

(Oct.1990)

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

Draft

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 27th Street Historic District

other names/site number N/A

2. Location

street & number See Attached Map N/A [] not for publication

city or town Los Angeles N/A [] vicinity

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

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

Table with 3 columns: Certification criteria, Signature of the Keeper, Date of Action. Rows include: 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).

27th Street Historic District
Name of Property

Los Angeles, CA
County and State

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5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
44	13	buildings
		sites
		structures
		objects
44	13	Total

Name of related multiple property listing

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

Historic Resources Associated with African Americans
in Los Angeles

Number of contributing resources previously listed in
the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC – Single Dwelling

DOMESTIC – Multiple Dwelling

RELIGION – Religious Facility

SOCIAL – Meeting Hall

Current Functions

(Enter categories from instructions)

DOMESTIC – Single Dwelling

DOMESTIC – Multiple Dwelling

RELIGION – Religious Facility

SOCIAL – Meeting Hall

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN – Queen Anne

LATE VICTORIAN – Romanesque Revival

LATE 19TH & 20TH CENTURY REVIVALS – Colonial Revival

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

Materials

(Enter categories from instructions)

foundation Concrete

roof Synthetic, Clay Tile

walls Wood, Stucco

other Stone

Narrative Description

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

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Ethnic Heritage - Black

Period of Significance

1930 - 1958

Significant Dates

1926 - Construction of 28th Street YMCA

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, Paul, architect

Primary Location of Additional Data

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

Name of repository:

27th Street Historic District
Name of Property

Los Angeles, CA
County and State

10. Geographical Data

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Acreage of Property

7.87 acres

UTM References

(Place additional UTM references on a continuation sheet)

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

See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Teresa Grimes and Jay Fantone

organization Christopher A. Joseph & Associates date 02/01/09

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

city or town Los Angeles state CA zip code 90014

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 Reduction Project (1024-0018), Washington, DC 20503.

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27th Street Historic District
Los Angeles, California

DESCRIPTION

The historic district is primarily located at the intersection of East 27th Street and Paloma Avenue, south of downtown Los Angeles. The neighborhood was originally developed with single-family residences at the turn of the 20th century. Over the years, some of these single-family residences have been converted into multi-family residences. Several institutional buildings are also located within the district. These include the YMCA as well as three churches. The houses in the district are similar in style, scale, and materials. They are wood-framed structures, one or two stories in height, and the majority are in Victorian styles. Common features are gabled roofs with boxed eaves, clapboard siding, asymmetrical facades, porches, and gingerbread ornamentation. The most common alterations include security doors and window bars. Most of the houses are set back from the street and contain small front yards that have been fenced. Most properties have no driveways. Rather alleys at the rear of the lots provide access to garages, when present. Several of the lots have small dwelling units behind the main residences. There is no uniform streetscape. However, the asphalt street has streetlights, curbs, sidewalks, and mature trees alongside it. Eucalyptus and Cinnamon Camphor are among the mature trees. The district has a strong consistency in character and retains a high level of physical integrity. Almost all of the buildings are contributing to the district, as they were constructed during the period of significance and retain their physical integrity.

1 & 2. 901 E. 27th Street (5128-024-018)

2 contributing buildings

Constructed in 1895, this single-family residence is one story in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A gable-on-hip roof covers the building. The primary (south) façade consists of a front-facing gabled roof on the west side and a recessed porch on the east side. The front-facing gable is clad in fish scale shingles occupied by a pair of small fixed-pane rectangular windows. Below the gable, is a bay window with a large double-paned fixed window topped by a header. The adjacent porch consists of spindlework support columns, lace-like brackets, and a spindlework frieze consisting of beads. Most windows appear original and consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors and window covers.

A two-story single-family residence is located at the rear of the lot, facing Griffith Avenue (2616). Constructed in 1922, the building is rectangular in shape, two stories in height, and sheathed in stucco. An overhanging hipped roof with decorative brackets covers the building. The primary (east) façade consists of a centrally located entryway that is flanked on both sides by large wood-framed casement windows on the ground floor. The second story consists of a small centrally located Chicago window

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and is flanked on both sides by paired one-over-one double-hung sash windows. Noticeable alterations include security doors and security windows.

3. 909 E. 27th Street (5128-023-019) 1 contributing building

Constructed in 1895, this single-family residence is one story in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A low-pitched hipped roof covers the building. A front-facing gable with attic vent and wood shingles is located on the east side of the primary (south) façade. A small spindlework frieze and supporting decorative brackets are located immediately below the roofline. Below the front-facing gable is a large non-original window with decorative trim. On the west side of the primary façade, is a slightly elevated porch consisting of a closed balustrade and modest wood shingle pier. The recessed wall contains the centrally located main entryway as well as a small decorative diamond window. While most windows appear original, several have been replaced. Few other alterations are apparent; most noticeable are security doors.

4 & 5. 913-15 E. 27th Street (5128-040-020) 2 contributing buildings

Constructed in 1922, this Colonial Revival style duplex is one story in height, rectangular in shape, and sheathed in clapboard. A gabled roof spans the length of the building. The primary (south) façade is arranged symmetrically. A pair of identical porticos at the east and west corner of the primary façade are the dominant features. They consist of wide pediments supported by Tuscan columns that lead towards the main entryways. The windows on the primary façade are original. Visible window types consist of multi-paned one-over-one sash. Few other alterations are apparent; most noticeable are security doors covering the main entryways.

