

AIA ROCHESTER 2023 DESIGN AWARDS  
**24 JONES AVENUE**  
**REHABILITATION HOME**  
Rochester, NY



EXISTING PHOTOS

REHABILITATION ADDITION

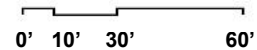
SECOND FLOOR PLAN

FIRST FLOOR PLAN

BASEMENT FLOOR PLAN

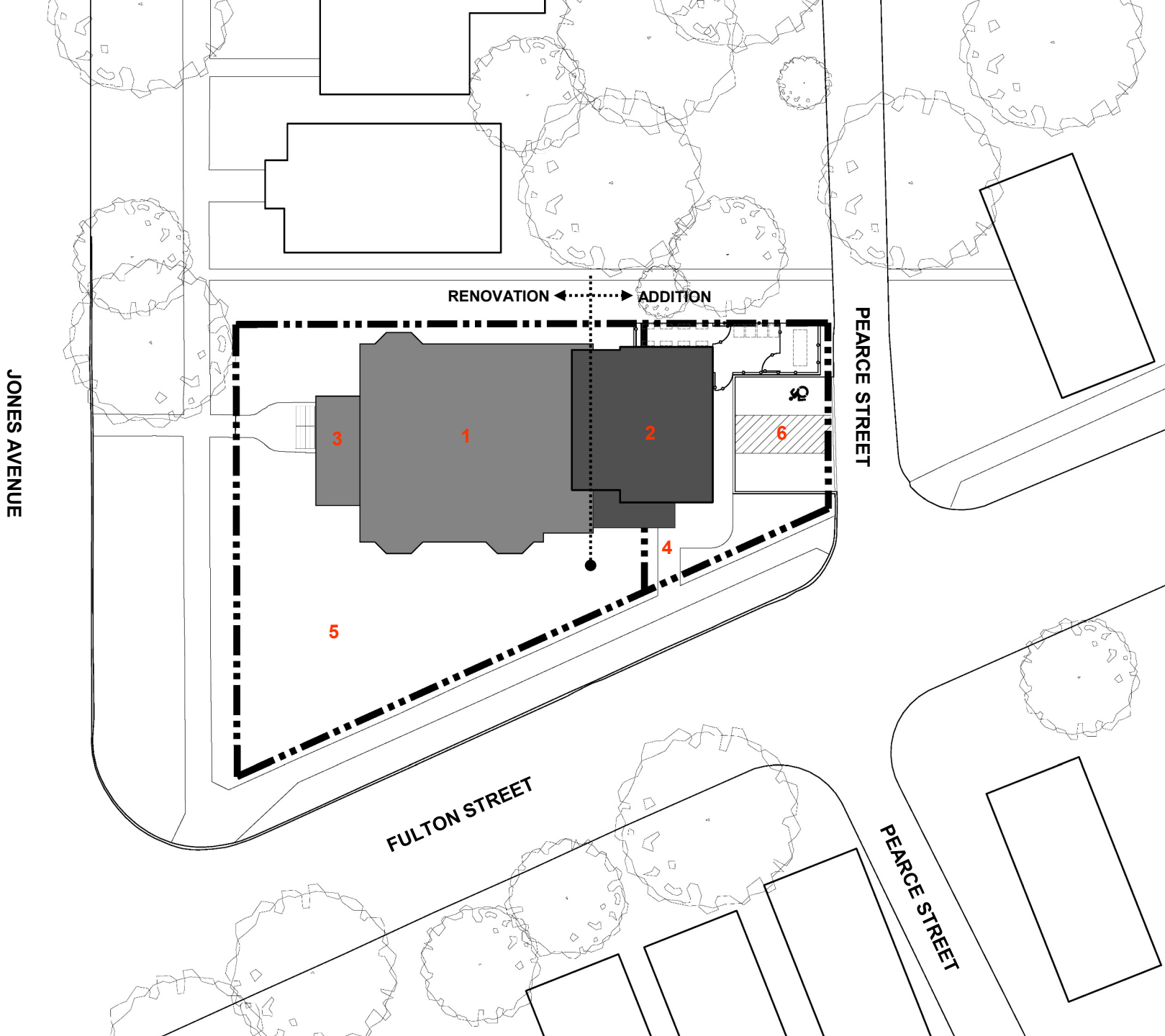


**“The location of the residence allows its occupants to walk to essential services, and beautiful Jones Square Park, with its large shade trees, grand lawn and walk paths, just a block away.”**



