

Memorandum

Date May 22, 2014

Project Del Monte Warehouse, Alameda

To Mr. Andrew Thomas
City of Alameda, Community
Development Department
2263 Santa Clara Avenue
Alameda, CA 94501

From Christopher VerPlanck
VerPlanck Historic Preservation
Consulting
57 Post Street, Suite 512
San Francisco, CA 94104

Topic 28th Street Apartments, Los
Angeles

Copied William Duncanson

Via Email

Dear Andrew,

I prepared this memorandum in response to your request for more information on the 28th Street Apartments rehabilitation in Los Angeles, which I used as an example of a comparable rehabilitation project at the April 3, 2014 Historical Advisory Board meeting. At your request, this memorandum includes more written detail on this widely publicized and award-winning project. This memorandum concludes with additional visual material, including floor plans, sections, and renderings of the completed project.

The 28th Street Apartments are located at 1006 East 28th Street in Southeast Los Angeles, a traditionally African American neighborhood south of downtown. Originally built in 1926 as a YMCA, the 28th Street YMCA, as the property was originally known, provided a temporary home to many African American migrants to Los Angeles from the 1920s until the 1960s. It also provided recreational opportunities to the densely populated, working-class neighborhood. The Spanish Colonial Revival style building was

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funded by an African American pioneer entrepreneur named Annie Minerva Turnbo Malone. The architect was none other than Paul R. Williams, one of America's best-known African American architects. The 28th Street YMCA was one of Williams' earliest works, completed several years before he gained fame as "the architect to the stars." The building is a designated Los Angeles Historical and Cultural Landmark and listed in the National Register of Historic Places.

By 2009, when the property was acquired by Clifford Beers Housing (CBH), the 28th Street YMCA had fallen on hard times. The residential quarters were abandoned and the recreational facilities were in disrepair. CBH, a non-profit housing developer, decided to rehabilitate the four-story concrete building (with a one-story rear wing) for permanent rental housing with supportive services for low-income tenants. CBH hired the Santa Monica firm of Koning Eizenberg Architecture to rehabilitate the historic building, converting 52 single-occupancy rooms into 24 studio apartments, as well as rehabilitating several historic recreational spaces for community functions. In order to make the restoration of the historic building feasible, the developer had Koning Eizenberg design a new steel and wood-frame addition at the rear of the property. This addition, which is five stories high – one story higher than the historic building – contains an additional 25 residential units as well as a parking garage.

The starkly contemporary addition, which contrasts with the carefully restored Spanish Colonial Revival architecture of the 1926 building, abuts the historic building to the south (**See plans, sections, and renderings in Appendix Item A**). The newly refurbished 28th Street Apartments, completed in January 2013, contain 33,680 square feet of space, including 22,680 in the historic building and 11,000 in the addition. The addition, though it contains roughly one-third of the building's square footage, occupies a little over one-quarter of the building's overall footprint. The total construction cost was \$11,928,761, which was paid for using a combination of private and public financing, as well as federal tax credits.

