ADAPTIVE REUSE: TRANSFORMING BUILDINGS, TRANSFORMING LIVES

California is facing a humanitarian crisis. Over 161,000 people are living homeless on our streets and thousands cannot pay rent.

We need practical solutions to the housing crisis. Adaptive Reuse is an alternative housing model that takes existing unused buildings like motels, offices and commercial space and turns them into housing. This exhibit will give examples from all of these typologies and more, displaying how effective and affordable this process can be.

We can house our homeless community faster for less money, saving taxpayer dollars. Join us in supporting Adaptive Reuse, and enjoy this informative exhibit. Be a part of the solution and discussion!





AIDS Healthcare Foundation (AHF), founding in 1987, is a global non-profit serving more than 1.5 million patients in 45 countries.

In 2017, AHF turned to housing advocacy as housing affordability and homeless crises increasingly threatened the health of AHF patients. Housing is a public health issue.

AHF and Housing Is A Human Right played a key role in seeking to repeal statewide rent control restrictions through California's Proposition 10 and Proposition 21.

In addition to advocacy, AHF is committed to building affordable housing for those most in need through Healthy Housing Foundation. HHF has purchased and repurposed hotels in the Los Angeles area, turning them into housing for people who live at extremely low and very low-income levels. HHF's adaptive reuse model produces quality, affordable housing quickly and inexpensively and can be replicated by the government.



TYPOLOGY: HOTELS – AHF

THE BARCLAY HOTEL LOS ANGELES, CA

GENERAL: The Barclay Hotel opened as the Hotel Van Nuys in 1897, named after the owner Isaac Newton Van Nuys. Building began in 1896 in the Beaux-Arts style by architects Morgan and Walls. Each room had its own bathroom and telephone, which was considered luxurious for the time period.



The lobby on Fourth Street features fine ornamental details and a welcome seating area with a grand split staircase and historical stained-glass windows depicting Shakespearean plays.

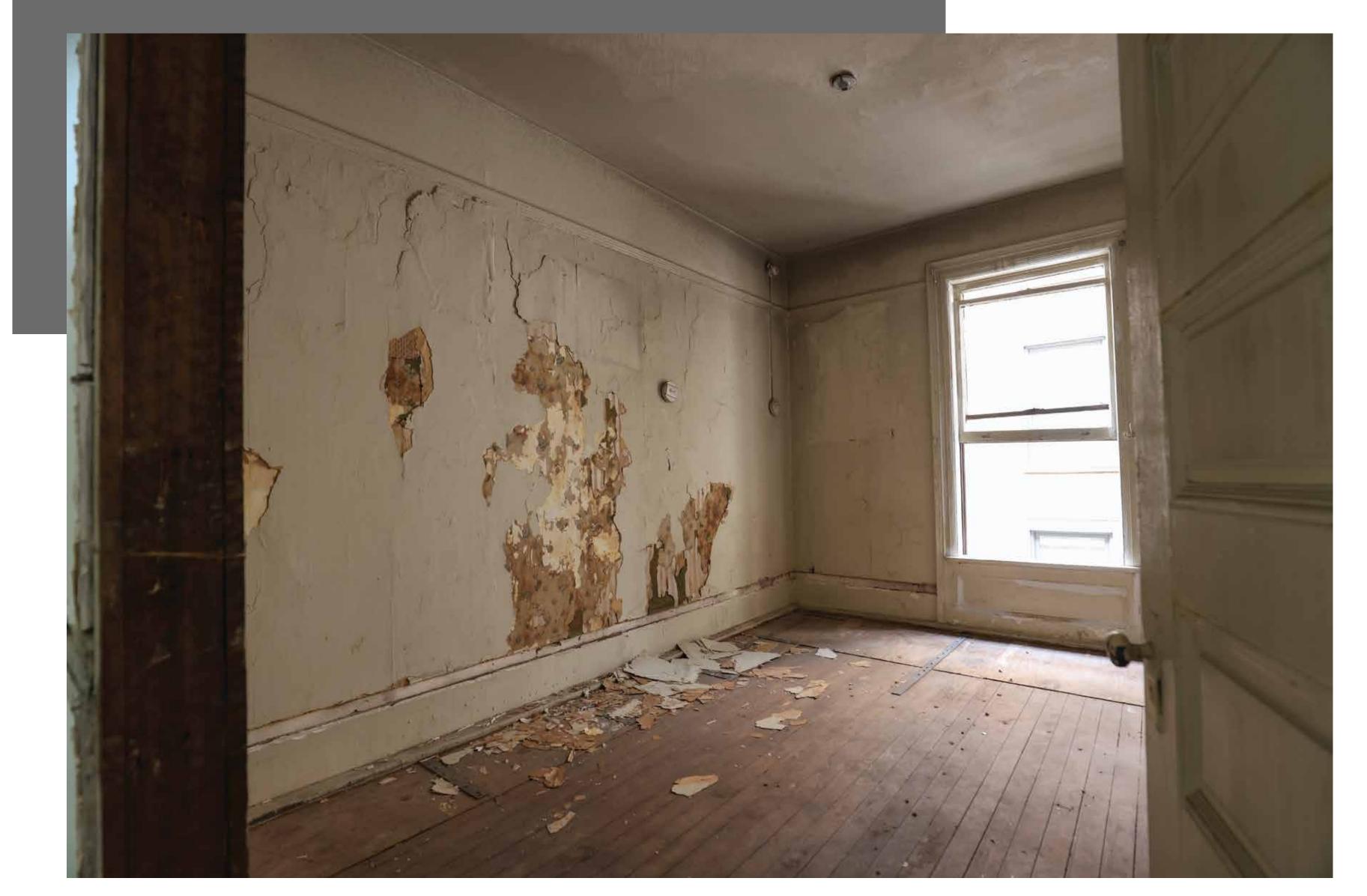
190 Rooms

Stories

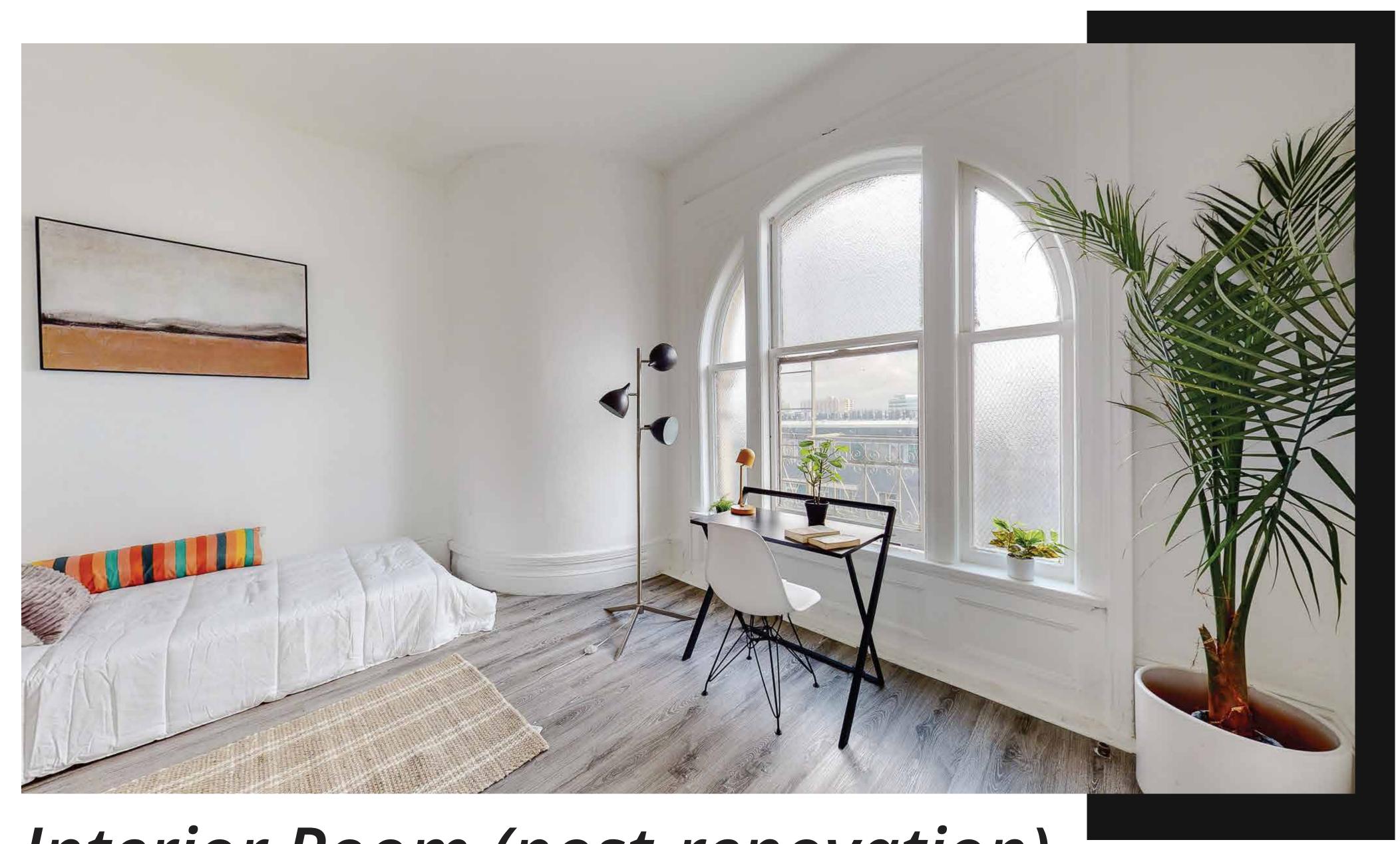
Rooms on each floor

60 Private baths

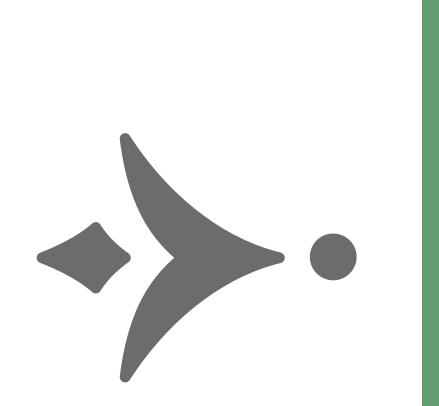
10 Public bathrooms



Interior Room (recent, pre-renovation)