### SITE PLAN

- 1. EXISTING HOUSE RENOVATION
- 2. ADDITION
- 3. FRONT PORCH
- 4. ENTRANCE LOBBY
- 5. LAWN
- 6. PARKING





**Photos Prior to Renovations**

(Top Left)  
View of exterior looking  
Northwest

(Bottom Left)  
View of entrance Hall / Lobby  
looking north

(Right)  
View of communicating stair in  
entrance Hall / Lobby





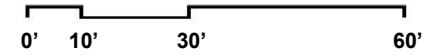
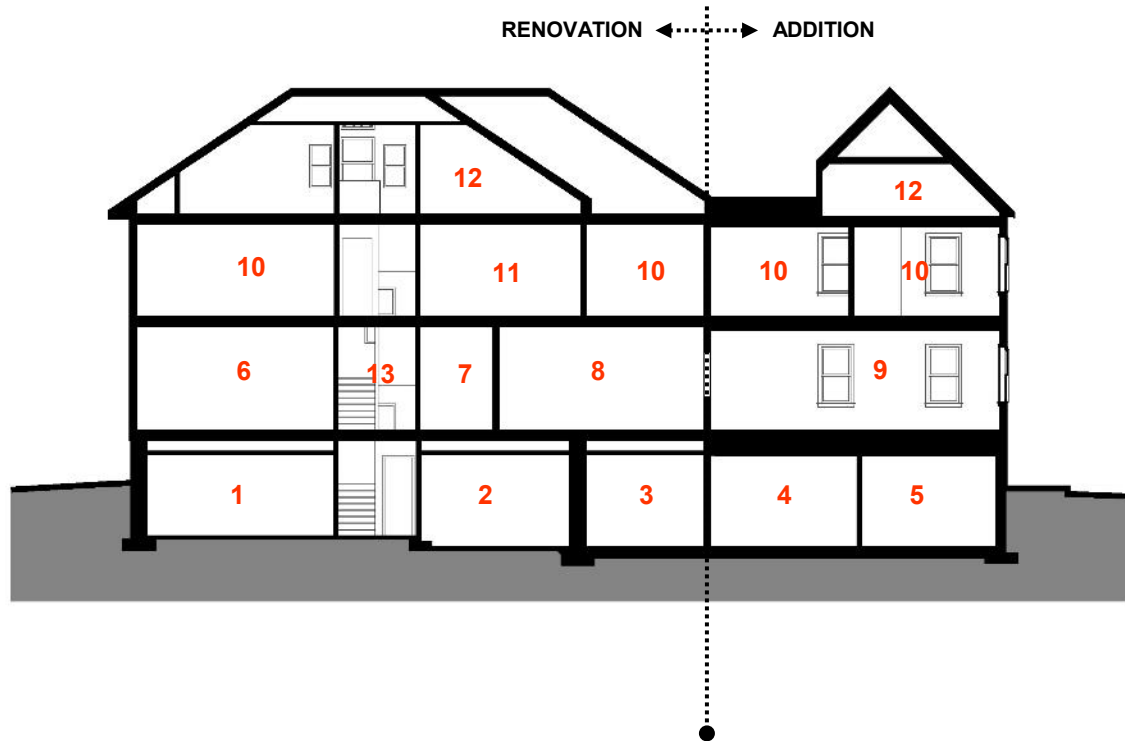
## Photos Prior to Renovations

(Left)  
View of existing kitchen (This was removed to accommodate central circulation hallway)

