming to the San Diego area. Nevertheless, low building attendance plagued the building in 1972 and 1973. In 1974, a decision was made to remodel the interior of the building to create space for women. Previously women had only been allowed into certain areas of the building, such as the television area, the coffee shop and lounge and to attend dances. Since more women had now entered military service, a need for additional services for women military personnel was considered necessary. Conversion of 29 of the center's 275 sleeping rooms for use by women was undertaken. Upon completion, the "Y" was able to offer its complete range of services to both men and women in its facility on Broadway.

The fiftieth anniversary of the Armed Services Y was duly covered in the *San Diego Union*, November 3, 1974. In the fifty years of its service to the military personnel of the United States, the Y served over 125 million people. It became the largest organization of its kind in the world. During the early years of operation, the major emphasis was religious programs and bible study classes were held weeknights. After this, the major emphasis swung to physical education and the Y's gymnasium, swimming pool, wrestling and weight lifting facilities were the only ones available to servicemen. The creation of special service units within the various military services prior to World War II brought about the gradual phasing out of physical education activities by 1965. Changes within the Navy had the end result of reducing the dependence of sailors on the Y for a variety of needs and revenue diminished.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 15

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San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

During the 1970s and into the early 1980s, the Armed Services YMCA ventured into its present field of program emphasis in order to meet pressing needs of military persons and their families away from the building and out where the action is.<sup>16</sup> These programs services reached military personnel and families in Navy housing, the Naval Hospital in Balboa Park and the Naval Training Center. Changes within the Navy and within society diminished the need for the dormitory style housing offered by the Armed Services YMCA and use of the residential space on the upper floors shifted to non-military tenants.

Today, the Armed Services YMCA property is leased by the 500 West Broadway LP from the Armed Services YMCA for a 55 year term. The Downtown YMCA, a separate organization, is a tenant in the building. The Downtown YMCA leases the basement, which includes the refurbished Olympic size pool, the eastern one-third of the ground floor which includes an exercise room and one level of the gymnasium and the northeastern quarter of the second floor which includes the second level of the gymnasium.

The southwestern corner of the ground floor is leased to the Grand Central Cafe and other portions of that floor are used by the guests of the 500 West Hotel. The five upper floors retain their original layout and contain 260 guest rooms which open off hallways extending east and west along the south facade and north and south along the east and west facades. The second floor contains a common area gourmet kitchen with dining tables and vending machines, a living room media center with comfortable furnishings and a big screen TV and coin operated laundry facilities. Each of the upper floors contains sixteen private but shared European style bathrooms and lavatories.

Social History Summary

The San Diego Armed Services YMCA was a significant and distinctive manifestation of the YMCA movement locally and nationally. San Diego, because of its location, climate and harbor, was chosen to be a Navy town in 1916 by then Secretary of the Navy, Franklin D. Roosevelt. That choice was welcomed by San Diegans in the last century and has served the city well. Other military branches followed the Navy and by the 1920s and 1930s significant numbers of military personnel were stationed in the vicinity. The YMCA organization nationally had a long-standing relationship with the military in terms of providing religious, physical, cultural, educational and social outreach programs. Consequently, it was natural for the local YMCA to establish a branch Y for services for the many military personnel coming in and out of San Diego. It is significant that the prominent local leaders involved chose to develop such a large residential and multi-functional facility prior to World War II, as the impact of that War on San Diego was monumental. The entire Pacific Fleet operated out of San Diego for the duration of the war. A significant number of the millions of men served by the Armed Services YMCA returned to San Diego after the war and became part of the San Diego community. During this Y's first twenty-five years of service at this location, it provided services to over 61 million members of the military, services that enabled those men to better serve our country. As was noted during its 1949 anniversary celebration, during the war years, this Armed Services Y, the only one in San Diego, served more men than any other similar unit in the country. After World War II, for a variety of reasons, the services provided by this residential YMCA were less in demand and, ultimately, the

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<sup>16</sup> Whitney, p. 35.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 16

San Diego Armed Services YMCA  
San Diego County, CA

Significance (continued)

organization's programs changed to provide such services at military bases, military housing complexes and other military facilities.