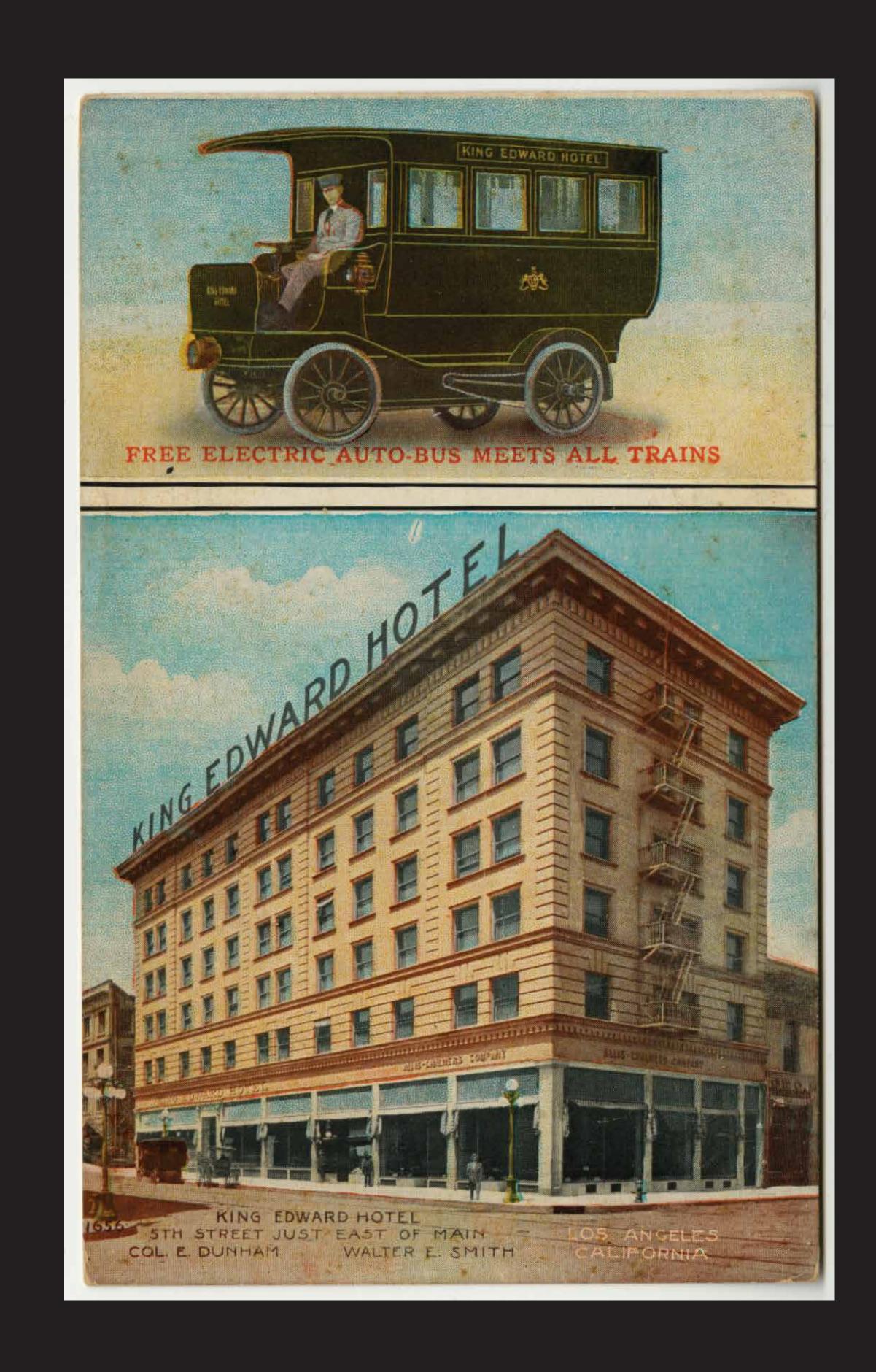


Interior Room (post-renovation)



AHF

The Barclay was bought in 2021 by the AIDS Healthcare Foundation and renovations are being completed for its next life as affordable housing.



TYPOLOGY: HOTELS – AHF

THE KING EDWARD HOTEL LOS ANGELES, CA

GENERAL: Built in 1906 by famed British architect John Parkinson (City Hall, Bullocks Wilshire) the King Edward Hotel was built in the Beaux- Arts style with 150 rooms. The hotel was home to the famous King Eddy Saloon with the basement under the saloon previously home to a Prohibition era speakeasy. The bar has the longest standing liquor license in Los Angeles. The AIDS Healthcare Foundation took over the major lease in 2017, with the cost per unit being around \$70,000 for the purchase of the building and simple upgrades, as opposed to the Measure HHH budget of \$434,000 per unit for brand new construction. In 2020 AHF applied for and secured Historic-Cultural Monument status for the venerable hotel.