Aerial photographs and maps indicate that there is a one-story building at the rear of the lot. It cannot be observed from the public right-of-way. It was constructed in 1895, and contains a single dwelling unit.

6. 917 E. 27th Street (5128-040-021) 1 non-contributing building

Constructed in 1895, this single-family residence is one story in height and has been significantly altered. The building is rectangular in shape and a hipped roof covers the building. The original cladding has been sheathed in stucco. A centrally located curved dormer on the primary (south) façade retains many decorative elements. However, all windows appear non-original and a security door covers the main entryway.

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7. 921 E. 27th Street (5128-024-022)

1 contributing building

Constructed in 1895, this single-family residence is one story in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A gable-on-hip roof and a front-facing gable on the west side of the primary (south) façade cover the building. A small exposed upper gable and the large front-facing gable on the primary façade are clad with fish scale shingles and contain decorative spindlework in the triangular pediment and along the edges of the gables. A garland frieze spans the length of the primary façade. The primary façade is arranged asymmetrically, with a bay window on the west and recessed porch on the east. The bay window consists of a large central cottage window with header and is flanked by modest rectangular one-over-one double-hung sash windows. Decorative brackets are located above the bay windows, while decorative panels are located below the windows. The recessed porch consists of the main entryway, turned-wood support columns, and a decorative balustrade. The same decorative design of the balustrade is found in the supporting porch brackets. Most windows appear original and few alterations appear. The most noticeable alteration is a security door covering the main entryway.

8. 925 E. 27th Street (5128-024-023)

1 contributing building

Constructed in 1895, this single-family residence is one story in height and is designed in the Colonial Revival style. The building is rectangular in shape and sheathed in clapboard. A full-width gabled roof covers the building. The primary (south) façade consists of a Chicago window on the east side and a portico on the west side. The tripartite Chicago window contains a large central window with header and is flanked by a two slender one-over-one sash windows. The portico contains an unadorned pediment that is supported by two Ionic columns and two Ionic pilasters. Ionic pilasters also line the edges of the primary façade. Sidelights flank the main entryway and accompanying transom window. All windows appear original and few alterations are apparent. The most noticeable alteration is a security door covering the main entryway.

9. 933 E. 27th Street (5128-024-025)

1 non-contributing building

Constructed in 1908, this building has been converted to a multi-family residence and significantly altered in the process. It was originally constructed as a church, and later served as a synagogue. The building is one-and-one-half stories in height, rectangular in shape, and covered by an intersecting gabled roof. The original cladding has been sheathed in stucco. The main entryway is located below a modest portico on the primary (south) façade. No decorative elements remain on the exterior. All windows appear non-original and a security door covers the main entryway.

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10. 2619 Paloma Avenue (5128-024-024) 1 non-contributing building

Constructed in 1908, this one-story single-family residence has been significantly altered over time. The building is rectangular in shape and sheathed in stucco. A low-pitched gabled roof covers the building. No decorative elements remain on the exterior elevations. The primary (east) façade consists of non-original windows and a central entryway that is covered by a security door.

11. 1001 E. 27th Street (5128-024-026) 1 contributing building

Constructed in 1905, this church is three stories in height and its massing, proportions and general design are associated with the Romanesque Revival style. The building is rectangular in shape and sheathed in clapboards. A large full-width gabled roof extends from the rear of the building towards the primary (south) façade. The primary façade consists of a three-story square tower at the southwest corner, a central single-story semi-circular curved apse wall, and a two-story entryway at the southeast corner. The tower consists of large semi-circular archways on the ground floor of the south and west façade, which lead to the primary entryway. Above the archways are slightly protruding bay windows and shed dormers. The third-story of the tower consists of lantern vents that recessed within arched openings. Immediately above the third story is a cornice decorated with simple dentils and a parapet that is stepped at the corners. The semi-circular apse wall is modest and is comprised of the five rectangular fixed-pane vertical windows with headers. They are centrally located on the curved wall and arranged adjacent to each other. The two-story entryway at the southeast corner consists of semi-circular doors and a pointed gothic header in relief on the ground floor and a front-facing gable on the second story that contains classical elements. The secondary elevation on the west side of the building contains a centrally located front-facing gable that is comprised of a large pointed arch window containing diamond-shaped panes on the second story and five rectangular stained glass windows on the ground floor. On the north side of the secondary elevation is an entryway recessed within a pointed archway. Several windows have been replaced, but the majority of windows are intact. Few other alterations are apparent.

12, 13 & 14. 1007-09 E. 27th Street (5128-024-027) 3 contributing buildings

Two identical single-family residences occupy the front of this lot. Constructed in 1923, they are single story in height and Spanish Colonial Revival in style. Both buildings are rectangular in shape and arranged parallel to each other. They are sheathed in stucco and covered by flat roofs with slightly elevated parapets. The parapets are covered by clay tile. Modest rectangular porches that extend toward the street protect the main entryways. The porches are also sheathed in stucco and trimmed by clay tile along the roofline. Window types include large one-over-one double-hung sash and small single-paned

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sash. The windows appear original, but have been covered by security bars. Security doors cover the main entrances.

A one-story single-family residence occupies the space behind these buildings. Constructed in 1897, the building is sheathed in clapboard and rectangular in shape. A hipped roof covers the building. Visible windows are original and consist primarily of one-over-one sash.