(Top Right)  
View of staff office looking north

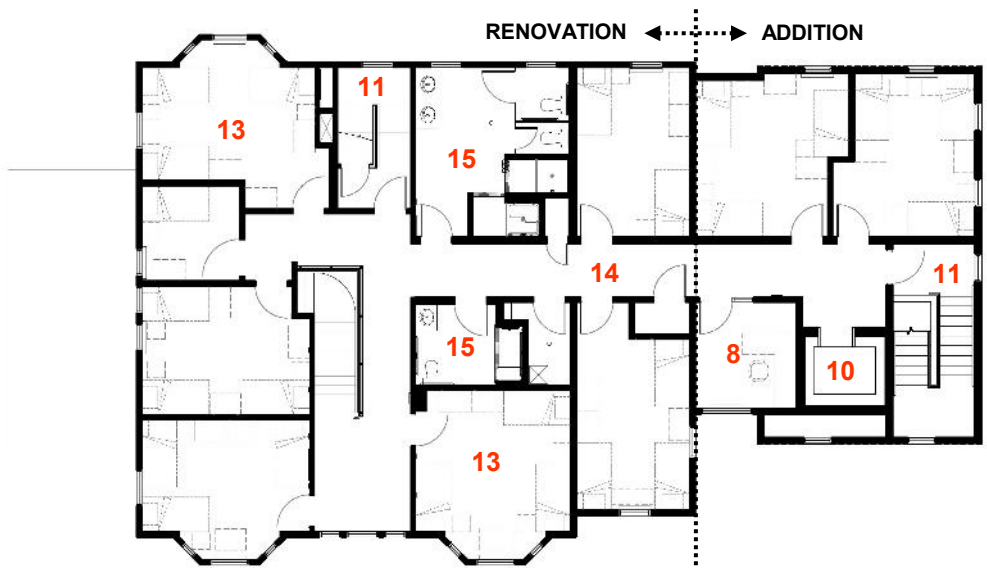
(Bottom Right)  
View of Living Room





**BUILDING SECTION**

- 1. UTILITY ROOM
- 2. RECREATION ROOM
- 3. INTAKE ROOM
- 4. COOLER / FREEZER
- 5. ELECTRICAL ROOM
- 6. STUDY
- 7. TOILET ROOM
- 8. KITCHEN
- 9. DINING ROOM
- 10. SLEEPING ROOM
- 11. BATHROOM
- 12. ATTIC
- 13. STAIR