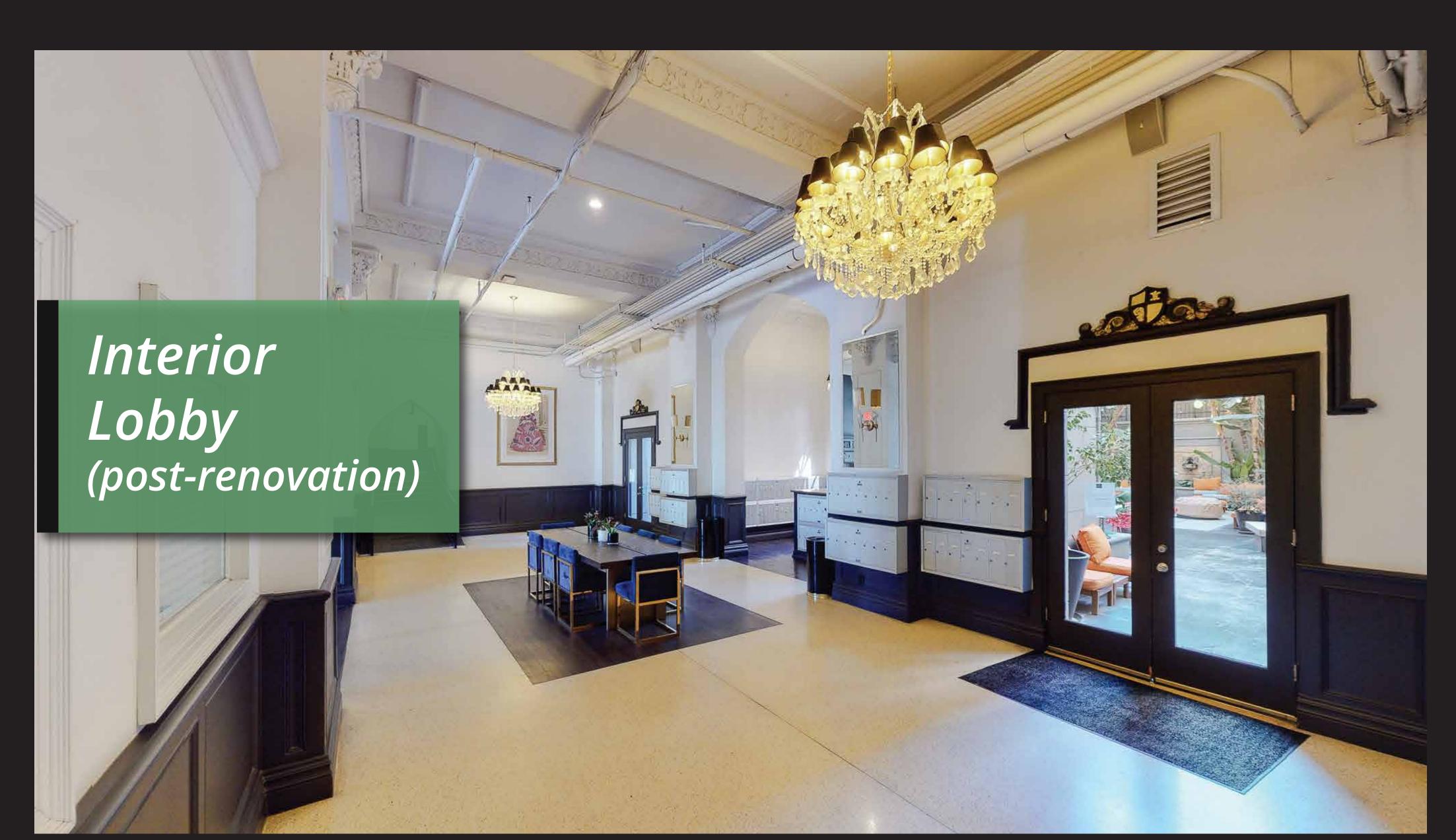


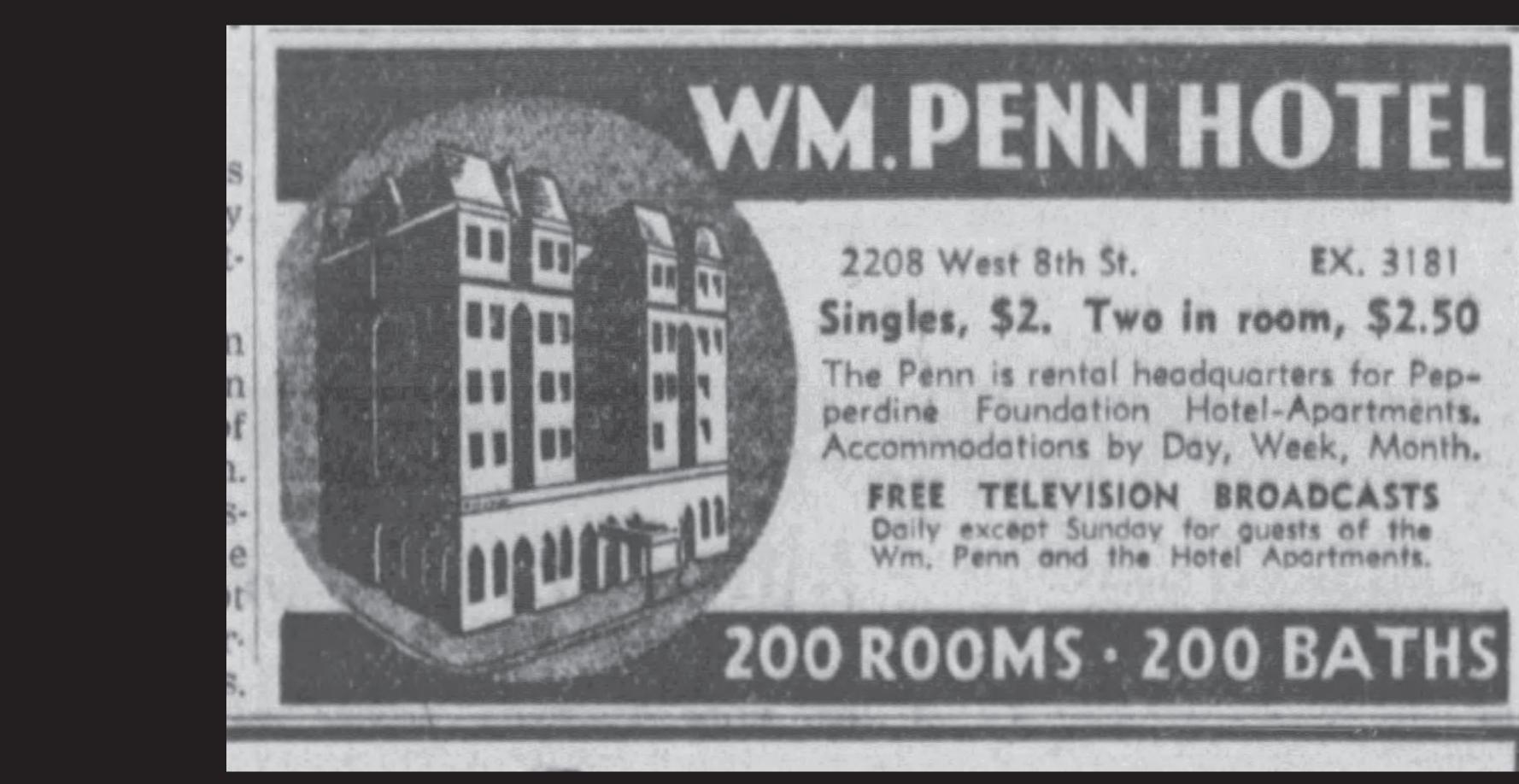


TYPOLOGY: HOTELS – AHF

THE SINCLAIR LOS ANGELES, CA

GENERAL: Built in 1928 in the Beaux-Arts architectural style, the Sinclair Hotel was first opened as the luxury William Penn Hotel in Westlake. The hotel was built for \$200,000 by Louis Rothman, and designed by E.B. Rust of Chapman & Rust, Associates. It was popular among the growing jet-setters who wished to vacation in the warm California weather. The multi-family hotel has six stories with 189 units. In 2021 the AIDS Healthcare Foundation purchased the building for \$30M and converted to affordable housing.





190 Rooms



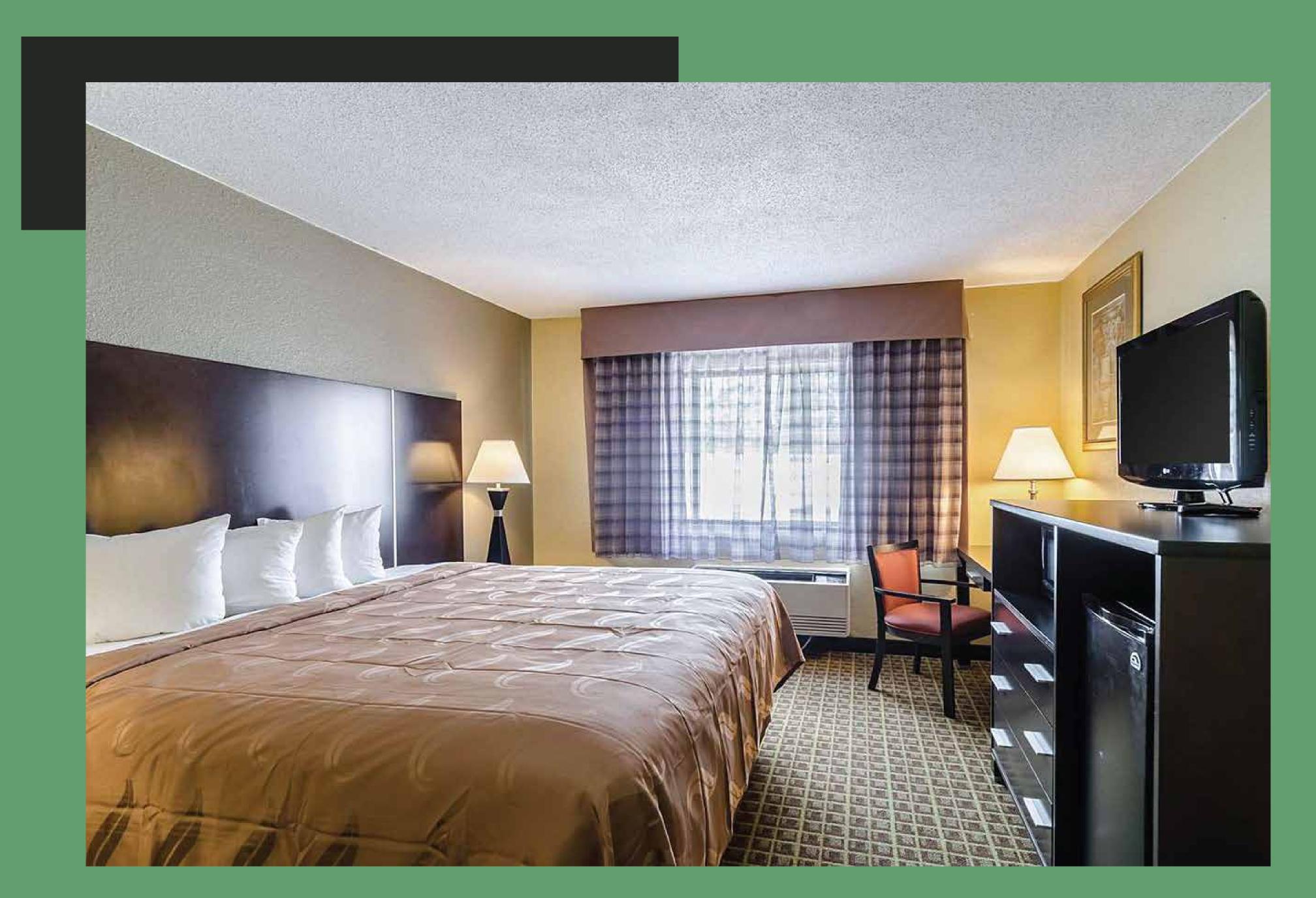
William Penn Hotel graphic ad with Pepperdine reference, The Los Angeles Times Sun



TYPOLOGY: COMMERCIAL

ROADWAY APARTMENTS BROCKTON, MA

GENERAL: Formerly known as the Roadway Inn and built in 1964, this motel was renovated to become affordable apartments in 2022 with 69 units. This was done using a zoning tool available in Massachusetts called the Dover Amendment. This amendment exempts non-profit organizations providing educational services from land use and dimensional requirements. It is a replicable model near the Brockton VA Medical Center. The project has nine funders from state and private agencies across New England. The total cost of this adaptive reuse project is \$10.1M.



Interior Bedroom



Exterior Parking Lot



Bird's eye view illustration of the Roadway Apartments' exterior parking lot.

TYPOLOGY: COMMERCIAL

ARCADE PROVIDENCE PROVIDENCE, RI

GENERAL: The Arcade Providence was built as a shopping mall in 1828 and designed in the Greek Revival style. It was listed on the National Register of Historical Places in 1976, and was renovated in 2012 with a \$7M plan from developer Evan Granoff. The project was the recipient of the prestigious National Trust for Historic Preservation award for historic preservation in 2014 as well as other preservation recognitions. The renovations included residential apartments on the second floor with commercial stores on the first floor.



Black and white image from 1944 showcasing the interior atrium of Arcade Providence.