15. 1017 E. 27th Street (5128-024-028) 1 contributing building

Constructed in 1895, this single-family residence is a one-story turn-of-the-century cottage with Victorian detailing. The building is rectangular in shape and sheathed in clapboard. The low-pitched hipped roof covers the main portion of the building. A flared roof dormer extends from the primary (south) elevation. The primary façade is asymmetrically organized and characterized by a front-facing gabled roof that extends from the east side of the façade and covers a central bay window and small recessed entryway. Decorative detail is located in upper portions of the front-facing gable end, above a pair of attic vents. Most windows appear original and consist primarily of one-over-one double-hung sash. On the primary façade, the central bay is occupied by a large cottage window with a diamond-paned header. Only minor alterations are apparent, including security doors and window bars.

16. 1023 E. 27th Street (5128-024-029) 1 contributing building

Constructed in 1898, this single-family residence is a one-story turn-of-the-century cottage with Victorian detailing. The building is rectangular in shape and sheathed in clapboard. A low-pitched hipped roof covers the building. A single hipped dormer is centrally located on the primary (south) façade. A slightly elevated recessed entryway at the southwest corner of the primary façade is contains a modest turned wood column and supporting brackets. Adjacent to the entryway is a large bay window. The large central window contains a single fixed-pane and smaller transom window above with decorative diamond work. The surrounding windows are one-over-one double-hung sash. Another window on the east side of the primary façade is also one-over-one double-hung sash. A decorative garland frieze is located above the recessed entryway, bay window, and adjacent window on the primary façade. Most windows appear original and consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors.

17 & 18. 1025-27 E. 27th Street (5128-024-030) 2 contributing buildings

Constructed in 1895, this single-family residence is a one-story turn-of-the-century cottage. The building is rectangular in shape and sheathed in clapboard. A low-pitched hipped roof covers the building. A

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single hipped dormer is centrally located on the primary (south) façade and contains a small window with decorative diamond work. The brackets below the roof accentuate the overhang. Below the brackets is a diamond pattern trip that runs the length of the primary façade. A slightly elevated recessed entryway and porch is located at the eastern corner of the primary façade. Doric piers with panels sit atop a closed balustrade. Decorative brackets are also located around the porch. A small rectangular window with pentoid fixed-panes and classical trim is located within the porch, adjacent to the main entryway. On the west side of the primary façade is a large cottage window with decorative header. Most windows appear original and consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors.

Aerial photographs and maps indicate that there is a one-story building on at the rear of the lot. It cannot be observed from the public right-of-way. It was constructed in 1919, and contains a single dwelling unit. A side-gabled roof covers the rectangular building. The exterior is covered in board and batten siding.

19 & 20. 900-02 E. 27th Street (5128-023-017) 2 contributing buildings

Constructed in 1912, this multi-family residence is two stories in height and designed in the Colonial Revival in style. The building is rectangular in shape and sheathed in clapboard. A flat roof with overhanging parapet supported by brackets covers the building. The primary (north) façade consists of a centrally located recessed entry covered by an extending porch. The second story porch is supported modest columns and contains identical columns as well as a simple open balustrade. The recessed main entryway consists of a pair of doors with Craftsman panels and a header with three-over-three small square lights. A security door covers an additional adjacent entryway. Flanking the porch and main entryway are identical tripartite Chicago windows on both the ground and second stories. The central tripartite window is large and contains a decorative header. The side windows are simple one-over-one double-hung sash. Most other windows appear original and consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors and window covers.

A one-and-one-half-story duplex is located at the rear of the lot, facing Griffith Avenue (2710). Also constructed in 1912, it is sheathed in clapboard and covered by a gabled roof. Alterations are apparent around the entryway.

21. 906 E. 27th Street (5128-023-016) 1 contributing building

Constructed in 1901, this single-family residence is a one-story turn-of-the-century cottage. The building is rectangular in shape and sheathed in clapboard. A hipped roof covers the building. A hipped dormer is

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centrally located on the primary (north) façade. The primary façade consists of a recessed porch on the east and a tripartite Chicago window on the west. The centrally located main entryway is recessed within the porch, which is defined by modest columns and closed balustrade. A large one-over-one double-hung sash window is located within the porch. Most windows appear original and also consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors and window covers.

22 & 23. 912 E. 27th Street (5128-023-015) 2 contributing buildings

Constructed circa 1895, this single-family residence is one story in height and designed in the Victorian Queen Anne style. The building is L-shaped in plan and sheathed in clapboard. Intersecting cross-gabled roofs cover the building. A front-facing gable, on the east side of the primary (north) façade, contains a small Palladian window. Below the front-facing gable is a large bay window consisting of one-over-one double-hung sash. On the west side of the primary façade is an elevated semi-circular covered porch. The porch is supported by Tuscan columns and contains an open wrought iron balustrade. Recessed within the porch is the main entryway. A gabled dormer with attic vent is located directly above the entryway. An additional bay window is apparent on the east elevation of the building. Overall, most windows appear original and also consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors and window covers.

Aerial photographs and maps indicate that there is a two-story building at the rear of the lot. While the date of construction is unknown, it appears to have been constructed prior to World War II. It cannot be clearly observed from the public right-of-way, but is sheathed in clapboard and contains two dwelling units.

24 & 25. 916-18 E. 27th Street (5128-023-014) 2 non-contributing buildings

Constructed in 1895, this single-family residence is one story in height and has experienced significant alterations. The building is rectangular in shape and covered by an intersecting gabled roof. The original cladding has been sheathed in stucco. A triangular dormer on the primary (north) façade contains non-original windows. A front-facing gable on the first story of the primary façade contains an intact classical pediment and columns. However, all windows appear non-original and a security door covers the main entryway.

