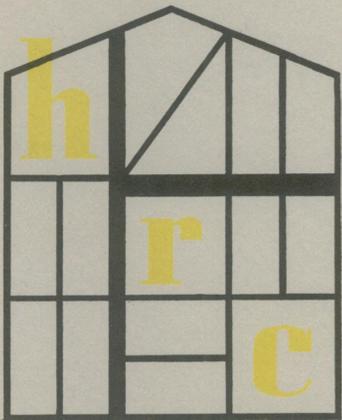


*Old age - Housing and care
Gover*

**THE
architect
LOOKS
AT**

HOUSING THE AGED



INSTITUTE OF
INTERNATIONAL RELATIONS

SEP 2 1953

**housing research council
of southern california, inc.**

Pasadena, Calif., 1953

HOUSING RESEARCH COUNCIL of SO. CALIFORNIA, inc.

IS A NON PROFIT ORGANIZATION COMPOSED OF ARCHITECTS, ENGINEERS & PLANNERS IN PRIVATE PRACTISE WHO ARE INTERESTED IN RESEARCH INTO ALL FIELDS OF HOUSING, IN AN EFFORT TO REDUCE COSTS AND RAISE STANDARDS.

STUDIES OR REPORTS HAVE ALREADY BEEN PREPARED IN THE FIELDS OF PUBLIC HOUSING, TRACT HOUSING, HOUSING THE AGED, AND URBAN REDEVELOPMENT.

COMMITTEE ON THIS PAMPHLET

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THIS PAMPHLET . . .

IS A PRELIMINARY REPORT ON PRINCIPLES AND STANDARDS FOR HOUSING THE AGED, PREPARED BY HOUSING RESEARCH COUNCIL OF SOUTHERN CALIFORNIA, INC.

HRC REALIZES THAT BUILDINGS AND GROUNDS ARE ONLY A PART OF THE TOTAL PICTURE, SUPPLEMENTING THE IMPORTANT FACTORS OF PERSONNEL AND PROGRAM. HOWEVER, IT IS GENERALLY AGREED THAT A SAFE, PLEASANT ENVIRONMENT WITH ADEQUATE, CONVENIENT FACILITIES AND EQUIPMENT OPENS UP NEW HORIZONS FOR POSITIVE ACTION TOWARDS A MEANINGFUL LIFE FOR OLDER ADULTS.

THIS REPORT, THEREFORE, IS DIRECTED TOWARD PROVIDING HELPFUL STANDARDS AND SUGGESTIONS FOR THOSE PERSONS RESPONSIBLE FOR MAKING PLANNING DECISIONS ON HOUSING FOR THE AGED.

THE SCOPE OF THIS PAMPHLET INCLUDES HOUSING THE WELL-AGED IN INSTITUTIONS AND ONE SECTION COVERS CONSIDERATIONS PECULIAR TO NURSING HOMES.

THE COUNCIL REALIZES THAT THIS REPORT IS LIMITED TO ONLY ONE SMALL SEGMENT OF THE AGED HOUSING PICTURE. OTHER STUDIES IN PROCESS INCLUDE HOUSING FOR AGED IN INDIVIDUAL DWELLING UNITS, BOARDING HOMES AND PUBLIC HOUSING AND WILL INCLUDE SUGGESTIONS FOR THOSE WHO ARE CHRONICALLY OR MENTALLY ILL. YOUR INQUIRIES AND SUGGESTIONS ARE INVITED.

WHITNEY R. SMITH,
CHAIRMAN

SITE SELECTION

RECENT STUDIES INDICATE THAT HOMES FOR THE AGED ARE BEST LOCATED IN URBAN OR SUBURBAN AREAS WHERE THE RESIDENTS MAY BECOME AN INTEGRAL PART OF THE COMMUNITY AND WHERE, SUBJECT TO THEIR LIMITATIONS, MAY PARTICIPATE IN A COMMUNITY LIFE.

THE OPPOSITE PAGE SHOWS GRAPHICALLY MANY ELEMENTS WHICH WOULD CONTRIBUTE TO A BETTER TOTAL ENVIRONMENT. ALTHOUGH MANY PERSONS MIGHT SAY THAT TO OBTAIN ALL OF THE ELEMENTS SHOWN IS IMPOSSIBLE, HOUSING RESEARCH COUNCIL WAS PLEASED TO OBSERVE A NUMBER OF INSTITUTIONS WITH ALMOST A PERFECT SCORE, MADE POSSIBLE NOT BECAUSE OF UNLIMITED FUNDS, BUT RATHER BY CAREFUL SITE SELECTION. CONVERSELY, HRC NOTED OTHER INSTITUTIONS WITH LARGE FINANCIAL BACKING WHO MADE A MAJOR ERROR IN SITE SELECTION, THEREBY AFFECTING ADVERSELY THE ENTIRE FUTURE PROGRAM.

ALL THE QUALITIES NECESSARY FOR ANY TYPE OF HOUSING APPLY HERE OF COURSE ; QUIET, FRESH AIR, LACK OF TRAFFIC, AND A GENERAL RESIDENTIAL CHARACTER. IN ADDITION , THE PARTICULAR REQUIREMENTS OF THE AGED INCLUDE CONVENIENT MEDICAL CARE , ADEQUATE MASS TRANSPORTATION, NEARBY CULTURAL AND RELIGIOUS CENTERS , AND A BUILDING SITE WHICH IS EITHER FLAT OR GENTLY SLOPING .

THE SMALL COMMUNITY OF 5000 TO 10,000 POPULATION IS SUGGESTED AS A POSSIBILITY WHEN LOOKING FOR SITES. THERE ARE STILL MANY SUCH TOWNS IN CALIFORNIA . THE COMMUNITY THAT OFFERS THE UNIQUE COMBINATION OF OPEN SPACE AND QUIET RURAL ENVIRONMENT AND THE CULTURAL, COMMERCIAL AND EMPLOYMENT POSSIBILITIES OF THE CITY IS THE MOST DESIRABLE.