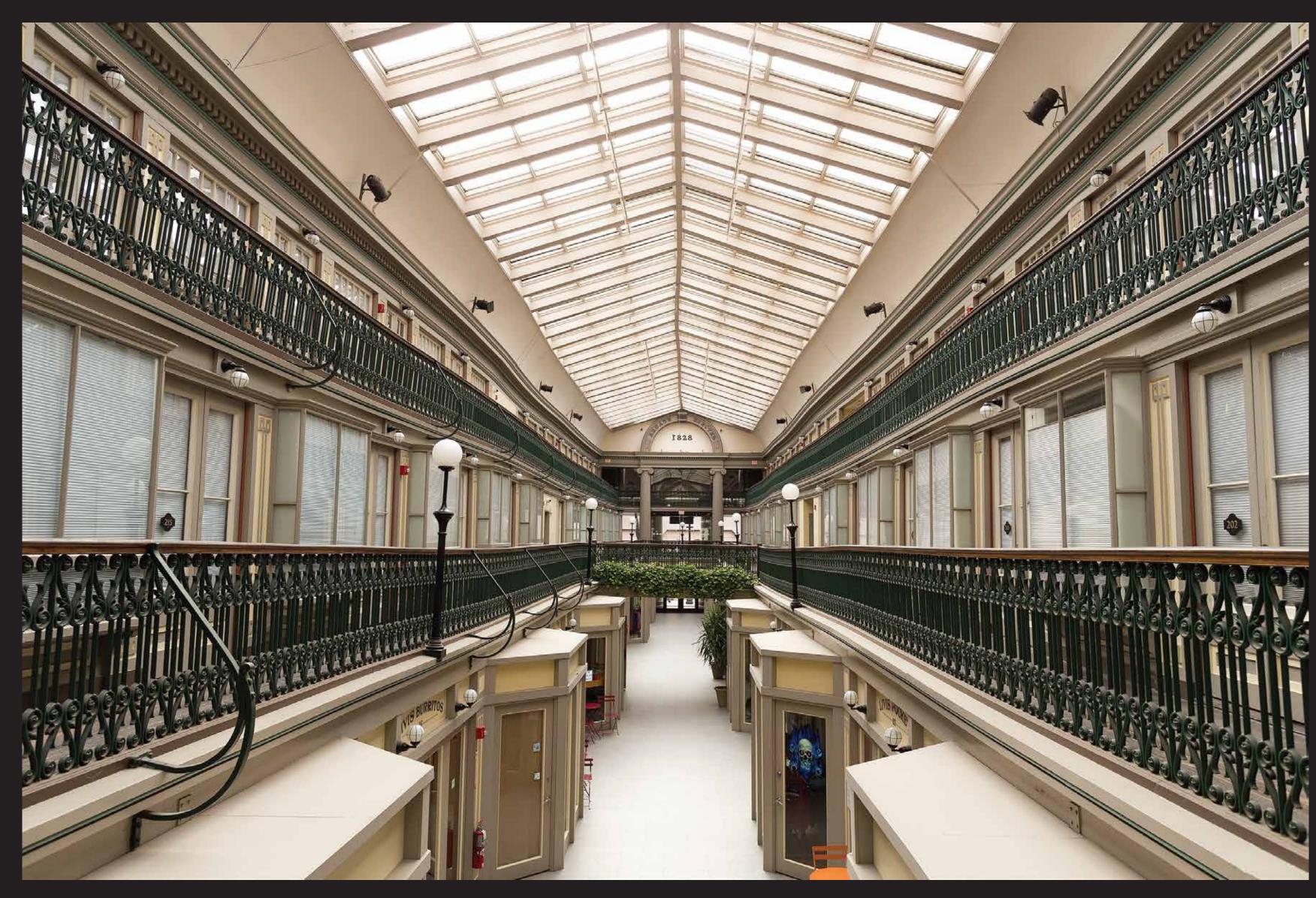


Postcard with an illustration of Arcade Providence during the 19th century.



The apartments range from 225 to 775 square feet with 39 affordable units from \$800 to \$1800 a month. Furniture is included, with an elevated full bed over a four-drawer dresser, a small kitchen table, a sofa, a 50- inch flat screen TV, and a full bathroom.

Interior Atrium



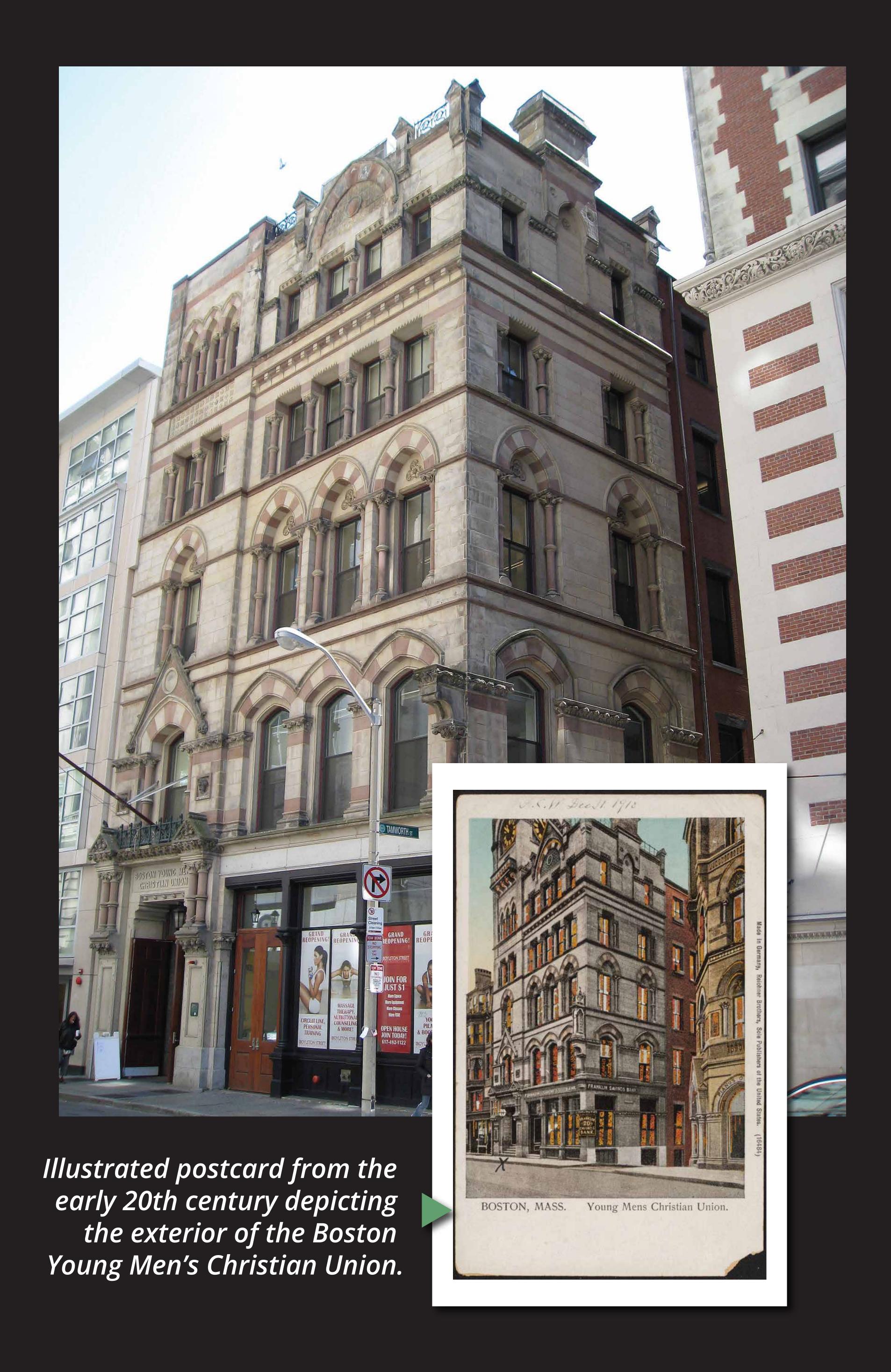


Living Space Interior

TYPOLOGY: COMMERCIAL

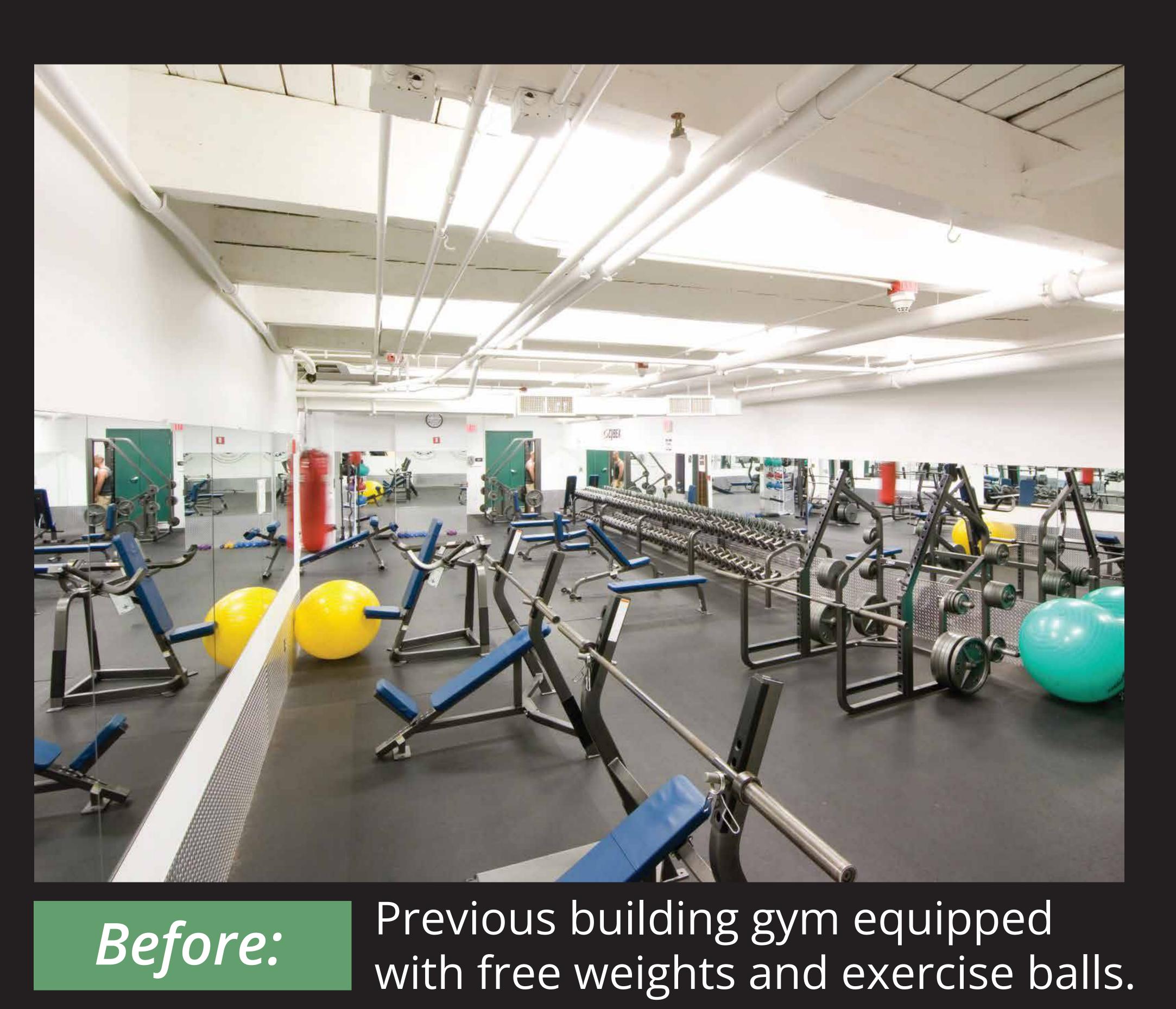
BOSTON YOUNG MEN'S CHRISTIAN UNION BOSTON, MA

GENERAL: Built in 1875, this building was created as a recreational center for young men of a liberal Protestant youth association. The building was designed by Nathanial Jeremiah Bradlee and constructed in the Victorian Gothic style. In 1977 it was designated as a Boston Landmark by the Boston Landmark Commission and became part of the National Historic Register in 1980. It was renovated in 2019 by St. Francis House in partnership with the Planning Office for Urban Affairs of the Archdiocese of Boston.