Aerial photographs and maps indicate that there is a one-story building at the rear of the lot. It cannot be observed from the public right-of-way. It was constructed in 2004, and contains a single dwelling unit.

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26. 920 E. 27th Street (5128-023-013) 1 contributing building

Constructed in 1905, this multi-family residence is one story in height and designed in the Transitional Craftsman style. The building is rectangular in shape and sheathed in clapboard. An overhanging gabled roof spans the length of the building and is flared at the eaves. The front-facing gable, on the primary (north) façade, is clad with wood shingles and contains a centrally located flat dormer. The dormer is supported by brackets and contains a pair one-over-one double-hung sash windows. Below the front-facing gable is a bay window on the east and recessed porch on the west. The windows in the bay have been replaced, however, the openings and trim are intact. The recessed porch is elevated and contains the main entryway. A closed balustrade and three fluted Doric columns support the porch. Additional flat dormers are apparent on the west and east elevations. While the bay windows are non-original, most others appear original and consist primarily of one-over-one double-hung sash. Few other alterations are apparent, most noticeable are security doors.

27, 28 & 29. 924 E. 27th Street (5128-023-012) 3 contributing buildings

Constructed in 1906, this multi-family residence is two stories in height and has experienced significant alterations. The building is rectangular in shape and covered by a hipped roof. The original cladding has been sheathed in stucco. A front-facing shingled gable is located on the primary (north) façade and partially covers the second story balcony. Below the balcony is a recessed porch that leads to the main entryway. All windows appear non-original and a security door covers the main entryway.

Aerial photographs and maps indicate that there are two one-story buildings at the rear of the lot. They cannot be clearly observed from the public right-of-way. One was constructed in 1914 and the other in 1922. Each building contains a single dwelling unit. Both buildings have been stuccoed and experienced other significant alterations.

30, 31 & 32. 932 E. 27th Street (5128-023-011) 3 non-contributing buildings

The two buildings on the front of this lot are one-story single-family residences. Both have experienced significant alterations. Hipped roofs cover both buildings. Constructed in 1912 and 1915, the buildings are nearly identical except for the dormers and recessed porches on the primary (north) façades. The westernmost building contains flared hipped dormer and the porch is located at the west corner. The easternmost building contains a triangular dormer and the porch is located at the east corner. The original cladding of both buildings have been sheathed in stucco. Additionally, all windows appear non-original and a security door covers the main entryways.

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There is a one-story single-family residence at the rear of the lot facing Paloma Avenue (2715). Constructed in 1918, the exterior has been stuccoed and all windows are non-original.

33 & 34. 1002 E. 27th Street (5128-023-010) 2 contributing buildings

Constructed in 1895, this single-family residence is one story in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A large full-width gabled roof extends from the rear of the building towards the front where it is replaced by a front-facing gabled dormer and a low-pitched cross-gabled roof that covers the porch and primary entrance. The primary (north) façade is asymmetrical and is characterized by a bay window on the west and porch containing the main entrance on the east. The primary entrance is set back within the porch, which is slightly elevated from ground level. Turned wood columns support a decorative frieze located below the roofline. Like the columns, the balustrade consists of turned wood pickets. The windows appear original and consist primarily of one-over-one double-hung sash. The central bay window is a large two-paned fixed cottage window. Only minor alterations are apparent, including security doors and window bars.

There is a one-story single-family residence at the rear of the lot facing Paloma Avenue (2712). Constructed in 1912, it is covered by a gabled roof and is sheathed in non-original asbestos shingles. The primary (west) façade contains a Chicago window and protruding front-facing gabled entryway that is supported by modest geometric columns. All visible windows are original.

35. 1008 E. 27th Street (5128-023-009) 1 contributing building

Constructed in 1901, this single-family residence is a one-story turn-of-the-century cottage. The building is rectangular in shape and sheathed in clapboard. A low-pitched pyramidal roof covers the building. A single pyramidal dormer is centrally located on the primary façade and consists of diamond glass panels. The primary (north) facade is asymmetrically organized and characterized by a bay window on the west and porch containing the main entrance on the east. The main entrance is set back within the porch. The porch is slightly elevated from ground level and is characterized by turned wood columns that support a spindlework frieze that extends the length of the façade and is located below the roofline. A modest open balustrade surrounds the porch. The windows appear original and consist primarily of one-over-one double-hung sash. On the primary façade, the central bay is occupied by a large cottage window with decorative header. A similar window is centrally located within the porch. A large multi-paned transom window is located above the main entrance. Only minor alterations are apparent, including security doors and window bars. Additionally, a sidelight window next to the main entrance has been removed and covered.

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36. 1014 E. 27th Street (5128-023-008)

1 contributing building

Constructed in 1895, this single-family residence is one story in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A steep-pitched pyramidal roof covers the main portion of the building. The slope of the roof changes to a low pitch towards the front and rear of the building. A small gabled roof extends from the southeast corner of the building and small gabled roof extends from the northwest corner on the primary (north) façade. Two sloped dormers also extend from the steeply-pitched hipped roof on the primary and west façades. The dormers each contain two small non-original horizontal sliding windows. The front-facing gabled roof contains simple wood shingles and decorative ornamentation below the roofline. The primary facade is asymmetrically organized and characterized by a bay window on the west and porch containing the main entrance on the east. The main entrance is set back within the porch, which is slightly elevated from ground level and is characterized by turned wood columns and decorative brackets that support a spindlework frieze that extends the length of the porch. The open balustrade is simple in design and consists turned wood balusters. Most windows appear original and consist primarily of one-over-one double-hung sash. On the primary façade, the central bay is occupied by a large cottage window with decorative header. Additionally, a multi-paned transom window is located directly above the main entrance. Only minor alterations are apparent, including security doors and window bars.