HOSPITAL CLOSE TO &
DIRECTLY ACCESSIBLE
FROM SITE

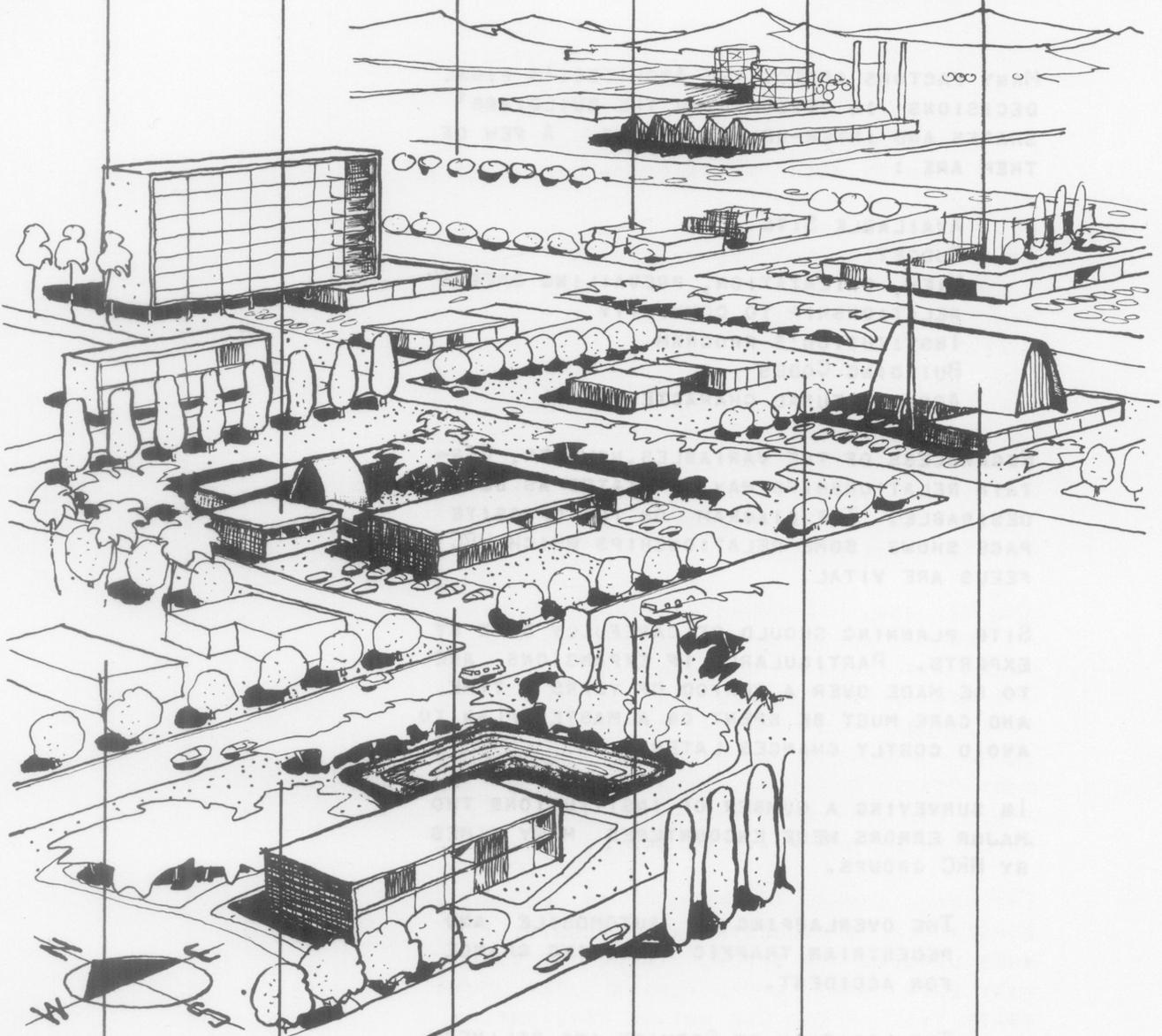
EMPLOYMENT OPPORTUNITIES
ACCESSIBLE BY DIRECT IN-
EXPENSIVE TRANSPORTATION

HOME FOR AGED SITE IN
QUIET, LEVEL AREA WITH
SPACE FOR GARDENS

SITE SHOULD BE REMOTE
FROM INDUSTRIAL AREAS
AND POLLUTED AIR

SITE SHOULD BE AWAY
FROM HIGHWAYS

SHOPPING CENTER ACCESS-
IBLE BY PUBLIC TRANS-
PORTATION



SITE IN OR NEAR STABLE
RESIDENTIAL NEIGHBOR-
HOOD

BUS OR INEXPENSIVE
TRAIN

PARK ADJACENT OR NEAR

LIBRARY AND OTHER CUL-
TURAL FACILITIES NEARBY

PARKING AREA ON SITE

RELIGIOUS FACILITIES
EASILY ACCESSIBLE

SPACE RELATIONSHIPS

MANY FACTORS AFFECT THE ARCHITECT'S FINAL DECISIONS IN DETERMINING THE BUILDINGS' SHAPES AND INTER-RELATIONSHIPS. A FEW OF THEM ARE :

**AVAILABLE SITE
BUDGET
VIEW, ORIENTATION, PREVAILING BREEZE
RELATIONSHIP TO COMMUNITY
INSTITUTION'S PROGRAM
BUILDING CODES
ARCHITECTURAL CHARACTER**

REGARDLESS OF THE VARIABLES, HOWEVER, CERTAIN RELATIONSHIPS MAY BE STATED AS BEING DESIRABLE. THE DIAGRAM ON THE OPPOSITE PAGE SHOWS SOME RELATIONSHIPS WHICH HRC FEELS ARE VITAL.