49 Affordable housing residential units

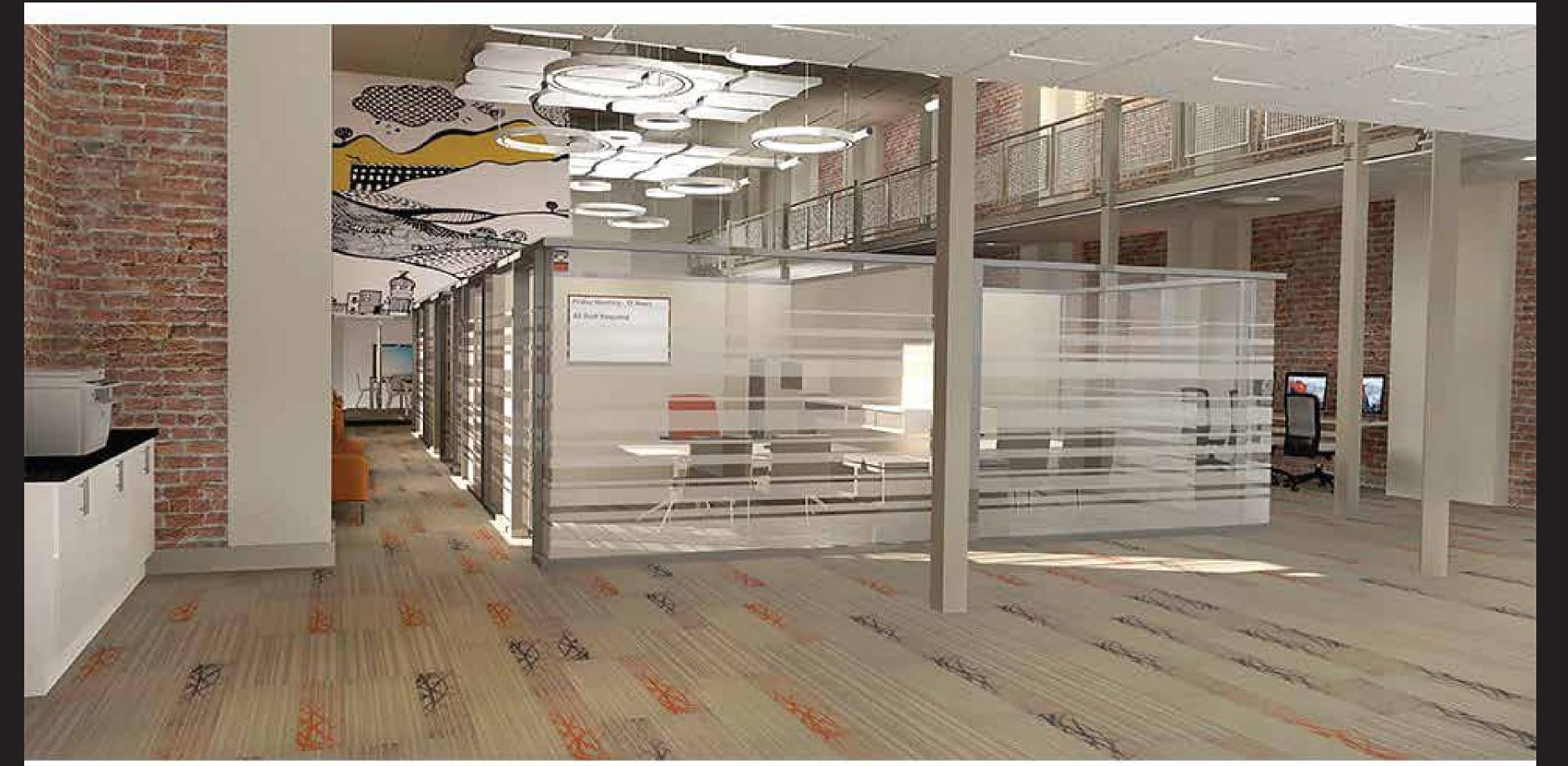
25 Units for those who have experienced homelessness



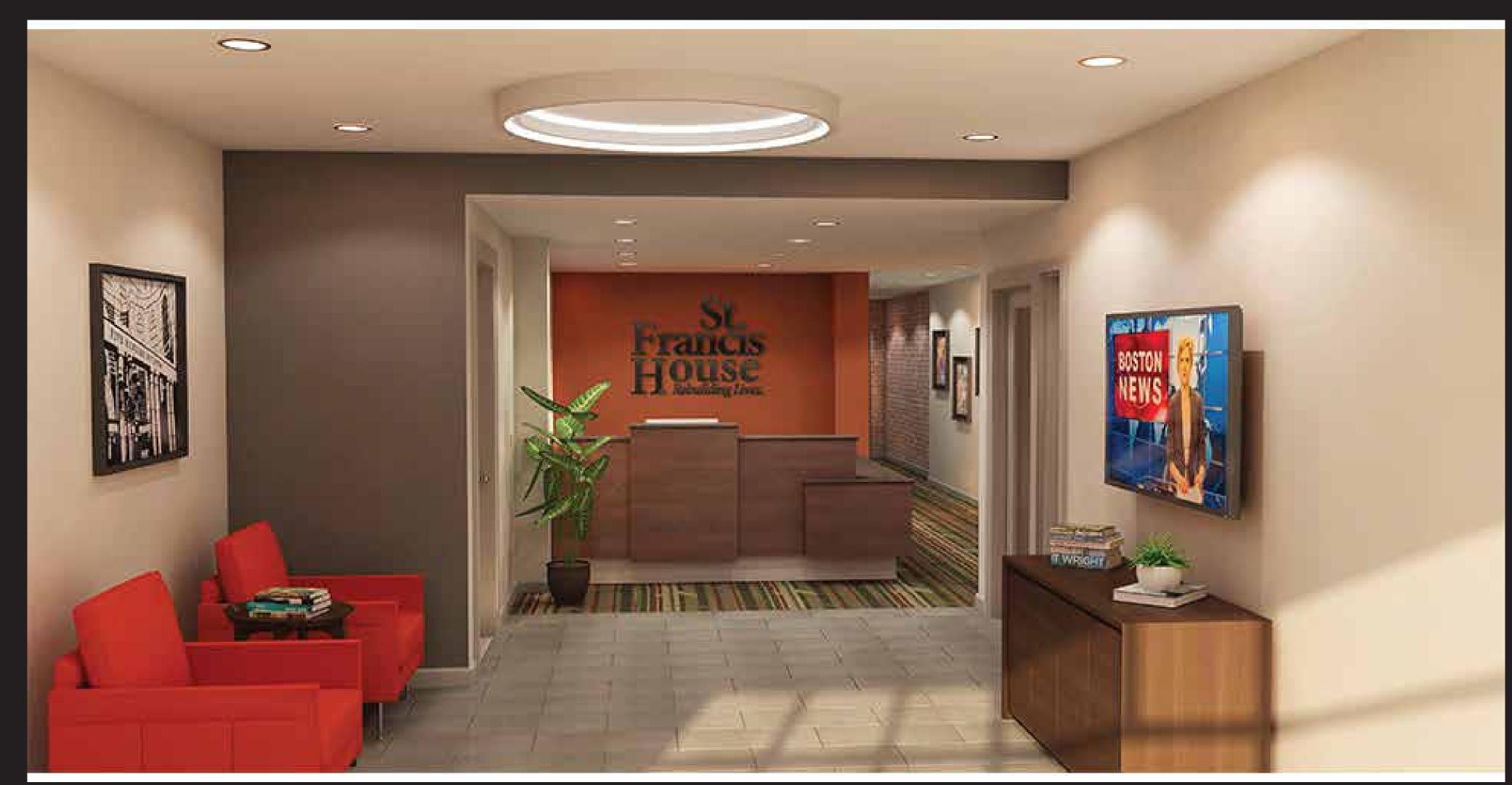
The total estimated cost for this adaptive reuse project is \$22.9M, and financed by state and federal tax credits, funding from the City of Boston and the State of Massachusetts, and other private sources.