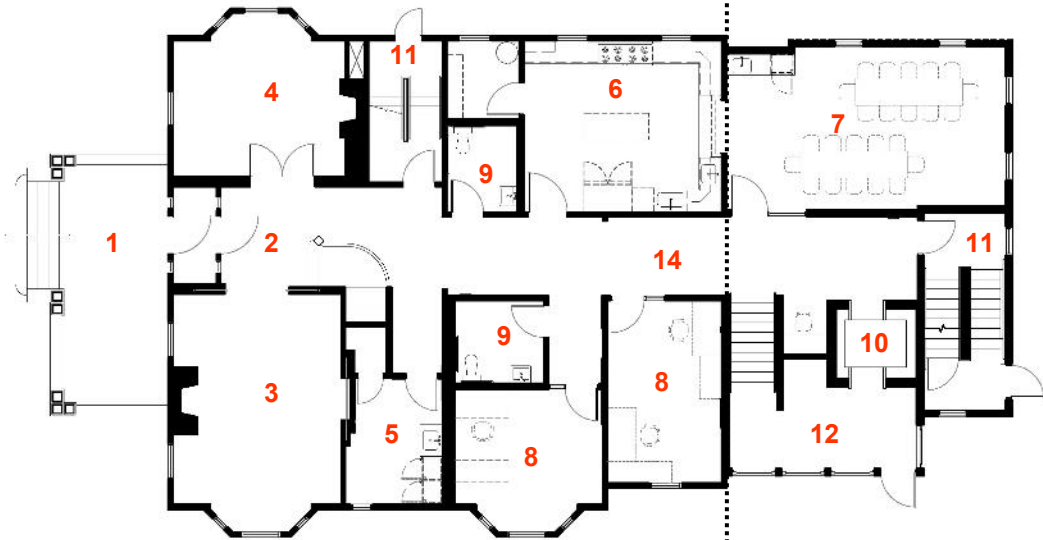


SECOND FLOOR PLAN

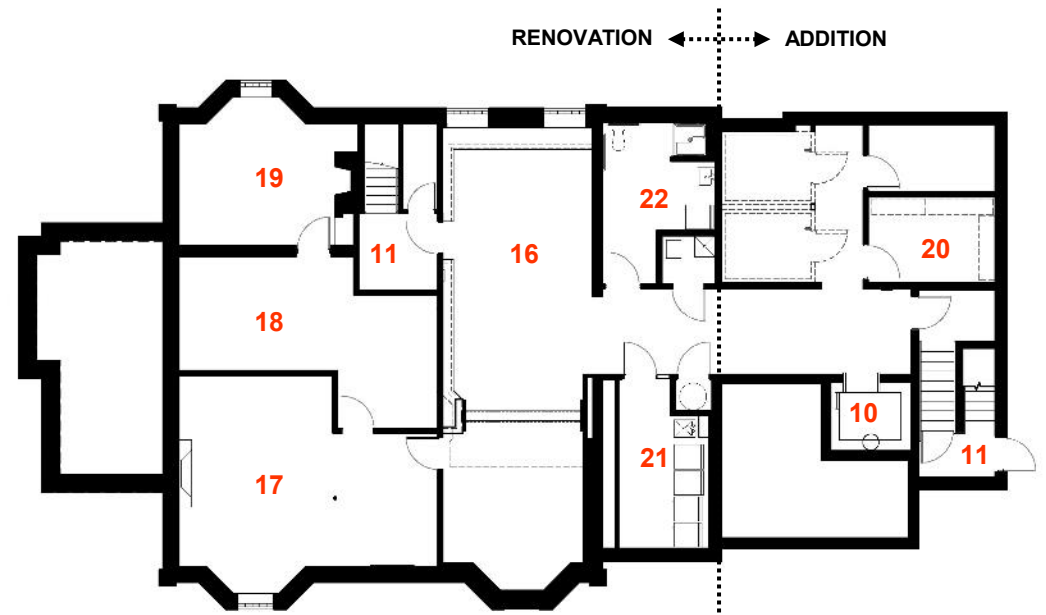


**FLOOR PLAN KEY**

- |                |                    |                     |
|----------------|--------------------|---------------------|
| 1. FRONT PORCH | 8. OFFICE          | 16. RECREATION ROOM |
| 2. FOYER       | 9. TOILET ROOM     | 17. EXERCISE ROOM   |
| 3. LIVING ROOM | 10. ELEVATOR       | 18. MECHANICAL      |
| 4. STUDY       | 11. STAIR          | 19. UTILITY ROOM    |
| 5. MED ROOM    | 12. ENTRANCE LOBBY | 20. PANTRY          |
| 6. KITCHEN     | 13. SLEEPING ROOM  | 21. LAUNDRY         |
| 7. DINING ROOM | 14. CORRIDOR       | 22. INTAKE ROOM     |
|                | 15. BATHROOM       |                     |



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



**“A transparent glazed entrance lobby and new electric traction elevator were added, strategically separated from the original house with a recessed connector link.”**







“Circulation was simplified by tying the front entrance to the new addition with a central corridor, providing straightforward organization and views through the building.”







**“Period details were carefully preserved such as the exterior Palladian-style dormer windows, front porch, dentilled cornice, interior natural oak trim, crown mouldings, paneling, stair and railings.”**

**“The residence was rehabilitated with a very modest budget. This was accomplished by saving, rather than removing the original building, while preserving the important period details.”**









**“We walk with those who need us  
the most as they journey toward  
independence, with dignity, to reach  
their full human potential.”**

## **Project Description/Narrative**

In the established Jones Square Park neighborhood just north of Rochester's Center City, an existing circa 1907 Colonial Revival house has been rehabilitated as a residence to serve adult males recovering from Alcohol and Substance Use Disorders. Period details were carefully preserved such as the exterior Palladian-style dormer windows, front porch, dentilled cornice, interior natural oak trim, crown mouldings, paneling, stair and railings. Emphasis was placed on providing a calming, natural color palate and a therapeutic environment to contribute to the residents' recovery.