As the nature of military service changed and the needs of servicemen and women changed, the Armed Services YMCA locally and nationally changed as well. There are now sixteen branches and affiliates of the Armed Services YMCA across the country. The San Diego Armed Services YMCA is one of those branches. The Armed Services YMCA continues to enrich the quality of life for junior enlisted personnel and their families at or near military installations across the country, as they have since 1867.

ARCHITECTURAL HISTORY CONTEXT

Architectural Style

The Armed Services YMCA building is an excellent example of the Italian Renaissance architectural style, which was popular in the early part of the 20<sup>th</sup> century.

Renaissance Classical styles are based upon buildings built during the revival of interest in Ancient Classical models which began in Italy in the early 15<sup>th</sup> century and gradually traveled to America in the 18<sup>th</sup> century. Each country developed somewhat different interpretations of Renaissance Classical ideals and each of these has inspired several later American styles. All, however, share certain features: they usually have balanced, symmetrical facades and typically have such decorative details as pedimented (crowned) doors and windows, dentils, quoins and pilasters. In America, the Italian version of the Renaissance tradition inspired both the Italianate (1840-1885) and the Italian Renaissance Revival (1890-1935). Arches and cornice-line brackets are the two elements that most consistently mark American buildings as having Italian Renaissance roots.<sup>17</sup>

Lincoln Rogers' design for the Armed Services YMCA included balanced, symmetrical façades, pedimented doors and windows, quoins, pilasters, arches and cornice-line brackets. As noted in the Summary paragraph under Statement of Significance, both Charles Hall Page & Associates and the State Office of Historic Preservation found this building to be an excellent example of the Renaissance Revival style of the 1920s. The specific Italian Renaissance Revival elements called out in the summary paragraph are the symmetrical facades and rusticated first story, flat roof with ceramic tiles and overhanging eaves supported by decorative brackets, elaborate arched entry way supported by classical Ionic columns, ornamental terra cotta and stucco exterior with quoins, crossette framed arched windows in flanking bays and elegant classical balconies.

In 2003, the San Diego Historical Society retained John D. Henderson, FAIA and former State Historical Resources Commissioner, and Robert Mosher, FAIA, to identify and document significant examples of prominent architectural styles within San Diego. That effort identified four additional properties as examples of Italian Renaissance Revival

<sup>17</sup> *A Field Guide to American Houses*, Virginia & Lee McAlester, page 6.

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

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 17

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San Diego Armed Services YMCA  
San Diego County, CA

**Significance (continued)**

architecture in San Diego: the 1927 John D. Spreckels Building, 625 Broadway, Downtown San Diego (determined eligible for the National Register); the 1928 Samuel I. Fox Building, 531 Broadway, Downtown San Diego (a contributor to the Gaslamp Quarter National Register Historic District); the 1928 Elks Club, 350 Cedar Street, Downtown San Diego (on the Local Register) and the 1928 San Diego Trust & Savings Building, 630 Broadway, Downtown San Diego (on the National Register). It appears that the Armed Services YMCA was the first Italian Renaissance Revival building in downtown San Diego and that it predated other uses of this style. It is also interesting that three out of the four buildings that followed as expressions of this style in the 1920s are also on Broadway, the most prominent street in downtown San Diego. The San Diego Armed Services YMCA is comparable to these other four Italian Renaissance Revival structures in terms of size, ornamentation, quality of materials and dominance of the block frontage where they are located.

*Certified Rehabilitation, 2001-2005*

As is more extensively discussed in Section 7, Description of Physical Appearance, the Armed Services YMCA was the subject of a phased Certified Historic Preservation Rehabilitation project which rehabilitated the exterior and interior significant historical fabric of the property in accordance with the Secretary of the Interior's Standards for Rehabilitation. The conversion of this facility, designed to serve military personnel, to a comfortable, affordable hotel required almost no change to the building's character defining architectural features.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 18

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San Diego Armed Services YMCA  
San Diego County, CA

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

**National Register of Historic Places**  
**Continuation Sheet**

Section number 9 Page 19

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San Diego Armed Services YMCA  
San Diego County, CA

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 20

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San Diego Armed Services YMCA  
San Diego County, CA