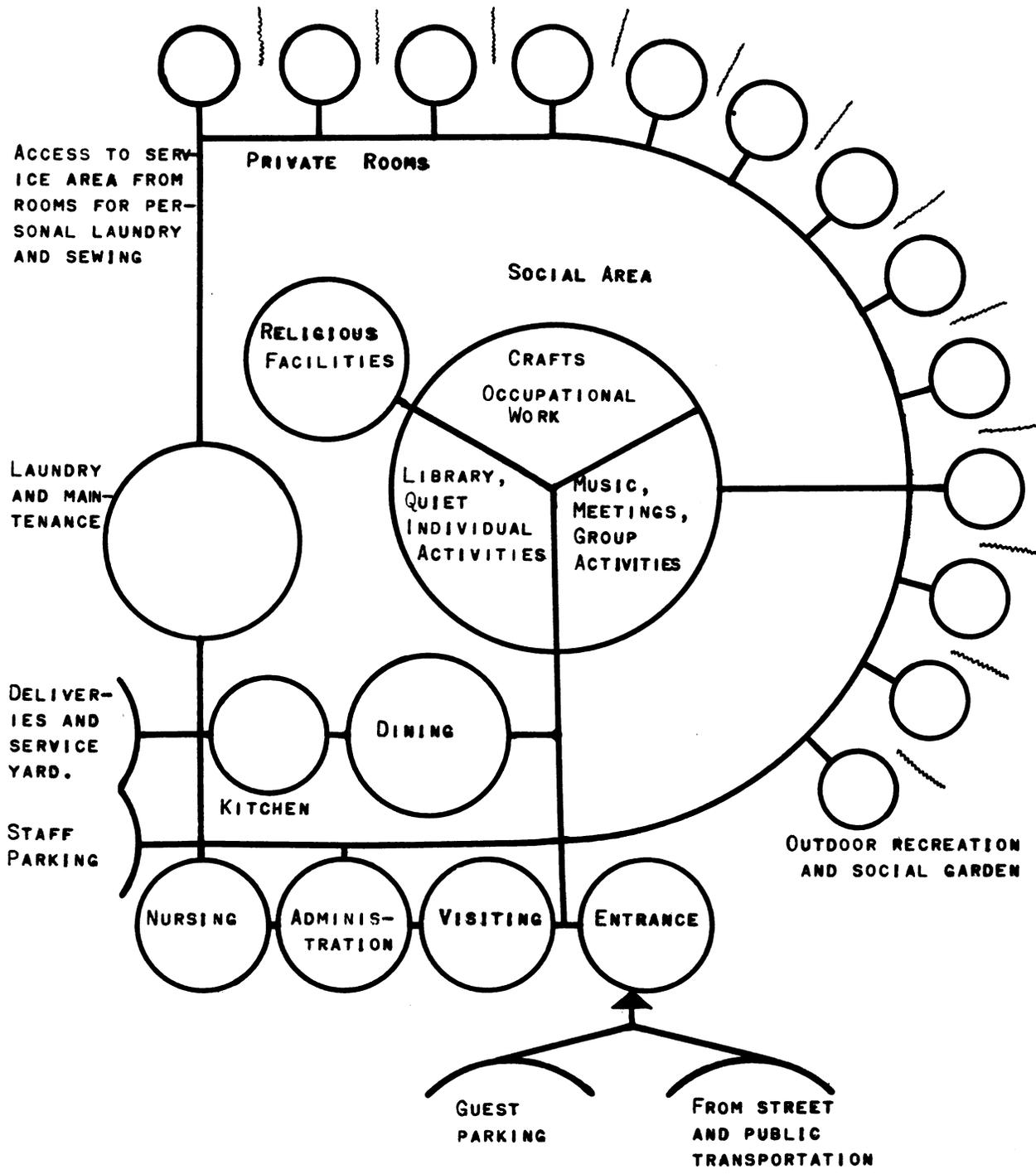
SITE PLANNING SHOULD BE CAREFULLY DONE BY EXPERTS. PARTICULARLY IF EXPANSIONS ARE TO BE MADE OVER A PERIOD OF YEARS , TIME AND CARE MUST BE SPENT ON A MASTER PLAN TO AVOID COSTLY CHANGES LATER.

IN SURVEYING A NUMBER OF INSTITUTIONS TWO MAJOR ERRORS WERE ENCOUNTERED MANY TIMES BY HRC GROUPS.

THE OVERLAPPING OF AUTOMOBILE AND PEDESTRIAN TRAFFIC PROVIDING CHANCE FOR ACCIDENT.

THE LOCATION OF SERVICE AND DELIVERY YARDS IN THE CENTER OF THE PLOT WHERE THEY PRODUCE UNPLEASANT NOISE AND ODORS.

PRIVATE GARDENS



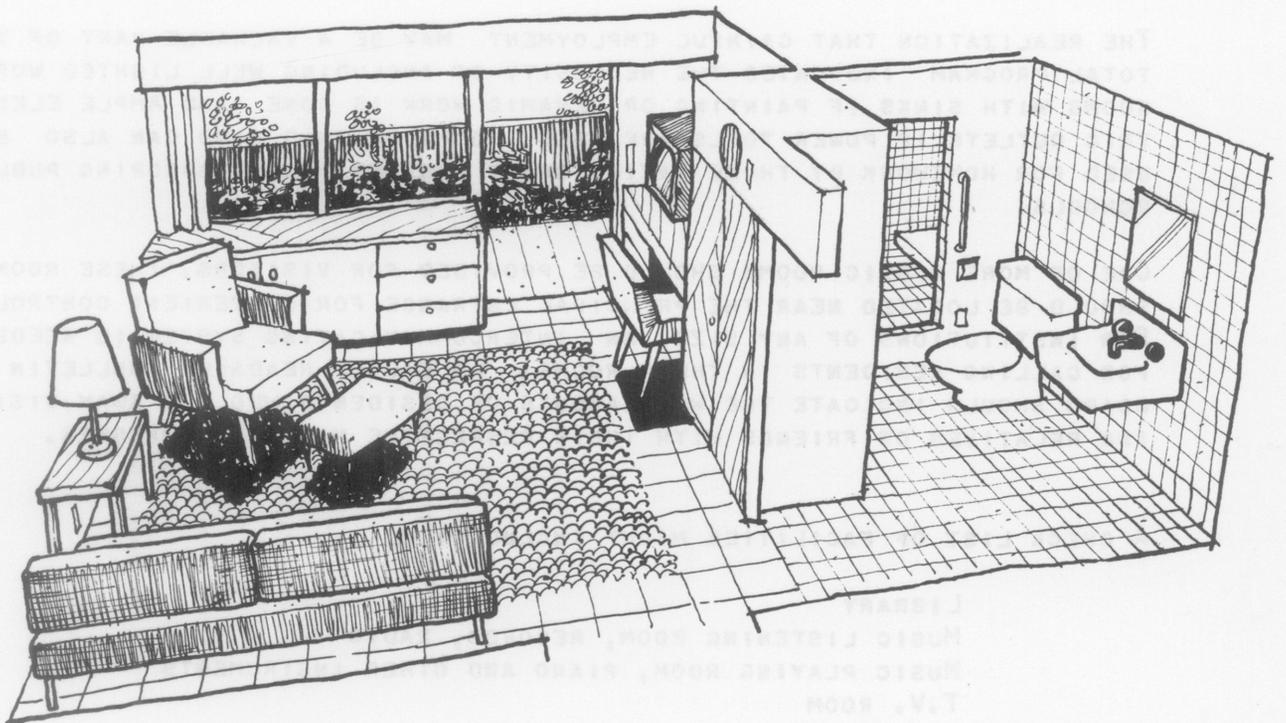
LIVING ARRANGEMENT

THE SKETCH ON THE OPPOSITE PAGE ILLUSTRATES AND INTEGRATES THE THINKING COMMON TO MANY AUTHORITIES, RATHER THAN PROPOSING ANY REVOLUTIONARY IDEAS THAT WOULD HAVE LIMITED APPLICATION.

