



Los Angeles Community Design Center

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EARTHQUAKE DAMAGED LANDMARK "RE-BORN" AS AFFORDABLE HOUSING
Los Angeles Community Design Center Rehabs Historic
Mary Andrews Clark Residence

Los Angeles -- The historic Mary Andrews Clark Residence was given new life as affordable housing for low-income residents at dedication ceremonies today, January 26. The \$18 million renovation of the landmark structure, at 306 South Loma in Los Angeles, is the result of the painstaking care and attention to detail invested by the Los Angeles Community Design Center, a non-profit architecture, planning and development firm which works on development projects in low-income neighborhoods.

The YWCA operated the Clark as a residence for single working women from 1913 until it was closed by damage from the 1987 Whittier Narrows earthquake. Following LA/CDC's award-winning renovation, hampered by additional damage from the 1994 Northridge earthquake, the Clark offers 152 single rooms for low-income men and women at monthly rents from \$220 to \$308. Residents include hotel, restaurant, garment and domestic workers, retail clerks, janitors and retirees. They enjoy social services including case-workers for elderly residents and literacy classes.

"We are proud to have saved this Los Angeles landmark and simultaneously provided housing for low income working people," said LA/CDC Executive Director Ann Sewill. "Los Angeles has one of the worst affordable housing crises in the country, a crisis which was seriously deepened by the Northridge earthquake. The Clark restoration is an instructive example of how the combined efforts of business, government and the non-profit sector can rehabilitate earthquake-damaged structures and increase available housing to those currently forced into severely overcrowded conditions in run-down, rat infested units."

U.S. Senator and copper baron William Andrews Clark built the residence in 1912 and donated it to the YWCA as a memorial to his mother. The five-story French

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HISTORIC CLARK RESIDENCE RE-OPENS AS AFFORDABLE HOUSING P. 2 OF 2

Colonial chateau is a designated monument of the Cultural Heritage Commission of the City of Los Angeles.

Because the Clark has been placed on the National Register of Historic Places, the rehabilitation process became considerably more complicated and costly. Instead of installing exposed steel frames and anchors to tie the floors and roof together, LA/CDC poured new concrete "shear" walls which would be hidden. To accomplish this, multiple layers of exterior brick had to be removed and later reattached, and virtually all of the woodworking in the building had to be removed, separated into thousands of pieces, individually labeled, and then reconstructed once the new shear walls had been poured. In recognition of these significant and innovative efforts, the project has been awarded a 1995 Preservation Design Award by the California Preservation Foundation.

The Clark dedication ceremonies were attended by Los Angeles City Councilman Mike Hernandez and representatives of a number of public and private sources which helped fund the Clark restoration. Those providing support to LA/CDC's efforts include Citibank Federal Savings Bank, Wells Fargo Bank, Chevron TCI, Inc., the Community Redevelopment Agency of the City of Los Angeles, California Department of Housing and Community Development, California Tax Credit Allocation Committee and the Federal Home Loan Bank of San Francisco. Development services were provided by Crescent Bay Company. The design and construction team included general contractor W.E. O'Neil Construction Company and project architect Killifer Flammang Purtill.

The Mary Andrews Clark Residence is the 25th permanent affordable housing project completed by the Los Angeles Community Design Center. Since 1968, LA/CDC has provided services to over 500 community groups to build child care centers, health clinics, senior centers, playgrounds, shelters for the homeless and permanent affordable housing for low income people.