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 21

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San Diego Armed Services YMCA  
San Diego County, CA

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 22

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San Diego Armed Services YMCA  
San Diego County, CA

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 23

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San Diego Armed Services YMCA  
San Diego County, CA

Boundary Description:

The boundary of the nominated property is Assessor's Parcel Number 533-486-06, also described as Parcel 2 on Parcel Map 19203 based on Map 45-R Thomas Subdivision. Parcel 2 consists of 0.65 acres and is bounded by India Street on the west, Broadway on the South, Columbia Street on the east and Parcel 1 of Parcel Map 19203 on the north. A copy of the Assessor's Parcel Map is attached.

Boundary Justification:

The boundary of the nominated property is Assessor's Parcel Number 533-486-06, also described as Parcel 2 on Parcel Map 19203, as that boundary represents the real property owned by the San Diego Armed Forces YMCA that is leased to 500 West Broadway LP and is the subject of this Nomination. Parcel 2 measures 200 by 142 feet or 28,400 square feet. Two structures are located on Parcel 2, they are the 1924 Armed Forces YMCA building and a 1951, small, two-story garage structure located northeast of the YMCA building. The garage structure is not a contributing resource as it was constructed outside the 1924-1949 period of significance. The properties immediately west, south and east of Parcel 2 are public streets owned by the City of San Diego. The property immediately north of Parcel 2 is Parcel 1. It is also owned by the San Diego Armed Forces YMCA, but is the subject of a long term lease to Columbia Parking LLC, which has constructed a six story parking garage on the parcel.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 12 Page 24

---

San Diego Armed Services YMCA  
San Diego County, CA

ADDITIONAL DOCUMENTATION

Current Photographs

The following information is applicable to all the current photographs.

Property Name:

Armed Services YMCA  
500-548 West Broadway  
1026-1032 Columbia Street  
1025-1029 India Street  
San Diego, San Diego County, California 92101  
APN: 533-486-06

County and State Location:

San Diego, San Diego County, California

Name of Photographer:

Kathleen A. Crawford

Date of Photographs:

December 28, 2006

Location of Original Negatives:

Office of Marie Burke Lia, Attorney at Law  
427 C Street, Suite 416  
San Diego, California 92101

Listing of Photographs:

1. Armed Services YMCA  
View Northeast  
West and South Façades
2. Armed Services YMCA  
View Northwest  
South and East Façades
3. Armed Services YMCA  
View Northwest  
South and East Facades

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

**National Register of Historic Places  
Continuation Sheet**

Section number 12 Page 25

---

San Diego Armed Services YMCA  
San Diego County, CA

Current Photographs (continued)

4. Armed Services YMCA  
View Southwest  
East and North Façades
5. Armed Services YMCA  
View Southeast  
North Façade
6. Armed Services YMCA  
View Southeast  
North Façade
7. Armed Services YMCA  
View Southwest  
North and Interior East Façades
8. Armed Services YMCA  
View Southwest  
North and Interior East Facades
9. Armed Services YMCA  
View Southwest  
North and West Façades
10. Adjacent Garage and Storage Building (Not a part of Nomination)  
View West  
North and East Facades
11. Armed Services YMCA  
View North  
South Façade/Entrance Detail
12. Armed Services YMCA  
View North  
South Façade/Entrance Detail
13. Armed Services YMCA  
View North  
South Façade/Entrance Detail

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

**National Register of Historic Places  
Continuation Sheet**

Section number 12 Page 26

---

San Diego Armed Services YMCA  
San Diego County, CA

Current Photographs (continued)

14. Armed Services YMCA  
View North  
South Façade/Entrance Detail
15. Armed Services YMCA  
View North  
South Façade/Entrance Detail
16. Armed Services YMCA  
View North  
South Façade/Entrance Detail
17. Armed Services YMCA  
View North  
South Façade
18. Armed Services YMCA  
View North  
South Façade
19. Armed Services YMCA  
View North  
South Façade/Window Detail
20. Armed Services YMCA  
View South  
North Façade/Window Detail
21. Armed Services YMCA  
View West  
West Façade/Window Detail