THE COST OF LIVING ACCOMMODATIONS WILL VARY IN DIRECT PROPORTION TO THEIR SIZE, QUALITY OF CONSTRUCTION, AND COMPLETENESS OF EQUIPMENT. MANY BUDGETARY STEPS, UP AND DOWN, ARE POSSIBLE.

ADDED KITCHENETTE	\$	\$	\$	\$	\$	\$	\$
2 ROOM SUITE		\$	\$	\$	\$	\$	\$
<u>PRIVATE ROOM AND BATH</u>			\$	\$	\$	\$	\$
LARGER ROOM FOR TWO				\$	\$	\$	\$
LESS EXPENSIVE MATERIALS AND EQUIPMENT					\$	\$	\$
BATH SERVING TWO ROOMS						\$	\$
CORRIDOR PLAN, UNITIZED BATH SERVING SEVERAL ROOMS							\$

SHOWER WITH SEAT AND GRAB RAILS
 FIRE ALARM SYSTEM
 CENTRAL SOUND SYSTEM
 WIRE FOR TELEVISION, AND TELEPHONE
 WIDE DOORS FOR WHEELCHAIRS
 SOUTHERN EXPOSURE
 LARGE GLASS AREAS WITH DRAPES FOR
 LIGHT CONTROL
 FENCE OR PLANTING FOR PRIVACY
 GARDENING OPPORTUNITIES
 OUTDOOR PAVED AREA



NON-SLIP FLOOR SURFACES
 NO STEPS OR THRESHOLDS
 AMPLE BUILT-IN STORAGE WITHIN EASY
 REACH
 BED CONVERTIBLE TO SOFA FOR DAY USE
 THERMOSTATIC TEMPERATURE CONTROL
 AMPLE ELECTRIC OUTLETS
 NIGHT LIGHT AND EMERGENCY CALL
 SOUNDPROOF, FIREPROOF WALLS

INDIVIDUAL AND GROUP ACTIVITIES

THE FULL LIFE, NO MATTER WHAT A PERSON'S AGE, IS MORE THAN FOOD AND SHELTER. NO MATTER HOW LARGE OR SMALL THE INSTITUTION, EACH ACTIVITY REQUIRES A PLANNED FACILITY. ALTHOUGH MANY ROOMS MAY BE MULTI-PURPOSE IT IS OBVIOUSLY IMPOSSIBLE, FOR EXAMPLE, TO COMBINE PIANO PRACTISE WITH READING OR TELEVISION.

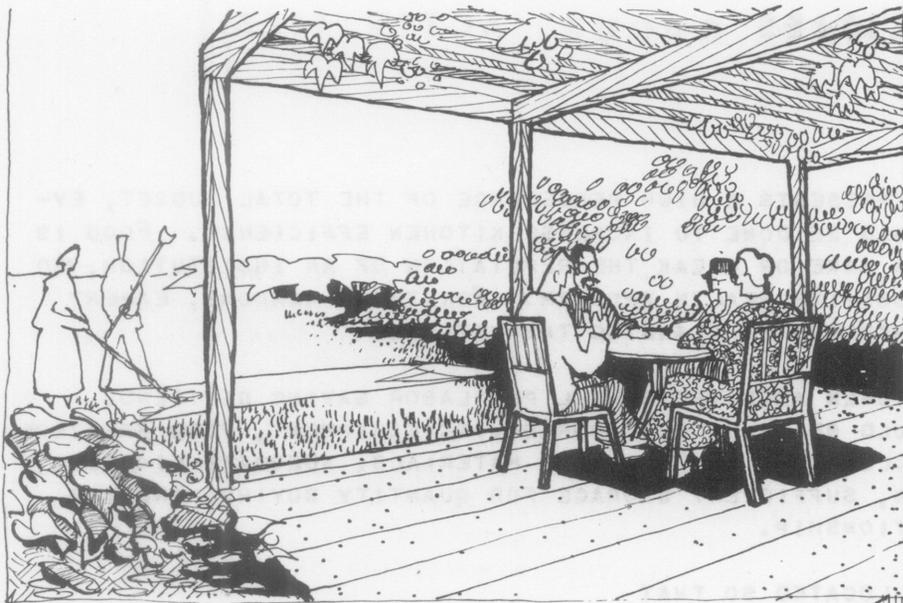
IT IS ALWAYS DESIRABLE TO HAVE ONE OR MORE LARGE SPACES FOR GROUP MEETINGS AND RECREATION. HOWEVER, THE ALMOST UNIVERSAL REQUEST IS FOR SMALL ROOMS FOR GAMES, MUSIC, T.V. AND SO FORTH. GREAT CARE SHOULD BE TAKEN WITH THE ACOUSTIC CONTROL OF THESE ROOMS BOTH FOR THE COMFORT OF THOSE USING THE ROOMS AS WELL AS LIMITING THE TRANSMISSION OF SOUNDS TO THE OTHER OCCUPANTS OF THE BUILDING.

THE REALIZATION THAT GAINFUL EMPLOYMENT MAY BE A VALUABLE PART OF THE TOTAL PROGRAM INDICATES THE NECESSITY OF INCLUDING WELL LIGHTED WORK ROOMS WITH SINKS IF PAINTING OR CERAMIC WORK IS DONE AND AMPLE ELECTRIC OUTLETS IF POWER TOOLS ARE USED. ROOMS OF THIS KIND CAN ALSO BE USED FOR HOMEWORK BY THOSE TAKING CRAFT COURSES IN NEIGHBORING PUBLIC SCHOOLS.