37, 38 & 39. 1016-18 E. 27th Street (5128-023-007) 3 contributing buildings

Constructed in 1905, this single-family residence is a one-story turn-of-the-century cottage with Victorian detailing. The building is rectangular in shape and sheathed in clapboard. Two separate low-pitched roofs extend from the rear of the building to the primary (north) façade. The rear half of the building is covered by a gabled roof. The front portion of the building is covered by a hipped roof that reveals the gable of the rear roof structure. Additionally, a front-facing gabled roof extends from the primary façade on the east side. The front-facing gabled roof covers the slightly elevated porch and main entryway. The gable contains decorative elements and dentils. The porch consists of modest columns with decorative capitals that support a similarly decorative frieze, which spans the length of the primary façade. Dentils are located above the frieze, below the roofline. Doric pedestals support the columns and a simple turned wood balustrade surrounds the porch. Most windows appear original and consist primarily of one-over-one double-hung sash. A large Chicago window is located on the west side of the primary façade. A transom window is located above the large central window. Only minor alterations are apparent, primarily security doors and window bars.

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Two one-story single-family residences occupy the rear of the lot. Both are sheathed in clapboard and contain porches, however, most of the buildings' exteriors cannot be observed from the public right-of-way. One was constructed in 1910 and the other in 1925.

40. 1020 E. 27th Street (5128-023-006) 1 contributing building

Constructed in 1915, this single-family residence is two stories in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and clad primarily with clapboard. A hipped roof intersects the primary gable-on-hip roof structure at the rear of the building. A front-facing gabled roof extends from the west side of the primary (north) façade, below which is a bay window. A triangular decorative dormer also extends from the roof on the primary façade. Below the dormer are a slightly elevated recessed porch and the main entryway. Adjacent to the entryway is large Chicago window consisting of single fixed-panes. Modest turned wood columns on the porch support the overhanging roof. The balustrade is closed and the exterior is decorated with fish scale shingles. Identical shingles are found on the second story of the front-facing gable on the primary façade. The bargeboards and top triangular section at the top of the front-facing gable also contain ornamental designs. The front-facing gable is supported by decorative brackets that extend from the central bay window below. Most windows appear original and consist primarily of one-over-one double-hung sash. Few alterations are apparent; most noticeable are security doors.

41 & 42. 1030 E. 27th Street (5128-023-005) 2 non-contributing buildings

Constructed in 1906, this one-story single-family residence has been substantially altered. It is rectangular in shape and a hipped roof with front-facing gable on the primary (north) façade covers the building. The original cladding has been sheathed in stucco. The front-facing gable contains decorative elements towards its apex, but other elements have been removed. Below the front-facing gable is an original tripartite Chicago window with decorative header. The recessed porch contains the main entryway and is supported contains Tuscan columns. Several other original windows remain and are primarily of the one-over-one sash type. Additionally, security doors and window bars cover the building openings.

There is a one-story single-family residence at the rear of the lot constructed in 1939. However, it cannot be observed from the public right-of-way.

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43. 1001 E. 28th Street (5128-023-026) 1 contributing building

This church was constructed in 1906 and contains Gothic Revival features including arched openings and crenellated towers. It is two stories in height with a three-story tower at the southwest corner. The building was originally clad with wood siding, but was later stuccoed. Overall, it is rectangular in shape and a multi-gabled roof covers the building. The primary (south) façade consists of a single-story tent roofed structure on the east side, a centrally located two-story front-facing gable that contains a large Gothic-head window, and a crenellated tower with a Gothic opening on the west side. On the ground floor of the crenellated tower is the main entryway. The west elevation consists of the crenellated corner tower at the south end, a pair of centrally located single-story front-facing gables, and rectangular single-story tower at the north end. The crenellated tower contains a Gothic opening on this façade as well. The southern front-facing gable contains a large Gothic window, while the northern front-facing gable contains a simple rectangular window. Between the pair of front facing gables is a recessed secondary entryway from the street. The single-story crenellated tower at the north end of secondary elevations also contains a simple rectangular window. Most noticeable alteration is the stuccoed exterior. The date of this alteration is unclear. The only other noticeable alterations are security doors and windows.

44. 1007-09 E. 28th Street (5128-023-027) 1 non-contributing building

Constructed in 1916, this multi-family residence is two stories in height and has experienced significant alterations. It is rectangular in shape and covered by a low-pitched gabled roof. The original cladding has been sheathed in stucco. The primary (south) façade contains no decorative elements. The second story overhangs the ground floor on the primary façade, creating a recessed porch below where the main entryways are located. All windows appear non-original and the security doors and window bars cover the building openings.

45 & 46. 1013 E. 28th Street (5128-023-028) 2 contributing buildings

Constructed in 1912, this two-story single-family residence is Transitional Craftsman in style. The building is rectangular in shape and a gabled roof with flared eaves covers the building. The exterior is clad with wood clapboard. The primary (south) façade is symmetrical and consists of a recessed porch on the ground floor and symmetrical fenestration above. The recessed porch is slightly elevated and contains a centrally located entryway. Paired one-over-one sash windows flank the main entryway. Four modest square columns with decorative brackets support the full-width recessed porch. Above the porch and brackets are exposed rafters that protrude from the façade. Above the rafters are a group of three one-over-one sash windows connected by a large sill that is supported by decorative brackets. Smaller

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one-over-one sash windows flank both sides of the triple windows. Only minor alterations are apparent, including security doors and window bars.

