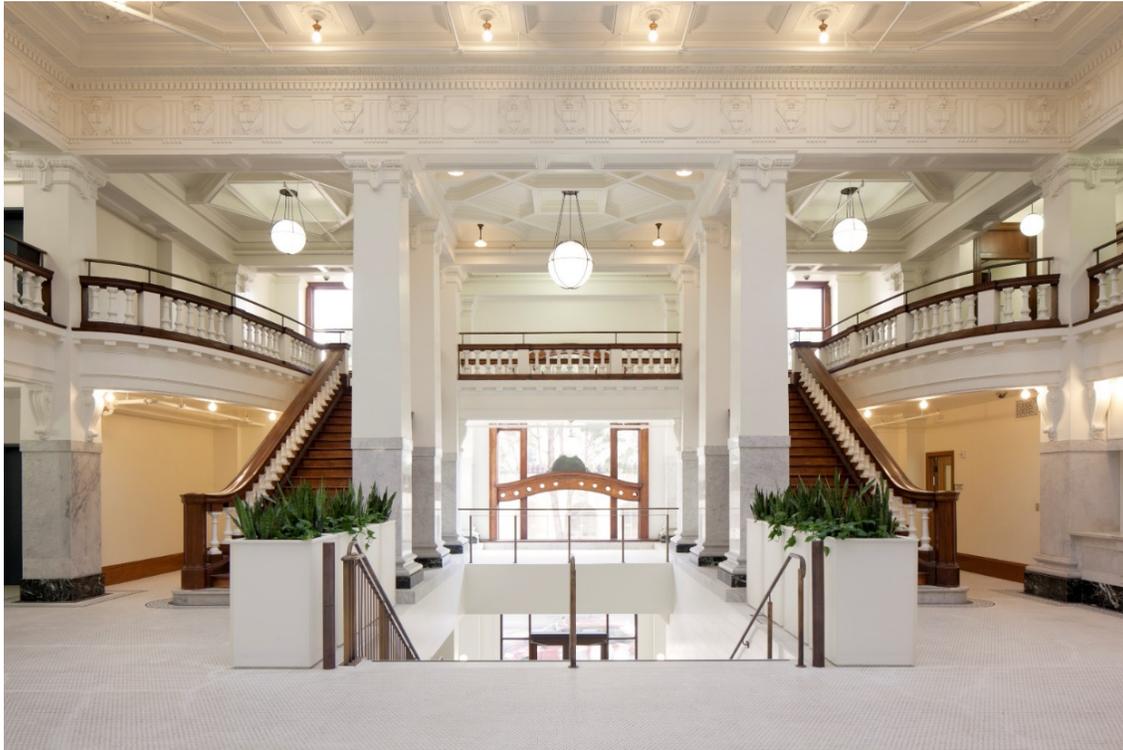


2013 GOVERNOR'S HISTORIC PRESERVATION AWARDS

Kelly Cullen Community



Reconstructed 2nd floor lobby with restored access from the main street entrance

In 2007, the Tenderloin Neighborhood Development Corporation (TNDC) acquired the San Francisco Central YMCA, now known as the Kelly Cullen Community, designed by the prominent McDougall Brothers Architects and constructed in 1909. TNDC managed five year, \$95 million, rehabilitation project that included funding from a variety of public and private sources.

The scope of the rehabilitation included extensive exterior work, including repairs to the original windows as well as reconstruction of the main entry and ground floor storefronts that had been modified. On the interior, the grand second floor lobby was reconnected with the main entry, and the missing balustrade of the twin lobby stairs from the second to third floor was also reconstructed. The auditorium was rehabilitated with only minor changes. The majority of the spaces on the second through eighth floors, including the original hotel rooms which were only seven feet wide and lacked private bathrooms, were reconfigured into studio apartments. To maximize housing, handball courts on the rear of the eighth floor and the Boys' Gym on the fifth floor were each replaced with two stories of new apartments. The basic circulation scheme was retained, including a portion of the original corridor with its finishes and doors. In addition to exterior repairs, the rehabilitation project included a full seismic upgrade and complete re-roofing. The mechanical, electrical, plumbing, fire alarm, telephone, and data infrastructure was also replaced. The clinic will earn LEED Gold CI, and the entire project beats California's stringent energy code by 11% and uses solar thermal domestic hot water.

While the project involved a substantial evolution of the interior program, it retained all the highly significant spaces, including the three story tall Men's Gym. Most of the first floor, that had been

heavily altered in the 1950s and later, has been converted into a clinic operated by the San Francisco Department of Public Health. The basement space which housed the pool has been converted to a meeting room; the pool itself is preserved under a removable infill floor plate and character-defining wall tile with a Vitruvian scroll pattern was retained and replicated where the original had to be removed for structural work.

Rehabilitation of the historic spaces conveys the building's original social purpose. Both programmatically and physically, the project has retained the most important aspects of the building's fabric, program and community role, ensuring that this historical resource will continue to convey the associations that tie it to San Francisco's past.

Learn more about the Kelly Cullen Community:

<http://www.tndc.org/property/kelly-cullen-community-220-golden-gate/>