ONE OR MORE PUBLIC ROOMS SHOULD BE PROVIDED FOR VISITORS. THESE ROOMS SHOULD BE LOCATED NEAR THE PRINCIPAL ENTRANCE FOR CONVENIENT CONTROL. FOR INSTITUTIONS OF ANY SIZE, AN INTERCOMMUNICATING SYSTEM IS NEEDED FOR CALLING RESIDENTS IN THEIR ROOMS. AN EASILY READABLE BULLETIN BOARD SHOULD INDICATE THE WHEREABOUTS OF RESIDENTS WHO ARE AWAY VISITING RELATIVES OR FRIENDS WITH THEIR RESPECTIVE MAILING ADDRESSES.

A CHECK LIST OF FACILITIES MIGHT INCLUDE :

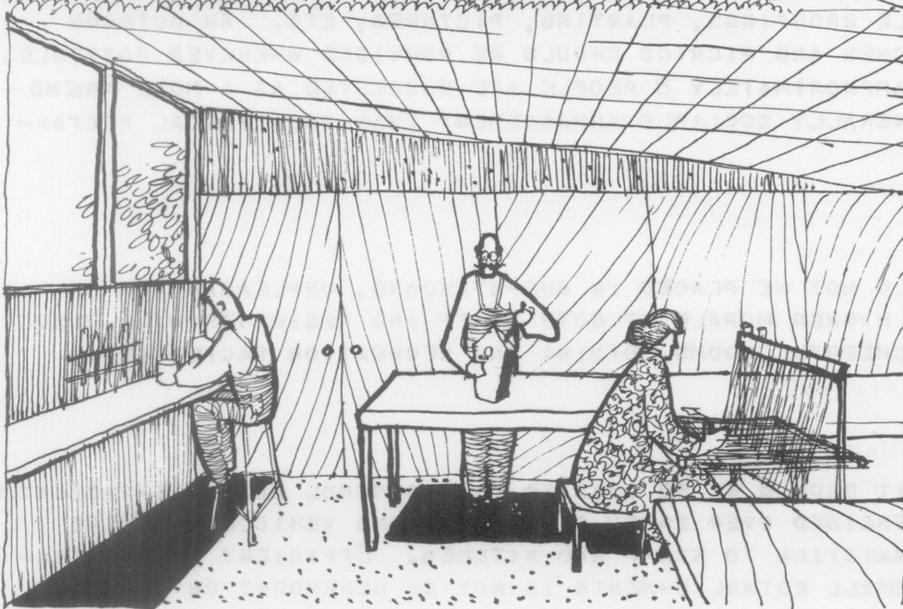
- LIBRARY
- MUSIC LISTENING ROOM, RECORDS, RADIO
- MUSIC PLAYING ROOM, PIANO AND OTHER INSTRUMENTS
- T.V. ROOM
- GAME ROOM
- PRIVATE DINING ROOM
- VISITORS ROOM
- LATH HOUSE, GARDENING PLOT
- SINK FOR FLOWER ARRANGING
- BENCH FOR FLOWER POTTING
- BEAUTY AID ROOM
- CHAPEL
- PICNIC-BARBEQUE
- GENERAL MEETING ROOM



GROUP ACTIVITIES



INDIVIDUAL ACTIVITIES



EMPLOYMENT

SERVICE FACILITIES

KITCHEN

AS FOOD PREPARATION REPRESENTS A HIGH PERCENTAGE OF THE TOTAL BUDGET, EVERYTHING POSSIBLE SHOULD BE DONE TO INCREASE KITCHEN EFFICIENCY. FOOD IS A MAJOR ITEM WHICH CAN MAKE OR BREAK THE REPUTATION OF AN INSTITUTION, AND IS IMPORTANT IN ANY POSITIVE HEALTH PROGRAM. FOR THESE REASONS, EXPERT ADVISORS SHOULD BE CONSULTED IN PLANNING THE KITCHEN.

RETAINING THE BEST KITCHEN ARCHITECTS WILL PAY LABOR SAVING DIVIDENDS. SPECIAL ATTENTION SHOULD BE GIVEN TO LABOR SAVING EQUIPMENT, FOOD FREEZERS, DISH WASHERS, EASILY CLEANED FLOOR AND WALL MATERIALS, ADEQUATE LIGHTING, MECHANICAL VENTILATION, SUFFICIENT STORAGE FOR QUANTITY BUYING, AND THE GENERAL PLANNING RELATIONSHIP.

THE KITCHEN SHOULD BE LOCATED SO THAT

1. DELIVERIES AND SERVICE ARE AWAY FROM LIVING UNITS SO AS TO AVOID UNPLEASANT NOISE AND ODORS, AND
2. FOOD MAY BE SERVED CONVENIENTLY TO DINING ROOM, STAFF DINING ROOM, OUTDOOR DINING TERRACE AND INFIRMARY.

THERE IS NO EXCUSE FOR THE AWKWARD, INEFFICIENT AND UNECONOMIC KITCHEN ARRANGEMENTS OPERATING IN MANY EXISTING INSTITUTIONS. PORTABLE FOOD WARMERS SHOULD BE CONSIDERED FOR INFIRMARY USE.

DINING

THE QUALITY OF ENVIRONMENT IS MOST IMPORTANT. VIEW, SOUND CONTROL, LIGHTING EXPOSURE, COLOR, FURNITURE AND TABLE SETTING WHEN PROPERLY HANDLED PRODUCE AN ATMOSPHERE CONDUCIVE TO GOOD APPETITE, RELAXATION AND ENJOYMENT.