A one-story building containing a single dwelling unit is located at the rear of the lot. The building is L-shaped in plan with a porch extending across the full-width of the primary (south) façade. It is sheathed in wood clapboard. The majority of the building cannot be observed from the public right-of-way.

47. 1006 E. 28th Street (5128-022-009)

1 contributing building

The 28th Street YMCA is a Spanish Colonial Revival style reinforced concrete building consisting of a four-story mass, which faces north, and two separate two-story masses to the south. Constructed in 1926, the four-story mass is finished with smooth stucco and is covered by a very low-pitched hipped roof fit with red clay tiles. The exterior walls on the rear masses reveal the pattern from the boards used to form the concrete and are covered by flat roofs. The four-story portion of the building is symmetrically organized with a three-part composition typically seen in Beaux-Arts style buildings. The first story floor-to-ceiling height is generously proportioned. Centered on the ground level are two identical entrances. Each one is elevated off the sidewalk and bordered by a low, concrete wall on one side. A scalloped transom window crowns the non-original double doors. A panel engraved with "Men's Entrance" and the other with "Boy's Entrance" lies over the bas-relief decoration with vine and scroll motifs. Between the two entrances are two, multi-paned steel sash windows. The remaining ground floor windows have been altered. The recessed openings and transoms remain intact, but on the bottom units have been replaced with aluminum sashes. The upper stories of the four-story portion of the building housed dormitory rooms. The second and third stories are generally the same with the exception of four, arched window openings centered above the entrances. The windows on the upper stories are six-over-six, double-hung steel sash windows. A continuous sill unites the second-story windows. The fourth-story windows are connected by a slightly wider sill and divided by bas-relief panels with shields. The panels at the corners have medallions with busts of Booker T. Washington and Frederick Douglass. The roof is characterized by a simple, denticulated stringcourse. The two-story mass on the east houses a swimming pool and on the west houses a gymnasium. Each is utilitarian in design with four-over-four, double-hung steel sash windows. The west elevation along Paloma Street has a separate arched entrance to the gymnasium. Concrete piers divide the remainder of the façade. The arch features a cast concrete frame scored into blocks and a decorative corbel where the keystone would be. The doors have been replaced with metal slabs, but the transom above remains intact. The building permit record does not indicate any major building alterations.

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48. 1014 E. 28th Street (5128-022-008) 1 contributing building

Constructed in 1893, this multi-family residence is two stories in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A hipped roof with intersecting cross gables covers the building. The primary (north) façade is asymmetrical and consists of a front-facing gable and bay window on the west side as well as a wrap around porch on the east side. An ornamental gabled dormer with semi-circular window is located above the porch. The elevated wrap-around porch consists of five Corinthian columns that are supported by paneled pedestals and a turned wood balustrade. A centrally located entryway with transom is recessed within the porch, as is another entryway with transom on the east elevation. The front-facing gable contains a decorative bargeboard and ornamental brackets. Below the front-facing gable is the bay window with a central cottage window with decorative header. One-over-one double-hung sash windows flank the cottage window. All windows appear original and few alterations are apparent. The most noticeable alterations are security doors covering the entryways.

49 & 50. 1016-22 E. 28th Street (5128-022-007) 1 contributing & 1 non-contributing building

Constructed in 1895, this single-family residence is two stories in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. An intersecting cross-gabled roof towards the primary (north) façade covers the front of the building, while a low-pitched hipped roof covers the rear. The primary façade is asymmetrically organized and consists of a bay window on the ground floor and front-facing gable on the second story on the west side of the primary façade. The east side is comprised of a wrap-around porch on the ground floor and sleeping porch on the second story. The front-facing gable contains an ornamental bargeboard and other gable ornament at its apex. A centrally located window within the gable has been replaced, but the trim is intact. Below the front-facing gable is a bay window with decorative brackets. The bay windows have also been replaced but the trim remains. The ground floor wrap-around porch contains four slender columns with Corinthian capitals. Geometric pedestals support the columns and an open balustrade encloses the porch. The second-story sleeping porch contains three Doric columns that are supported by a closed balustrade. The main entryway is centrally located within the porch on the primary façade. A small original square window is located adjacent to the main entryway. Most large windows have been replaced, but window openings and surrounding trim appear original. Few other alterations are apparent, most noticeable are security doors and windows coverings.

Aerial photographs and maps indicate that there is a one-story building at the rear of the lot. Observations from the public right-of-way are limited. It was constructed in 1922, and contains a single

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dwelling unit. The rectangular shaped building has been stuccoed and contains a centrally located porch on the primary (north) façade.

51. 1024 E. 28th Street (5128-022-006) 1 contributing building

Constructed in 1901, this single-family residence is two stories in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard on the ground floor and shingles on the second story. An overhanging pyramidal roof covers the building. The primary (north) façade is arranged asymmetrically. The most salient feature is a front-facing gable and recessed porch below on the east side of the primary façade. The front-facing gable is supported by modest brackets and contains half-timber decorative elements as well as a pair of one-over-one double-hung sash windows. The ground floor recessed porch is open and contains a centrally located main entryway. The west side of the primary façade is relatively modest and contains a single one-over-one double-hung sash window on the second story and cottage window on the first story. Most windows appear original and few alterations are apparent. The most noticeable alteration is a security door covering the main entryway.