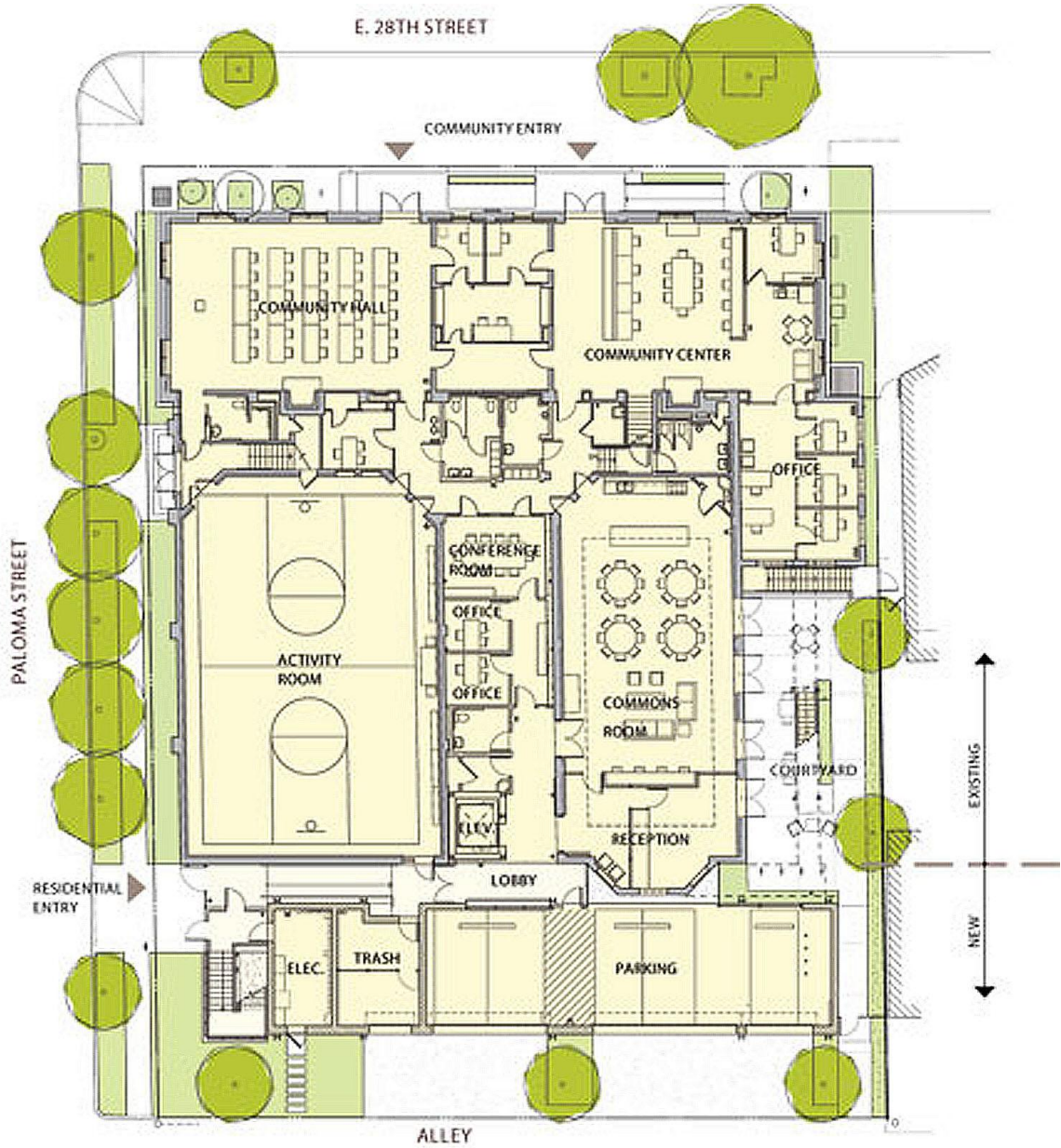
The project, which was approved by the California Office of Historic Preservation, was found to be compliant with the Secretary of the Interior's Standards for Rehabilitation. The project won a 2013 California Preservation Foundation Design Award, a distinction accorded to only a handful of rehabilitation projects.

Please feel free to contact me if you have any questions.