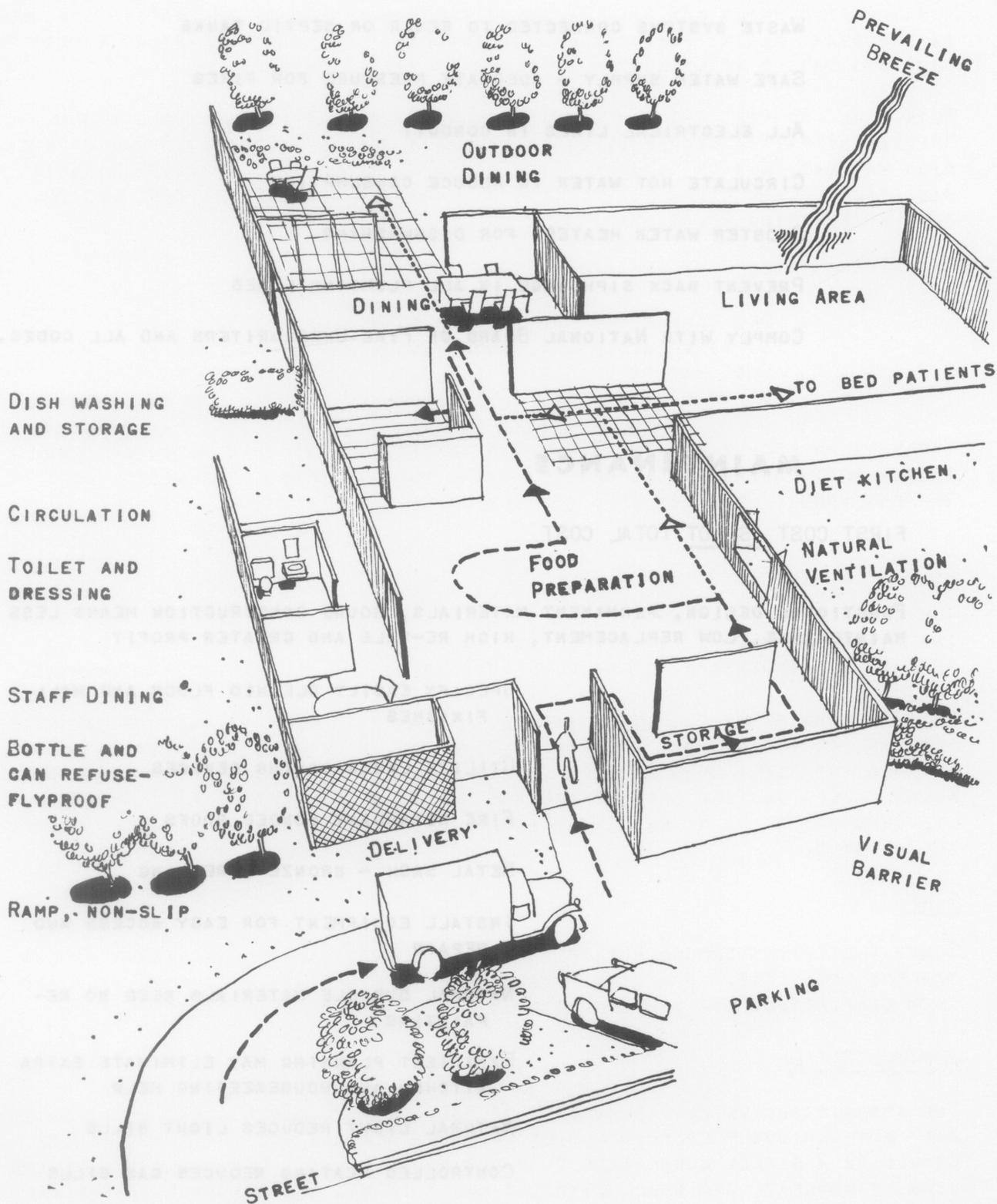
LARGE DINING ROOMS SHOULD BE VISUALLY REDUCED IN SIZE BY MEANS OF FOLDING SCREENS, INTIMATE TABLE GROUPINGS, PLANTING, PICTURES, ETC. AN OUTDOOR TERRACE FOR TEAS, LUNCHESES AND PICNICS SHOULD BE PROVIDED WHENEVER POSSIBLE. ROUND TABLES SEATING APPROXIMATELY 8 PEOPLE ARE SUGGESTED AS A MORE FRIENDLY, DEMOCRATIC AND GENERALLY SOCIABLE ARRANGEMENT THAN THE TYPICAL RECTANGULAR TABLE.

STAFF

STAFF FACILITIES SHOULD NOT BE PLACED IN SUB-STANDARD, UNPLEASANT OR UNHEALTHY LOCATIONS. A HIGHER MORALE OF BOTH STAFF AND RESIDENTS WILL RESULT FROM COMFORTABLE AND CHEERFUL ROOMS, DINING AND RECREATION FACILITIES.

ADMINISTRATION

THE ADMINISTRATIVE UNIT SHOULD BE SO LOCATED THAT CONTROL CAN BE EFFICIENTLY BUT NOT OBVIOUSLY EXERCISED OVER ENTRY OF PERSONS AND VEHICLES. THERE SHOULD BE A DIRECT CONNECTION TO STAFF AND KITCHEN. EFFICIENT ADMINISTRATION OF MODERATE AND SMALL ESTABLISHMENTS IS NOT AS DEPENDENT ON SPECIAL APPOINTMENTS OR EQUIPMENT AS IT IS ON CAREFUL PLANNING OF DETAILS AND RELATIONSHIPS.



SERVICES

PROVIDE ADEQUATE SUPPLY OF GAS, WATER AND ELECTRICITY TO ALLOW
FOR EXPANSION, INCREASED USE, MODERNIZATION AND CHANGES

WASTE SYSTEMS CONNECTED TO SEWER OR SEPTIC TANKS

SAFE WATER SUPPLY - ADEQUATE PRESSURE FOR FIRES

ALL ELECTRICAL LINES IN CONDUIT

CIRCULATE HOT WATER TO REDUCE CONSUMPTION

BOOSTER WATER HEATERS FOR DISHWASHING

PREVENT BACK SIPHONAGE IN ALL PLUMBING LINES

COMPLY WITH NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL CODES.

MAINTENANCE

FIRST COST IS NOT TOTAL COST

FUNCTIONAL DESIGN, PERMANENT MATERIALS, SOUND CONSTRUCTION MEANS LESS
MAINTENANCE, LOW REPLACEMENT, HIGH RE-SALE AND GREATER PROFIT

SPECIFY EASILY CLEANED FLOOR AND WALL
FINISHES

UTILIZE LABOR SAVING DEVICES

FIRE RETARDANT BONDED ROOFS

METAL SASH - BRONZE SCREENING

INSTALL EQUIPMENT FOR EASY ACCESS AND
REPAIR

NATURAL DURABLE MATERIALS NEED NO RE-
PAINTING

EFFICIENT PLANNING MAY ELIMINATE EXTRA
KITCHEN AND HOUSEKEEPING HELP

NATURAL LIGHT REDUCES LIGHT BILLS

CONTROLLED HEATING REDUCES GAS BILLS

FIREPROOF CONSTRUCTION REDUCES INSURANCE

LEGAL RESTRICTIONS ON BUILDINGS

PROPER AND THOROUGH INVESTIGATION OF THE MANY CONFLICTING CODES, LAWS, AND REGULATIONS IS A PRIME REQUISITE IN PLANNING.