To provide accessibility to the entire residence, a modest addition takes cues from a home that once stood on that portion of the site, with a simple gable roof, horizontal lap siding, and punched double hung windows. A transparent glazed entrance lobby and new electric traction elevator were added, strategically separated from the original house with a recessed connector link.

The program includes single, double, and triple-occupancy sleeping rooms, common bathrooms, lounges, recreation, and dining space with a large kitchen. On-site support includes counseling offices and nursing staff. Circulation was simplified by tying the front entrance to the new addition with a central corridor, providing straightforward organization and views through the building. The entire residence was outfitted with new insulation, energy-efficient windows, air sealing throughout, and electric VRF (Variable Refrigerant Flow) units with individual controls.

The location of the residence allows its occupants to walk to essential services, and beautiful Jones Square Park, with its large shade trees, grand lawn and walk paths just a block away. By rehabilitating the house and adding onto it, rather than demolition and new construction, the Owner and funding agency (OASAS) placed a high priority on preservation and urban design.

The residence was rehabilitated with a very modest budget. This was accomplished by saving, rather than removing the original building, while preserving the important period details, and providing sleeping rooms that can group multiple residents when needed. It was a gem that needed attention and polishing, and it now serves as an example for other homes in the neighborhood.

## **AIA's Framework for Design Excellence**

### **Design for Equitable Communities**

By locating the program in the established Jones Square Park neighborhood just north of Rochester's Center City, in an existing circa 1907 Colonial Revival house, the design addresses the human-scale in a number of ways. Outside the property lines, beautiful Jones Square Park, with its large shade trees, grand lawn and walk paths is just a block away. By rehabilitating the house and adding onto it, rather than demolition and new construction, the Owner and funding agency (OASAS) placed a high priority on preservation and urban design. The innate human scale of the period architecture and planning of the neighborhood contribute to Design for Equitable Communities. Period details were preserved, including natural oak paneling, crown mouldings, stair railings, and other elements, reinforce the human-scale. Interior circulation was simplified, and wayfinding improved with a central organizing corridor, maintaining the large window openings, providing several shared common lounges and laundry and maintaining the high ceilings in the sleeping rooms.

### **Design for Economy**

The residence was rehabilitated with a very modest budget. This was accomplished by saving, rather than removing the original building, while preserving the important period details. The program required a specific number of residents to make the budget work. By grouping residents in sleeping rooms with singles, doubles, and triples, this eliminated the need to construct individual rooms for each resident. The double-and-triple occupancy rooms allow for residents who need additional support to be assisted in their recovery process. Economy is also provided in a single kitchen and common bathrooms serving the entire residence, versus a program that would require individual subsistence units with kitchens and baths for each resident.

### **Design for Energy**

The entire residence was outfitted with new insulation, energy-efficient windows, air sealing throughout, and electric VRF (Variable Refrigerant Flow) units with individual controls. Electrical HVAC systems contribute to the reduced reliance on fossil fuels in the future. Individual controls allow for residents' comfort, while minimizing energy usage when desired.

## **AIA Rochester Community Impact Award**

### **Community Impact:**

Catholic Family Center (CFC), serving the Greater Rochester Area, has the following Mission Statement:

“We walk with those who need us the most as they journey toward independence, with dignity, to reach their full human potential. As a member of Catholic Charities of the Diocese of Rochester, we advocate for those in need throughout all stages of life, and work in partnership with faith communities of all denominations and all who are committed to addressing local needs.”

CFC already occupied the residence with the Men’s program to serve adult males recovering from Alcohol and Substance Use Disorders. Their goals for this project were to retain the existing residence, and its period details to the extent possible, and rehabilitate and expand the facility to increase the number of beds for the program, while expanding services to include additional support for its residents.