Sincerely,



Christopher VerPlanck

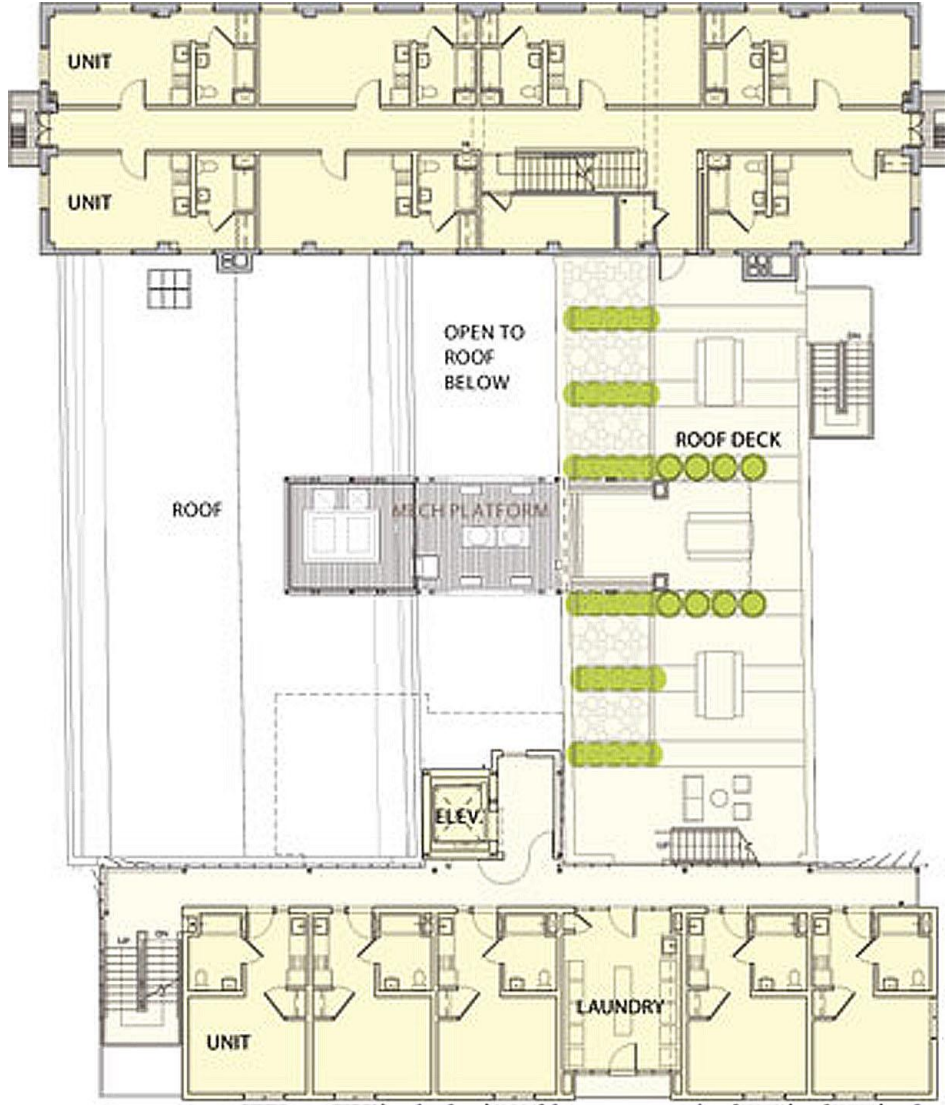


Ground Floor

Appendix Item A. Ground floor plan of 28th Street Apartments

Note: addition at bottom of site plan

Source: *Architectural Record*

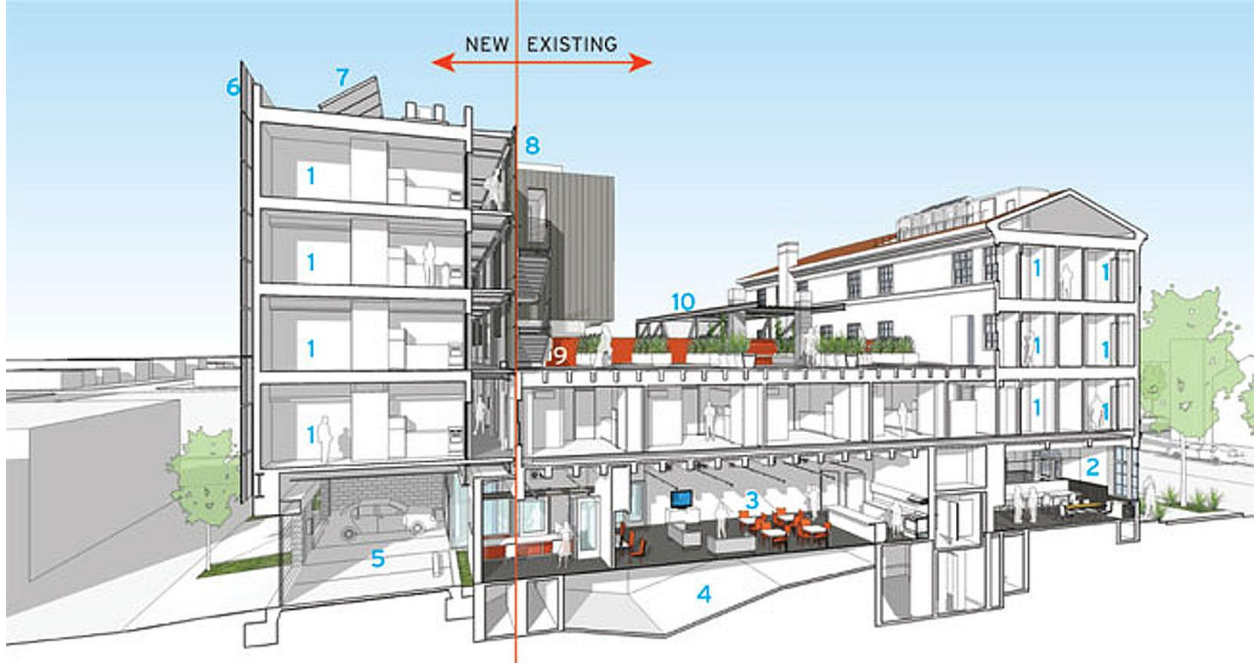


Third Floor

Appendix Item B. Third floor plan of 28th Street Apartments

Note: addition at bottom of floor plan

Source: *Architectural Record*



SECTION-PERSPECTIVE

Appendix Item C. Section of 28th Street Apartments

Note: addition at left side of section

Source: *Architectural Record*



Appendix Item D. Restored primary façade of 28th Street Apartments, looking south
Source: Architectural Record



Appendix Item E. Contemporary addition to 28th Street Apartments, looking south
Source: *Architectural Record*