52. 1028 E. 28th Street (5128-022-005) 1 contributing building

Constructed in 1900, this single-family residence is two stories in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and sheathed in clapboard. A hipped roof with intersecting cross-gables covers the building. The primary (north) façade is asymmetrical and consists of a front-facing gable and bay window on the west side and ground floor porch on the east side. The front-facing gable contains an ornamental bargeboard, a centrally located attic window and is clad in fish scale shingles. Below the gable, on the first story, is a bay window that is supported by decorative brackets. The bay window contains a central cottage window that is flanked by one-over-one sash windows. The elevated ground floor porch contains delicate spindlework porch supports and lace-like brackets. The porch contains an open balustrade with turned-wood balusters. The main entryway is recessed within the porch and a transom window is located above. Most windows appear original and few alterations are apparent. The most noticeable alteration is a security door covering the main entryway.

53 & 54. 1032-36 E. 28th Street (5128-022-004) 1 contributing & 1 non-contributing building

Constructed in 1905, this single-family residence is two stories in height and designed in the Victorian Queen Anne style. The building is rectangular in shape and clad with shingles on the second story and clapboard on the first story. An overhanging hipped roof covers the building. A hipped dormer is

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centrally located on the primary (north) façade and contains a pair of small square fixed-pane windows. The primary façade is arranged asymmetrically. A front-facing gabled porch on the west side of the primary façade is the most salient feature. The gabled porch contains a closed pediment and simple brackets. Square piers clad in clapboard support the porch and the balustrade is closed. Recessed within the porch is the main entryway, which is flanked by sidelights. On the east side of the first story is a simple cottage window. Above the gabled porch is bay window. All windows appear to have been replaced, however, the openings and trim are intact. Other alterations include a security door over the main entryway and security window bars.

Aerial photographs and maps indicate that there is a one-story building at the rear of the lot. Observations from the public right-of-way are limited. It was constructed in 1916, and contains a single dwelling unit. The building is two-stories in height and has been sheathed in stucco. It is rectangular in shape and has a centrally located porch on the primary (north) façade.

55, 56 & 57. 1001 E. 29th Street (5128-022-024)

3 contributing buildings

Constructed in 1895, this multi-family residence is two stories in height and designed in the American Four-Square style. The building is square in shape and sheathed in clapboard. An unusual hip-on-hip roof overhangs the building and is supported by decorative brackets. A bay window comprised of one-over-one double-hung sash windows is apparent on the second story of the west elevation. The primary (south) façade is asymmetrical and consists of a small classical portico leading to a recessed porch on the west side of the first story. The portico is comprised of Tuscan columns and triangular pediment. The porch consists of three Tuscan columns and turned-wood open balustrade. A security door covers the main entryway and a transom window is situated above. Other window types are primarily one-over-one double-hung sash. Several windows have been replaced, but numerous original windows are also apparent. Few other alterations are apparent.

A small, one-story building containing a single dwelling unit was constructed east of the main residence in 1938. The building is rectangular in shape and also sheathed in clapboard. An unusual gabled roof with flat eaves covers the building. A front-facing gable serves as the primary entryway on the west façade. Majority of the building cannot be observed from the public right-of-way. However, few alterations are apparent.

On the rear of the lot facing Paloma Avenue (2820-24) is a two-story multi-family residence. Constructed in 1907, the building is rectangular in shape and sheathed in clapboard. A flat roof covers the building. The primary (west) façade consists of a large front-facing gable that is flanked by smaller front-facing gables on either side. The large central gable covers two entryways, while the smaller

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gables cover recessed entryways. The modest gables contain decorative brackets and exposed rafters on the sides. One-over-one sash windows are located between the gables on the ground floor. The fenestration on the second story of the primary façade is symmetrical. While the windows have been replaced, the openings and molding appear original. Paired rectangular windows are located on the north and south side of the primary façade on the second story. Also on the second story are a pair of smaller windows between the previous mentioned paired window.

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SIGNIFICANCE

The 27th Street Historic District is eligible for listing in the National Register under Criterion A as it is associated with events that have made a significant contribution to the broad patterns of our history. It meets the registration requirements for residential districts outlined in the Multiple Property Documentation (MPD) Form for Historic Resources Associated with African Americans in Los Angeles. It is significant at the local level in the context of settlement patterns. The 27th Street Historic District is a nearly intact grouping of late 19th and early 20th century residential, religious, and institutional buildings. The neighborhood was originally occupied exclusively by white residents. By the 1920s it had become an ethnically diverse neighborhood, and by the 1950s it was predominately black. The 27th Street Historic District is one of the few neighborhoods along the Central Avenue corridor to retain sufficient integrity for listing in the National Register.

One of the most powerful factors that first attracted African Americans to Los Angeles was the possibility of homeownership. Los Angeles had one of the highest rates of homeownership of any major American city. In 1910, 40 percent of African Americans in Los Angeles County owned their homes. By the 1920s, however, racially restrictive housing covenants designed to protect and maintain white neighborhoods were commonplace, thereby creating all white and racially mixed neighborhoods. This phenomenon was very different from East Coast and Midwestern cities that created ethnic ghettos by confining blacks and other minorities to their own particular neighborhoods. It was not until the Supreme Court ruled against restrictive housing covenants in 1948 that non-whites could purchase homes in the other neighborhoods, although it took another decade for the racial geography of Los Angeles to change.