After:

Interior Reference Space



Interior Lobby Space

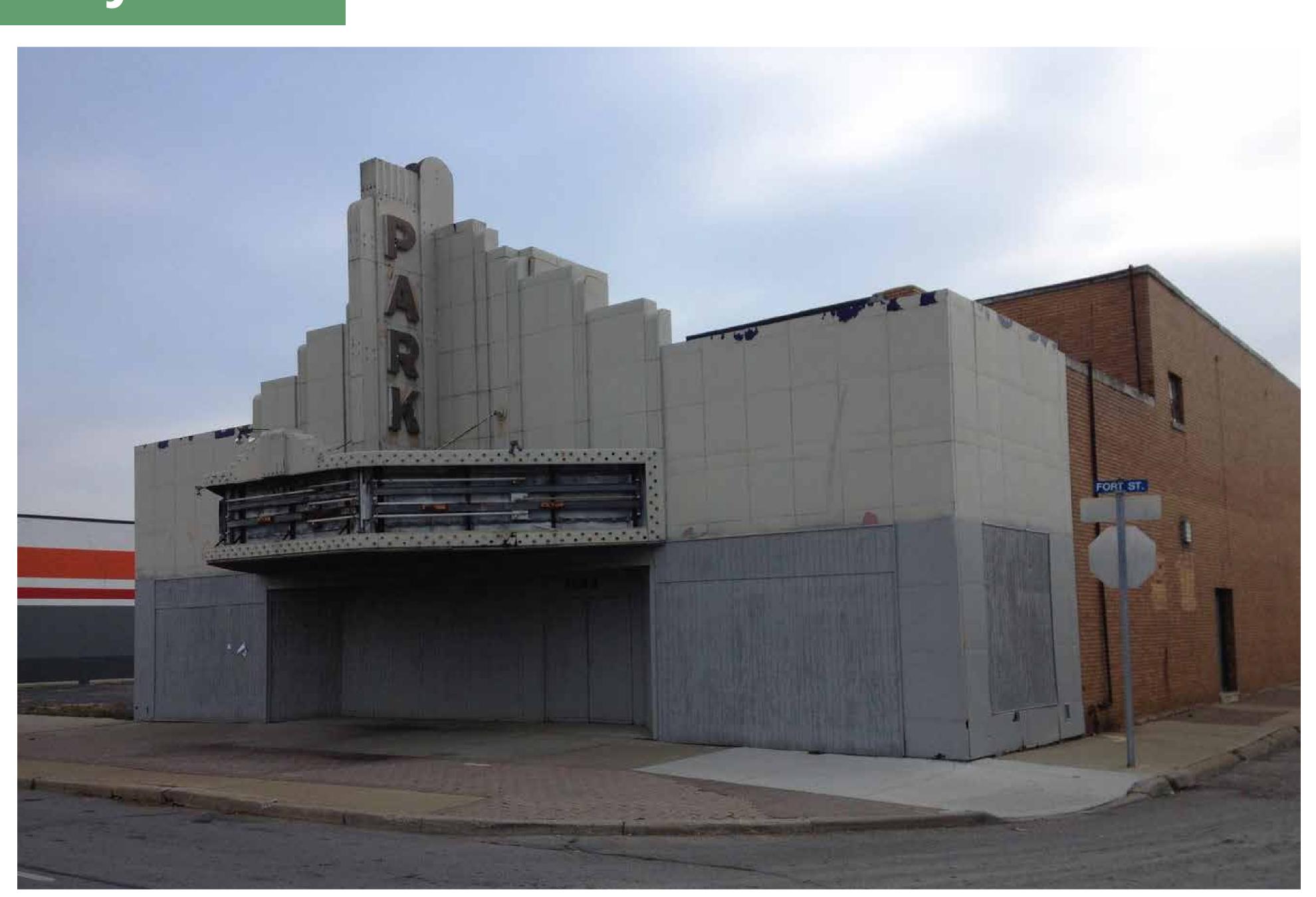


TYPOLOGY: CULTURAL

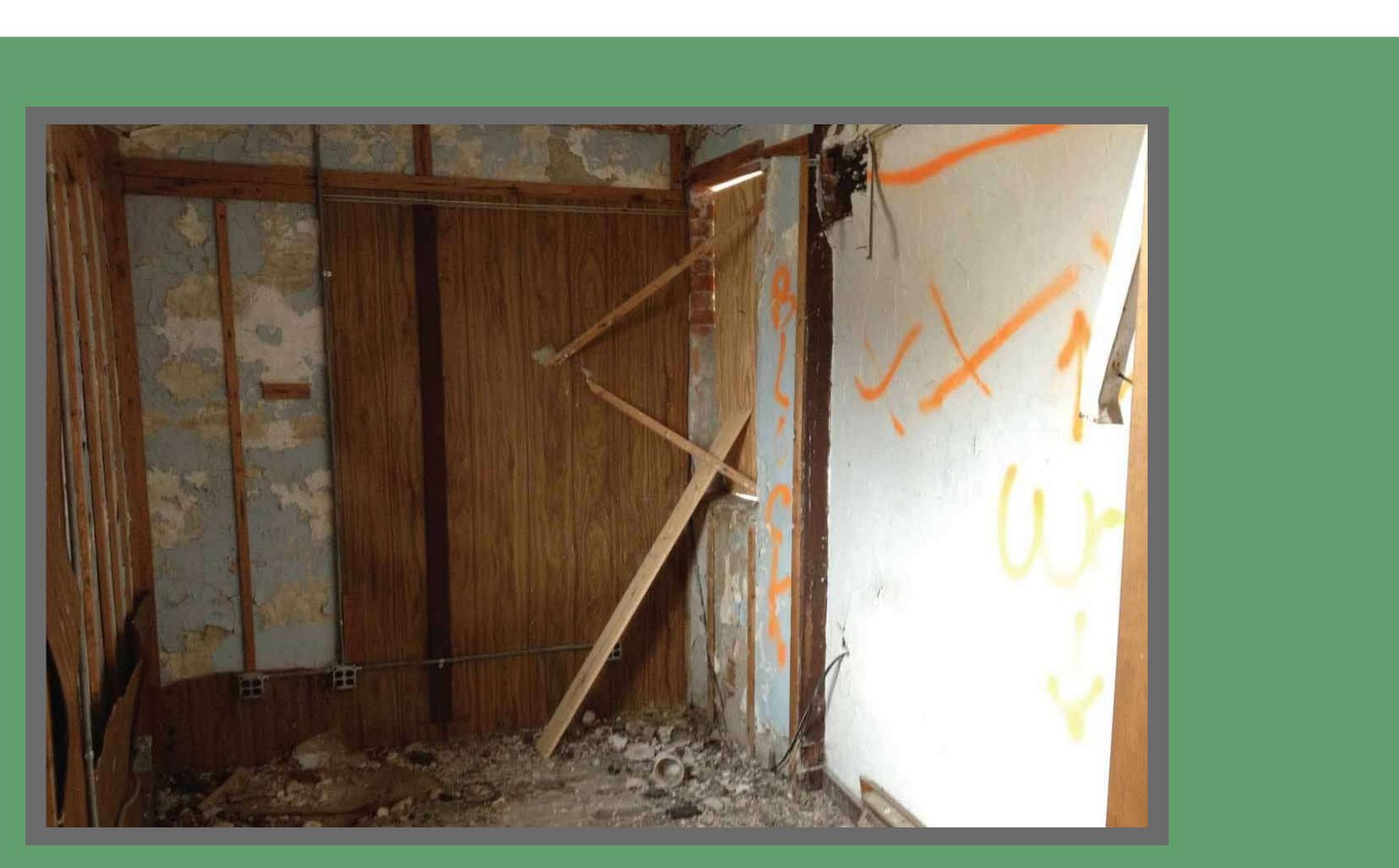
LINCOLN PARK THEATER LINCOLN PARK, MI

GENERAL: The Lincoln Park Theater, designed by C. Howard Crane, was built in 1925 and was later remodeled in 1938 to accommodate the rising popularity of sound movies. Up until the 1970s, the Streamline Moderne style theater, equipped with 600 seats, showed first-run films. In the 1970s, changing obscenity laws allowed for the theater to become a place for adult entertainment until its closing in 2008. The theater, along with an adjacent panel of land owned by AutoZone, was renovated and turned into 38 affordable housing units in 2015.

Before:

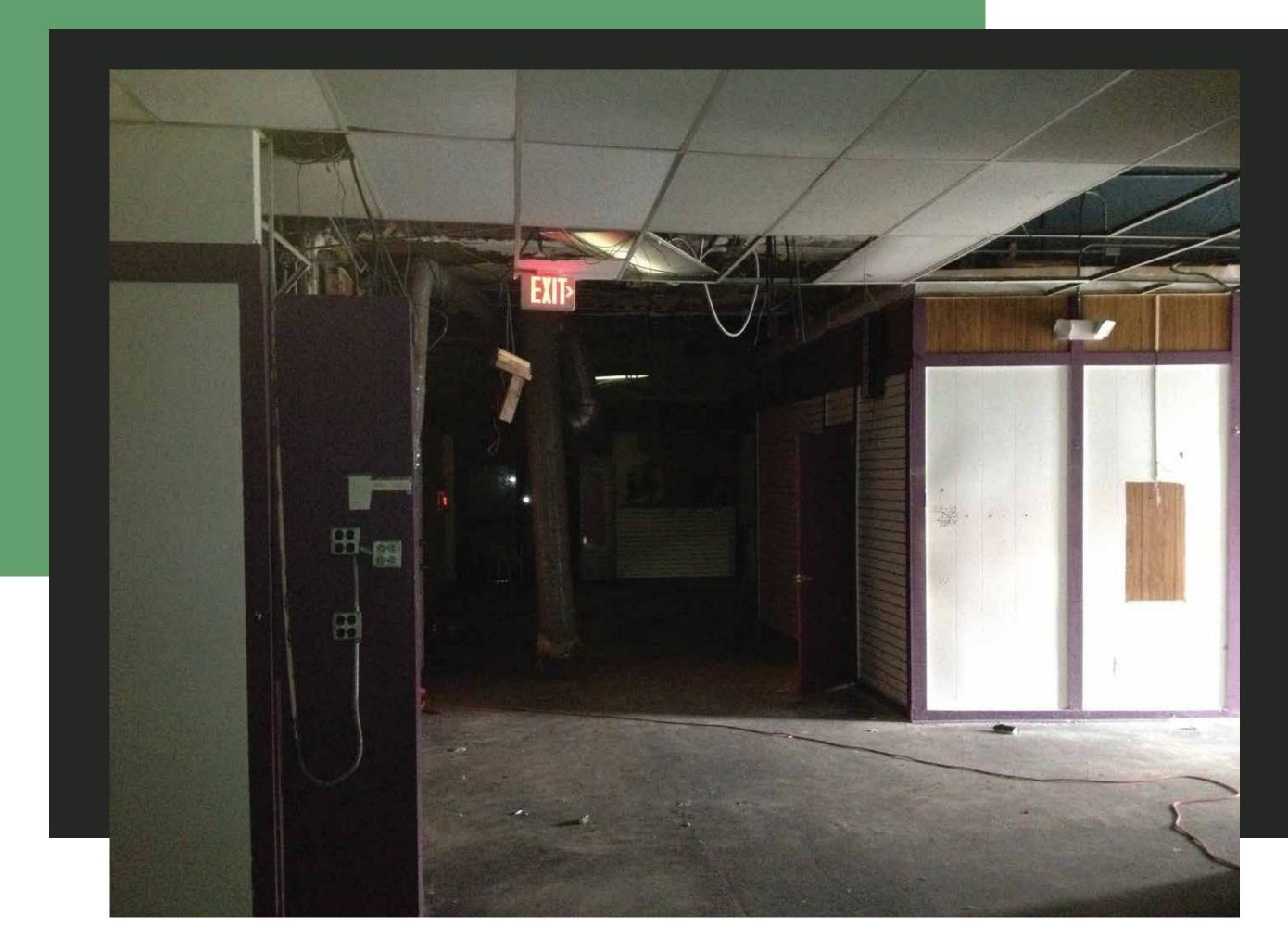


The Front Marque: After its closing it 2008, the theater was painted grey and boarded up, with cement slabs blocking what was previously 15 ft by 15 ft storefronts. The marque seen here was created in the 1938 renovation and still contains the eye-catching lightbulbs and tilted spaces for lettering.