Historical Photographs

1. San Diego Armed Services YMCA  
View to Northeast  
Undated Postcard (post 1948 roof sign installation)



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 12 Page 27

---

San Diego Armed Services YMCA  
San Diego County, CA

2. San Diego Armed Services YMCA  
View to North  
Undated Postcard (pre 1960 change in entrance)
3. San Diego Armed Services YMCA  
View to North  
Undated Postcard (post 1960 change in entrance)
4. San Diego Armed Services YMCA  
View to Northwest  
Undated Postcard (post 1970)
5. San Diego Armed Services YMCA  
Interior View to South  
Dated Photo 4/18/53
6. San Diego Armed Services YMCA  
Interior View to South  
Dated Photo 6/12/61
7. San Diego Armed Services YMCA  
Interior View to West of enclosed patio  
Dated Photo 3/27/32
8. San Diego Armed Services YMCA  
Interior View to North of lobby  
Undated Photo (pre 1950s change in floor tile)
9. San Diego Armed Services YMCA  
Interior View to East of lounge area  
Undated Photo (pre television era)
10. San Diego Armed Services YMCA  
Interior View to West of billiard room  
Undated Photo (pre 1950s restaurant expansion)

INDIA STREET

SKETCH MAP

(E) PARKING LOT  
NOT SPECIFICALLY FOR  
500 W. BROADWAY

Property Line

Building Outline

Garage/Storage  
Non-Contributor

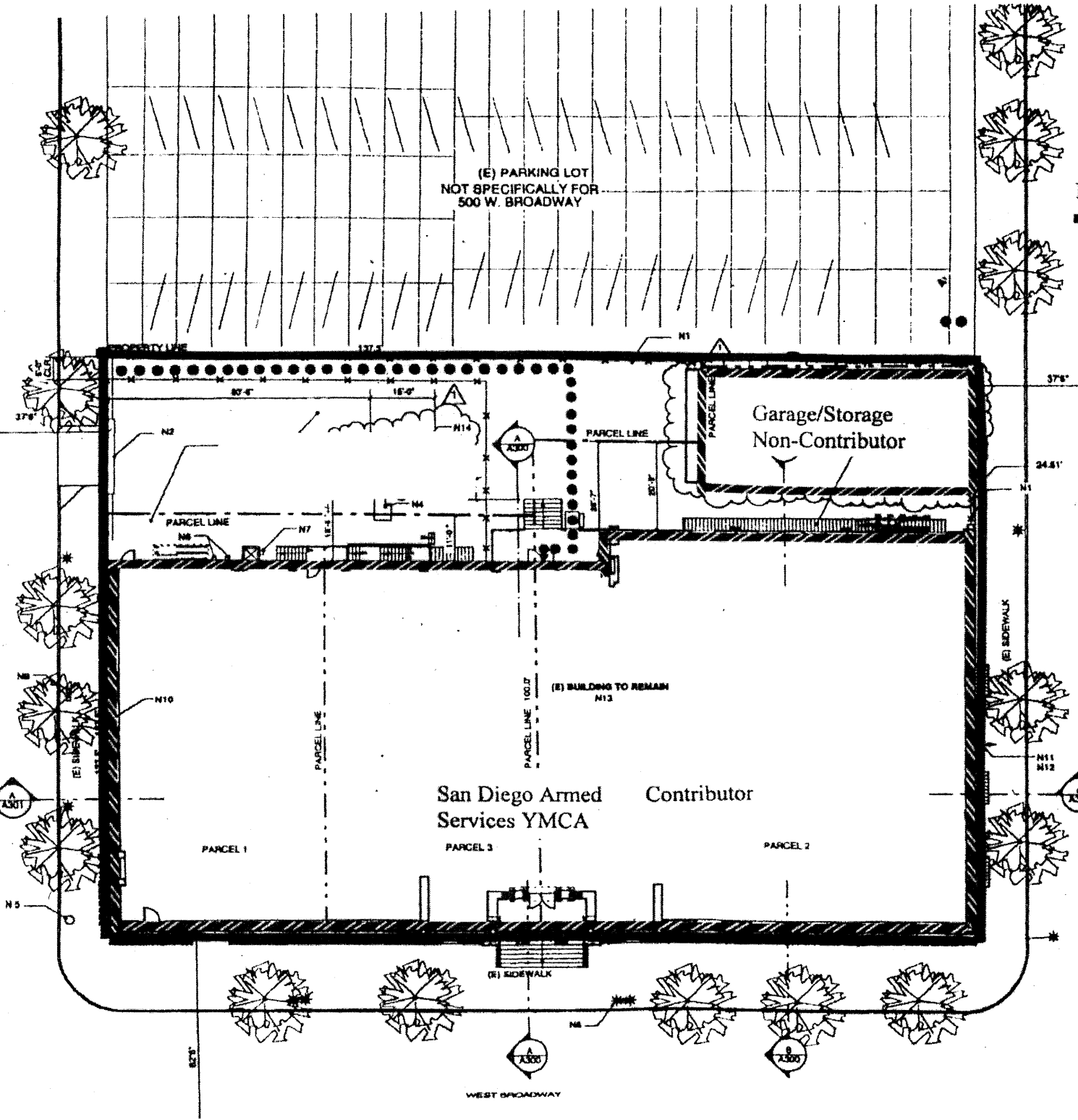
Building  
Dimensions  
200 feet wide x  
136 feet deep