Between the 1890s and 1958 Central Avenue was the hub of the African American community of Los Angeles. Nearly all the important black-owned businesses, churches, and social organizations were located there. They acted as powerful magnets for settlement enticing black home seekers to put down roots near these vital community institutions. During the early part of the 20th century black settlement moved south along Central Avenue. In the 1920s, the southward settlement pattern continued. More key black institutions opened south of 20th Street, including the Lincoln Theater at 23rd Street, the Second Baptist Church at 24th Street, the YMCA at 28th Street, and the Elks Hall at 33rd Street – all important civic and social centers.

The 27th Street Historic District is located a block west of Central Avenue. It is part of the Grider and Dow's Adams Street Tract, which was subdivided around 1895. The 1900 Census data reveals that the 27th Street Historic District was an exclusively white working-class neighborhood. Russians Jews began moving into the neighborhood and by 1920 represented a large portion of the residents, along with

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Italian, English, German, Polish, Scottish, and Dutch immigrants. The 1930 Census data documents that the neighborhood was racially mixed with African Americans representing the majority of residents, which also included Russian Jews and whites.

The neighborhood is unique in that it also includes the 28th Street YMCA and three churches, although one of them is identified as non-contributing due to a lack of integrity. All of these buildings are situated along Paloma Avenue. The 28th Street YMCA is located at the southeast corner of 28th Street and Paloma Avenue. Thomas A. Greene led the formation of the Colored YMCA in Los Angeles in 1906 and served as the Executive Secretary until 1932. The YMCA grew rapidly during the first two decades of its existence and outgrew its first two sites at 731 S. San Pedro Street (1906-1916) and 1400 E. 9th Street (1916-26). Both of the earlier buildings are gone. The construction of the existing building in 1926 was viewed as a milestone for the black community. It was substantial in size and included a gymnasium and swimming pool on the ground floor and 52 dormitory rooms on the upper floors. Swimming instruction had long been a core mission of YMCAs nationally. Unfettered access to a swimming pool was a momentous achieve for blacks who were all but excluded from public pools in Los Angeles until 1932.

The religious buildings in the 27th Street Historic District are typical of those along the Central Avenue corridor in that they have been occupied by several congregations, reflecting the changing demographics of the neighborhood. The building at 1001 E. 27th Street was constructed in 1895 for the Haven Methodist Episcopal Church. The church constructed a new building on South Normandie Avenue in 1923 to be closer to its members who had moved west. The old building was purchased by the Beth Eden Baptist Temple, a black congregation. The building at 1001 E. 28th Street was constructed in 1906 for the Salem Congregational Church. In 1917 it was purchased by the Armenian Gethsemane Congregational Church, the center of Armenian religious activities in Los Angeles. In 1944 it became the E. 28th Street Christian Church, a black congregation. The building at 933 E. 27th Street was constructed in 1908 for the Norwegian Danish Evangelical Lutheran Church. From 1923 to 1950 it served the Russian Jewish community as the home of Congregation Ezra Emunah. From 1951 until recently it was occupied by several Baptist congregations. In 2000, it was remodeled into a multi-family residence and no longer retains its physical integrity.

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REFERENCES

Sanborn Maps were used to confirm the presence of secondary buildings on the rear of the lots and changes in building footprints.

Dates of construction were based upon the Los Angeles County Tax Assessor Records, and are noted with each building description. These records were also used to obtain the names of the original and subsequent owners. Most of the buildings were constructed prior to the formation of the City of Los Angeles Building and Safety Department in 1905. As such, original building permits were unavailable.

Deed research was conducted on randomly selected properties to determine whether or not they included racially restrictive covenants.

Census data was collected and analyzed to determine the demographics of the district.

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VERBAL BOUNDARY DESCRIPTION

The Grider & Dow's Adams Street Tract. Lots 61-72 on the north side of 27th Street, lots 78-90 on the south side of 27th Street, lots 144-146 on the north side of 28th Street, lots 156-162 on the south side of 28th Street, and lot 223 on the north side of 29th Street. See attached map.

BOUNDARY JUSTIFICATION

The district includes the lots 61-72, 78-90, 144-146, 156-162, and lot 223, which are all associated with the Grider and Dow's Adams Street Tract. Religious buildings occupy lots 67, 68, and 144. Lots 161-162 are occupied by the 28th Street YMCA. Single-family and multi-family residences that generally retain a high level of integrity occupy the remaining lots.

PHOTOGRAPHS

City: Los Angeles

County: Los Angeles

State: CA

Photographer: Jay Fantone

Date: June 2008

Location of Negatives: Christopher A. Joseph & Associates

523 West 6th Street, Suite 1134

Los Angeles, CA 90014

1. East 27th Street, looking northwest down the middle of the street from Paloma Avenue.
2. East 28th Street, looking southeast down the middle of the street from Paloma Avenue.
3. 1001 E. 27th Street, looking west at front elevation.
4. 1016-18 E. 27th Street, looking south at front elevation.
5. 1020 E. 27th Street, looking south at front elevation.
6. 1023 E. 27th Street, looking north at front elevation.
7. 921 E. 27th Street, looking north at front elevation.
8. 1007-09 E. 27th Street, looking north at front elevation.
9. 932 E. 27th Street, looking south at front elevation.
10. 1016-22 E. 28th Street, looking south at front elevation.
11. 1028 E. 28th Street, looking south at front elevation.

Griffith Ave

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E 28th St

E 27th St

Paloma Ave

E 29th St

E Adams St

S Central Ave

Legend

-  Proposed Historic District Boundary
-  Non-Contributing Lots
-  Parcel Lines
-  Building Footprint



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