Interior Room: This room was likely used for peep-shows during the theater's time as an adult entertainment center.

Interior Room:





TYPOLOGY: EDUCATION

RICHARDSON HALL, SAN FRANCISCO, CA

GENERAL: The San Francisco State Teacher's College was built by architect George McDougall and the Works Progress Administration from 1924 to 1935. Richardson Hall, within the college, was built in 1925 as the Kindergarten Training Building. In 1974, the college relocated and became the college presently known as San Francisco State University. The Extension Division of UC Berkley occupied the building until vacating it in 2003. In 2009, a proposal by Wood Partners successfully put into action a plan to build 32 units of affordable housing specifically for LGBTQ+ seniors aged 55+.



Scheme of the San Francisco State

Teachers College
The College was made of four Spanish
Colonia Revival style buildings centered
around a parking lot and contained within
one wall.



Exterior of the school

After:





This image displays one of the preserved fresco paintings found throughout the College. These paintings, made by artists Hebe Daum and Jack Moxom, largely contain peaceful images of angels or children. The barrel-vaulted hallway ceiling is adorned in a Spanish Colonial Revival-style decorative scheme.



TYPOLOGY: EDUCATION

TIGER SENIOR APARTMENTS PARIS, IL

GENERAL: Designed in a Classical Revival style by Central Illinois architect Arthur Pillsbury, Paris High School opened in 1909 where 250 students and nine teachers filled the original 25 classrooms. A later renovation in 1922 added a north gymnasium and auditorium in the same style and in 1943 the Works Progress Administration completed an additional gymnasium in the Streamline Moderne style by architects from the Berger and Kelley firm. The school was used until 2015 and was then converted into senior living apartments, which opened in 2021. Each of the 42 energy-efficient housing units, which offer affordable living for seniors aged 55+, contains an old school element, like a blackboard or tin ceiling.

Before:





The building's full-height limestone quoins from 1909 are visible.
The windows have original flat-arch stone lintels and sills.



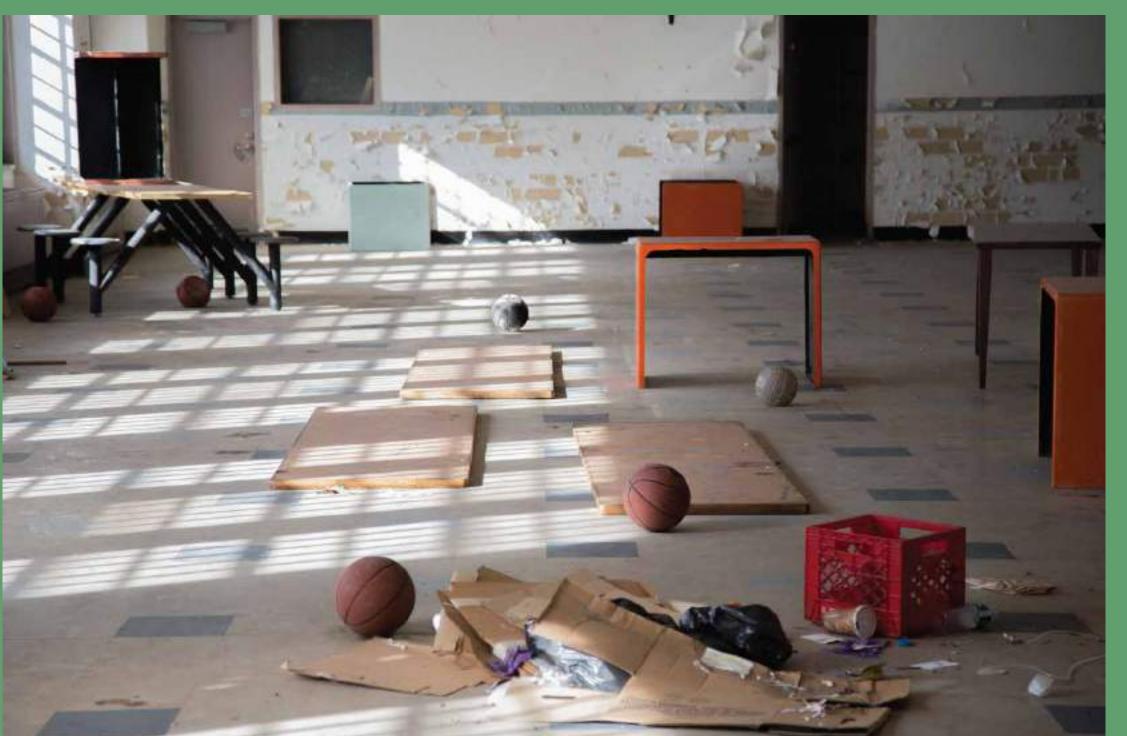
TYPOLOGY: GOVERNMENT/MEDICAL

SPOFFORD JUVENILE DETENTION CENTER/LA PENINSULA THE BRONX, NY

GENERAL: The Spofford Juvenile Detention Center – where 95% of those detained were African American or Latino – defined the Bronx's Hunt's Point neighborhood from 1956 to 2011. In 2016, a joint proposal by Gilbane Development Company, Hudson Companies, and the Mutual Housing Association of New York was set in motion to revitalize the space, naming the mixeduse plans "La Peninsula."







Interior Gymnasium



This space will include 740 units of entirely affordable housing, as well as art studios, wellness centers, a commercial space, early education, and an acre of public plaza. Construction began in 2019 and the first residential building with 183 affordable units opened in June 2022. La Peninsula is set to be completed in 2025.







Exterior Plan for La Peninsula (post-renovation)This plan showcases the planned plaza and commercial spaces.

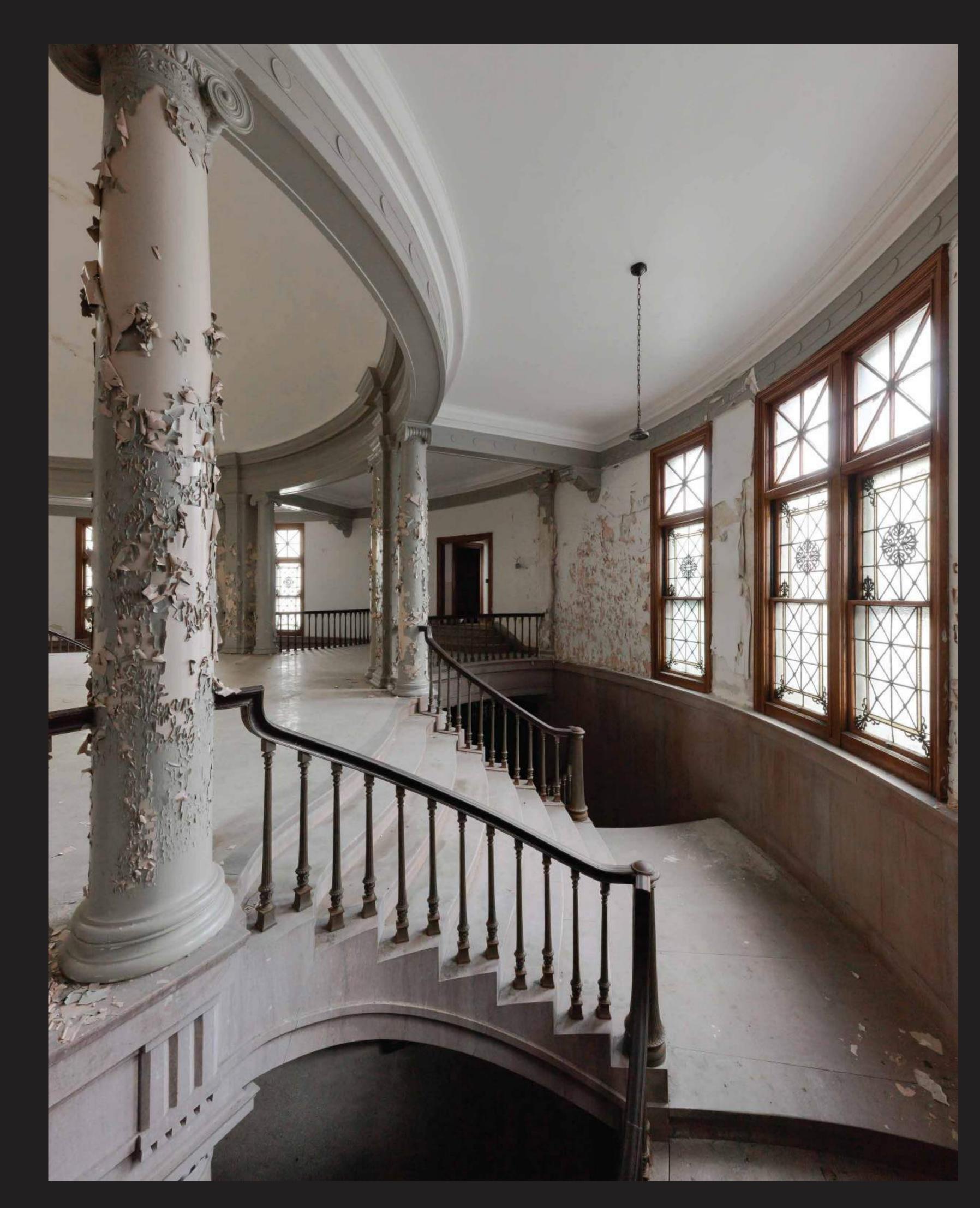
TYPOLOGY: GOVERNMENT/MEDICAL

COURTHOUSE LOFTS WORCESTER, MA

GENERAL: The Worcester County courthouse, built in 1843, originally contained only one courthouse and additions were needed in 1878, 1898, and 1955 to support the growing community. The courthouse was later abandoned in 2008 and in an effort to bring people back to support the restaurants and businesses in the city center, renovations began in 2019 to turn the courthouse into affordable housing units. A \$60M renovation by Trinity Financial was completed in 2021, bringing 115 new units to the community.