San Diego Armed  
Services YMCA Contributor

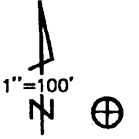
Map Scale:  
10' = .3125"



OF STREET

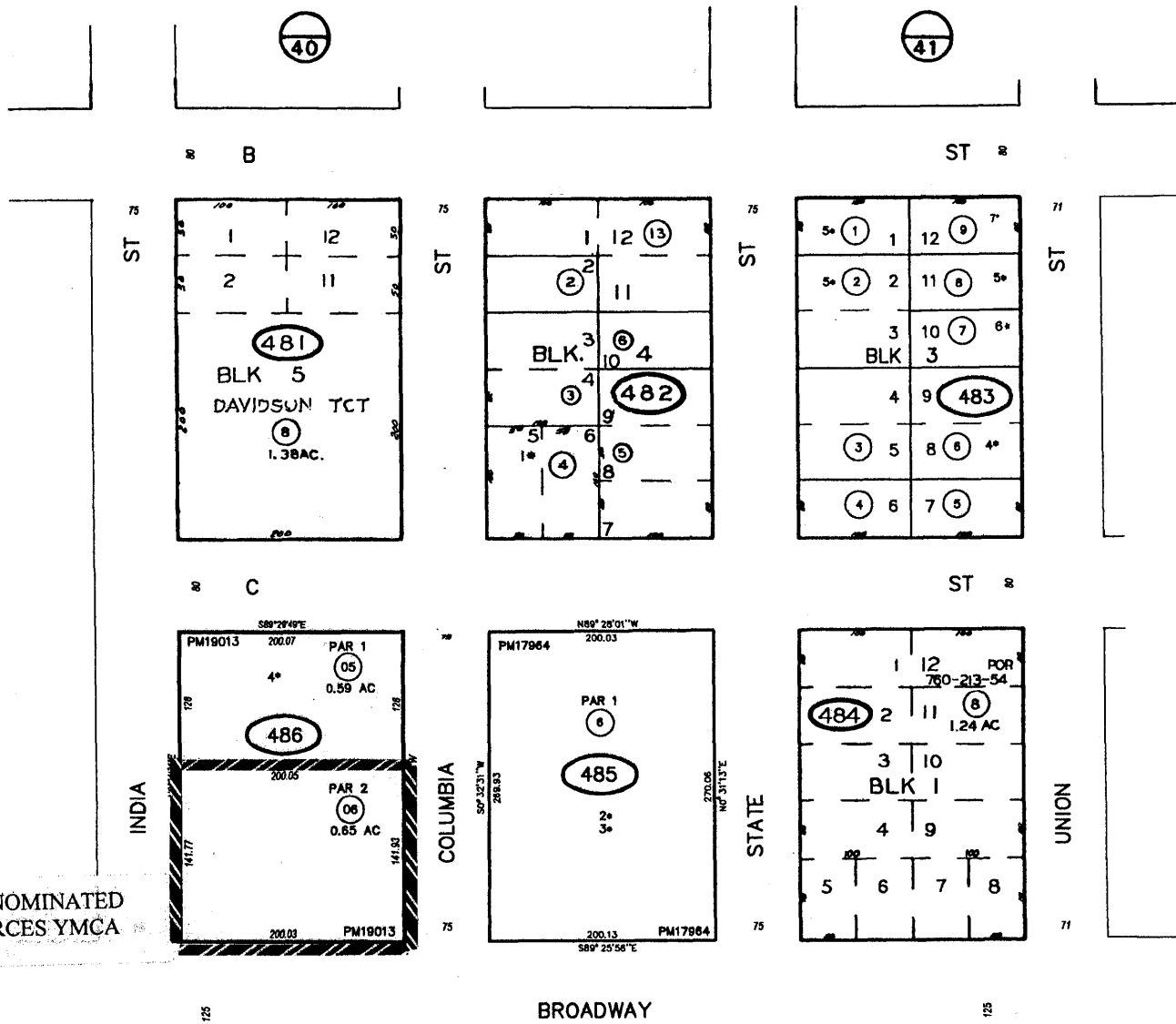


533-481-486



12/4/2008 RC

CHANGES				
BLK	OLD	NEW	YR	CUT
482	10/12	9	78	3156
	7-5-12	10	78	
	11/11	11		
482	10/11	12	79	1200
482	9/12	13	81	1165
484	1/17	2/17	85	1950
485	12/25	SAME	88	5681
485	1-5	8	89	1284
485	1-5	6	90	1514
485	6	3/02	92	2923
484	1-1	8	94	2056
486	1,2	3,4	97	1841
485	06 # SUBD 01	06 # SUBD 01	98	554
486	3	3 # SUBD 01	00	1572
486	SUBD 01 # 4	5&6	04	1250



PARCEL 2 NOMINATED  
ARMED FORCES YMCA  
PROPERTY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 533 PAGE 48

- 1\* (COMB PEND)  
COLUMBIA CT  
DOC 83-042481
- 2\* CONDO  
EMERALD PLAZA  
DOC 87-688604  
(SEE SHT 2)
- 3\* SID-02 = 28TH & 27TH FLOOR  
OF HOTEL UNIT  
(SEE SHT 2)
- 4\* 760-213-78
- 5\* 760-213-81
- 760-213-88
- 6\* 760-213-82
- 760-213-84
- 760-213-85
- 760-213-93
- 760-213-94
- 7\* 760-213-83
- 760-213-86
- 760-213-87
- 760-213-89
- 760-213-90
- 760-213-91

MAP 45-R A THOMAS SUB  
CC1-1874-MIDDLETOWN



Historical Photograph #1  
San Diego Armed Services YMCA  
View to northeast  
Undated Postcard (post 1948 roof sign installation)



Historical Photograph #2  
San Diego Armed Services YMCA  
View to north  
Undated Photo (pre 1960 change in entrance)



Historical Photograph #3  
San Diego Armed Services YMCA  
View to north  
Undated Photo (post change in entrance)



Historical Photograph #4  
San Diego Armed Services YMCA  
View to northwest  
Undated Photo (post 1970)



Historical Photograph #5  
San Diego Armed Services YMCA  
Interior view to south of 75,000,000 visitor  
Dated Photo 4/18/53





Historical Photograph #6  
San Diego Armed Services YMCA  
Interior view to south of 100,000,000 visitor  
Dated Photo 6/12/61



Historical Photograph #7  
San Diego Armed Services YMCA  
Interior view to west of enclosed patio  
Dated Photo 3/27/32



Historical Photograph #8  
San Diego Armed Services YMCA  
Interior view to north of lobby  
Undated Photo (pre 1950 change in floor tile)

13236



Historical Photograph #9  
San Diego Armed Services YMCA  
Interior view to east of lounge area  
Undated Photo (pre television era)

13233



Historical Photograph #10  
San Diego Armed Services YMCA  
View to west of billiard hall  
Undated Photo (pre 1950s restaurant expansion)