IN THE SOUTHERN CALIFORNIA AREA, THE FOLLOWING CONTROLS APPLY:

- | | | | |
|---|--------------------|---|--|
| 1 | FIRE PREVENTION |) | |
| 2 | EXITS |) | - TITLE 19 - STATE FIRE MARSHAL |
| 3 | SAFETY |) | |
| 4 | MEDICAL FACILITIES | | - CALIFORNIA HOSPITAL REGULATIONS |
| 5 | CONSTRUCTION | | - BUILDING CODES; RILEY ACT |
| 6 | SANITATION | | - HEALTH DEPARTMENT RULES |
| 7 | INSTALLATIONS | | - ELECTRICAL AND MECHANICAL CODES |
| 8 | LOCATION AND SITE | | - ZONING LAW
DEED RESTRICTIONS |
| 9 | OPERATION | | - COUNTY WELFARE DEPARTMENT
FIRE DEPARTMENT |

PLANNING FOR SAFETY

CIRCULATION - SLOPING RAMPS IN PLACE OF EXTERIOR STEPS
HANDRAILS AT RAMPS, STAIRS, ENTRANCES, LONG HALLS
WIDE AND WELL LIGHTED HALLS
AVOID PROJECTIONS NEAR FLOORS
SHORT FLIGHTS OF STEPS WITH PLATFORM STAIRS
WELL PROPORTIONED STAIRS, MODERATE RISERS

EXITS - ADEQUATE NUMBER OF EXITS TO OUTSIDE
LARGE DOORS SWINGING OUT
VISION PANEL IN DOORS
LOCATE EXITS WITHIN 50 FT. OF ROOMS
EASILY OPERATED HARDWARE
EXIT DOORS & HALLS DESIGNED FOR WHEELCHAIRS & BEDS
COLOR CONTRAST BETWEEN WALKS AND STEPS

HAZARDS - NON-SLIP SURFACES ON BATHS, STEPS AND WALKS
NIGHT LIGHTS IN HALLS, STAIRS, EXITS
GRAB RAILS AT BATH FIXTURES, BEDS
SWITCHES REMOVED FROM TUB AND LAVATORY
GROUND ELECTRICAL EQUIPMENT
USE LARGE RUGS, NO RUNNERS
ADEQUATE VENTILATION ALL LIVING AREAS

FIRE - USE CENTRAL HEATING SYSTEM
PROVIDE EXTINGUISHERS AND HOSE REELS
VENT ALL GAS BURNING EQUIPMENT
FLAME PROOF FABRICS
ELECTRIC COOKING
SELF CLOSING DOORS AT HALLS
FIRE SEPARATION AT FLOOR LEVELS
AUTOMATIC ALARMS