Exterior Front View (pre-renovation)
The two-story granite building



After:

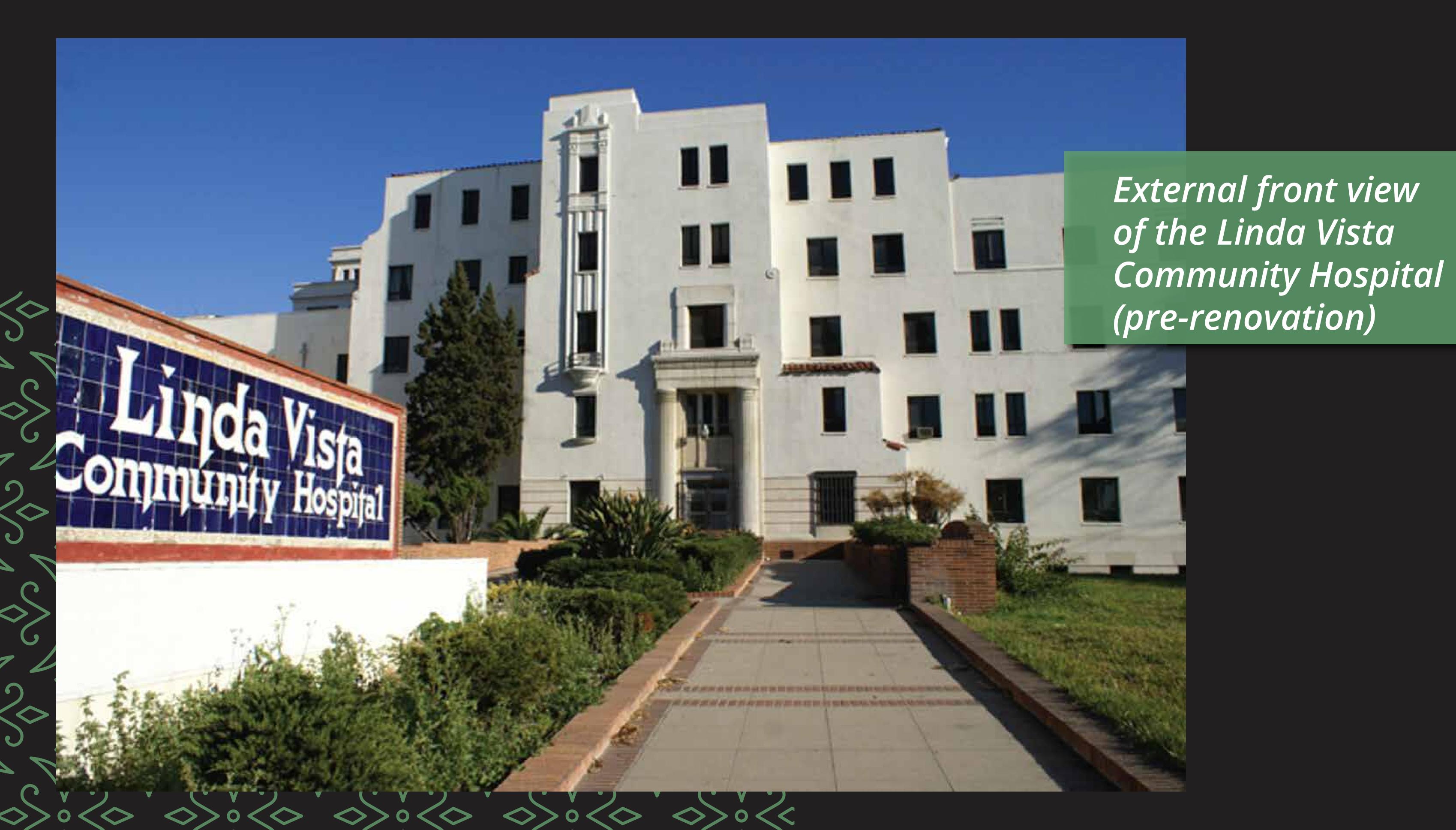
Half of the units are affordable units and include amenities such as a pet spa, fitness center, lounge, game room, and maker space.



TYPOLOGY: GOVERNMENT/MEDICAL

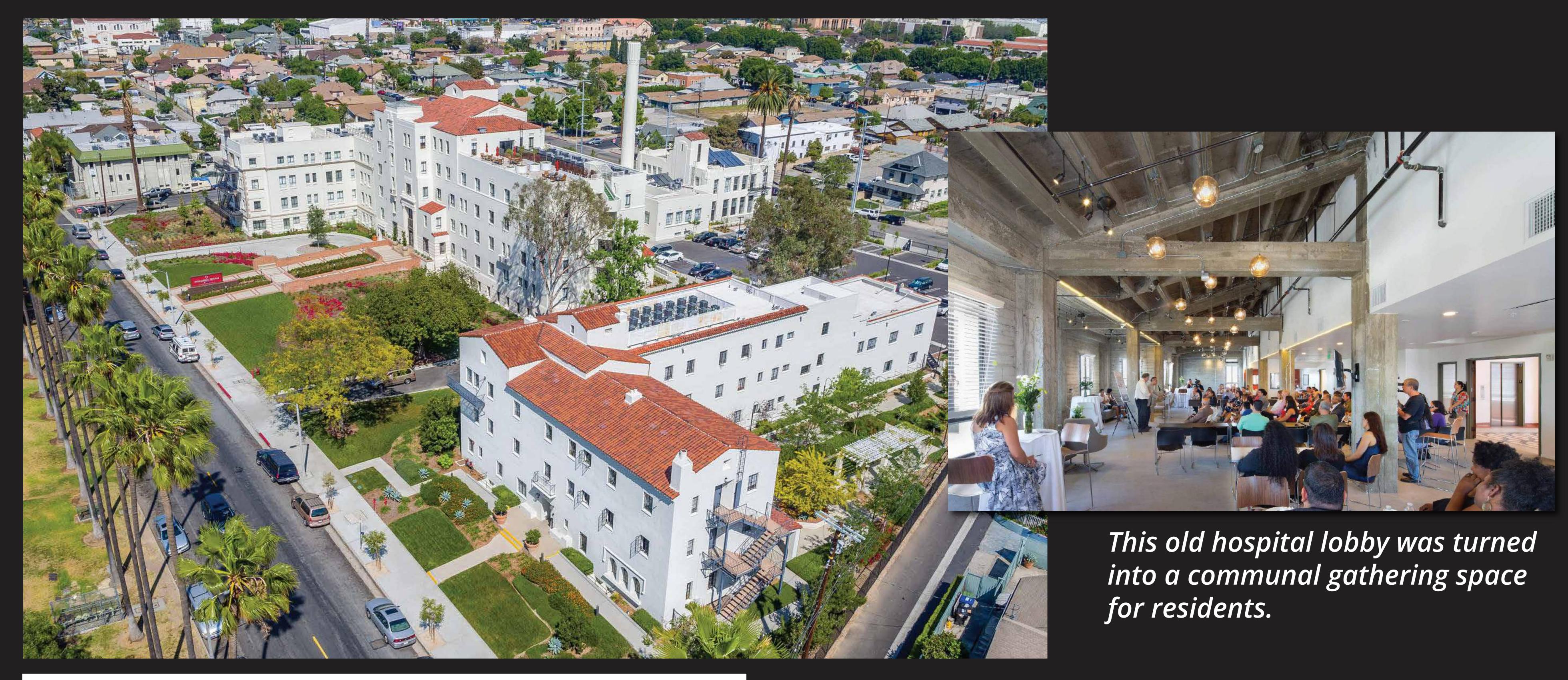
HOLLENBECK TERRACE LOS ANGELES, CA

GENERAL: The Santa Fe Coast Lines Hospital opened in 1905 in the Downtown LA area to serve Santa Fe Railroad employees. The hospital began to decline in the 1970s when railroad workers began to use conventional insurance, the hospital was sold and converted to the Linda Vista Community Hospital, which eventually closed in 1991 due to mismanagement. The neglected hospital then became a film set until 2011 when the property was bought for redevelopment by Amcal MultiHousing Inc. The resulting 123 senior housing units and a small medical facility cost \$18M and opened in 2015.





Internal Room (pre-renovation)



External Top View (post-renovation)

TYPOLOGY: INDUSTRIAL

DADA DISTRIKT BRNO, CZECH REPUBLIC

GENERAL: The DADA Distrikt was a former textile factory in the brownfields area of the historical industrial Zbrojovka area in Brno in the Czech Republic. The 3,000m² space was renovated in 2020 to fulfill the community's need for affordable housing. Financed by shared funding and direct sales, the abandoned factory is being turned into housing units on the upper three floors, with commercial and office spaces on the first. The architectural plans for the renovations take inspiration from the industrial nature of the building therefore, elements such as the rounded staircases and functional components are preserved.

Before







Because of its proximity to the Svitava river, as seen in this image, the DADA Distrikt was designed to be conscious of the flooding issue the area faces. The roof collects and filters rainwater, which is used for washrooms and irrigation.