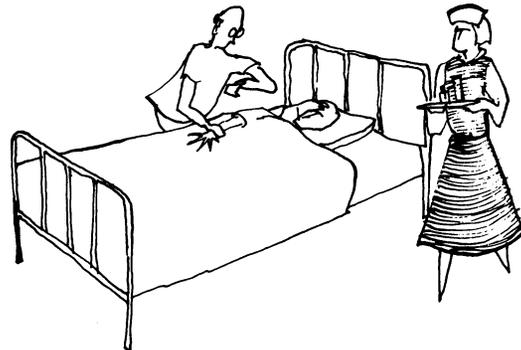
INFIRMARY FACILITIES

THE SICK SHOULD BE SEGREGATED
FOR THE MORALE OF THE OTHERS,

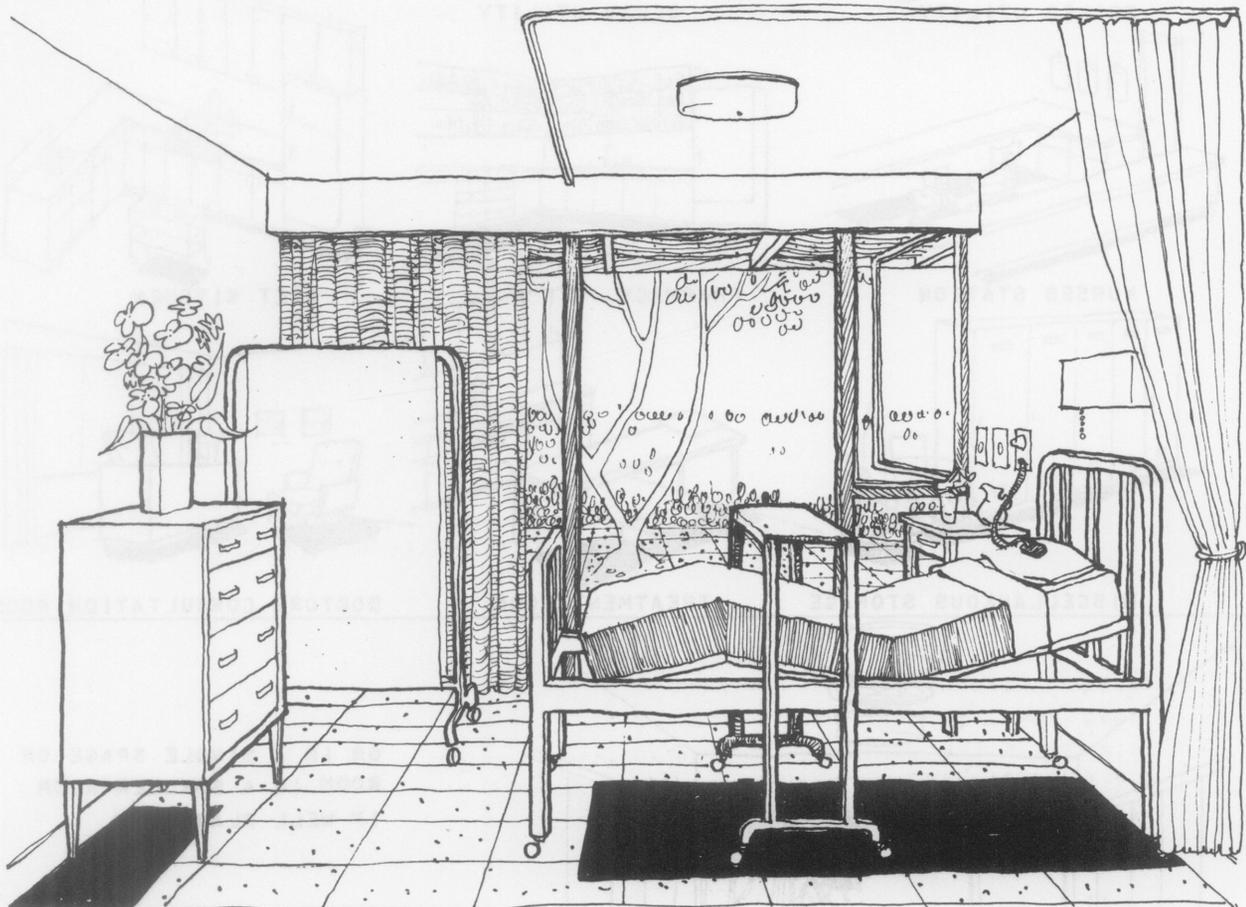


AND FOR THE CONVENIENCE OF CARE.

EVERY INSTITUTION HOUSING THE
AGED REQUIRES SOME TYPE OF IN-
FIRMARY. THE INFIRMARY SHOULD
BE CONVENIENT, BUT ISOLATED,
AND SHOULD BE ON ONE FLOOR IF
POSSIBLE.

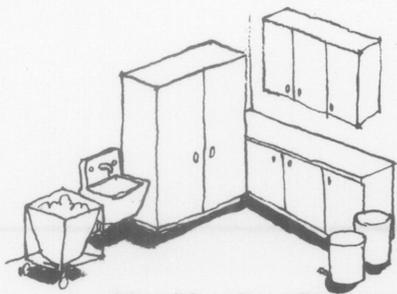


THE NEXT TWO PAGES INDICATE THE
TYPICAL ROOM AND ACCOMPANYING
SERVICES, DESIRABLE WHETHER IN-
STITUTION IS LARGE OR SMALL.

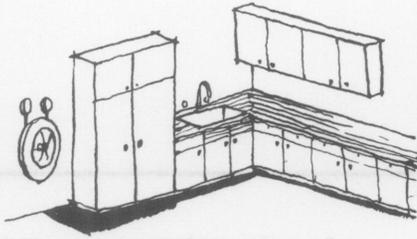


1. ADEQUATE WIDTH FOR PASSAGE BETWEEN BED AND FURNITURE
2. A PLEASANT VIEW
3. HOSPITAL BED, WITH BEDSIDE TABLE AND ROLL-UP TABLE WITH TILT-TOP
4. CURTAINS FOR SUBDIVISION, IF WARDS
5. MOVABLE SCREENS
6. MOVABLE SUNSHADE TO SHIELD BED OUT-DOORS AND ROOM PROPER
7. GENERAL WORKLIGHT - STRONG
8. DOWN-READING LIGHT-MEDIUM, WITH ALTERNATE UP-GENERAL LIGHT-SOFT
9. CONVENIENCE OUTLET (RADIO, BLANKET, ETC.)
10. PHONE JACK
11. SCREENED VENTILATING SASH
12. SLIDING DOOR OPENING TO OUTSIDE SPACE ON WHICH TO ROLL BED

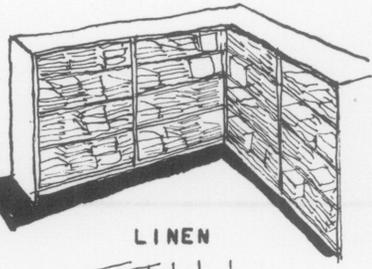
THE FOLLOWING SERVICES AND FACILITIES MAY BE LOCATED SEPARATELY IN A LARGER HOME.....



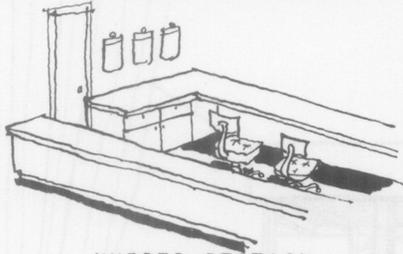
SOILED UTILITY



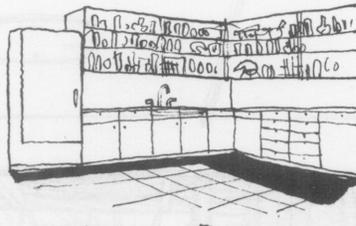
CLEAN UTILITY



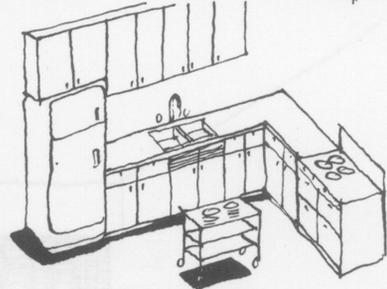
LINEN



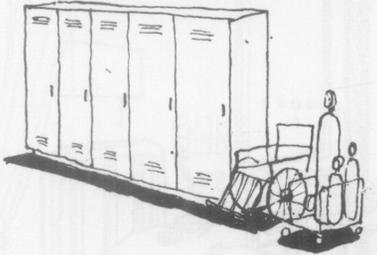
NURSES STATION



PHARMACY



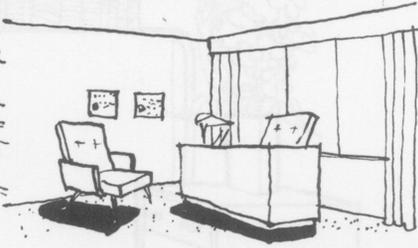
DIET KITCHEN



MISCELLANEOUS STORAGE



TREATMENT ROOM

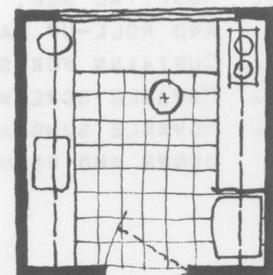


DOCTORS CONSULTATION ROOM



VIEW

OR IN A SINGLE SPACE OR ROOM IN A SMALLER ROOM IF WELL PLANNED.



PLAN

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