

Rochester Institute of Technology

## RIT Digital Institutional Repository

---

Theses

---

5-2-1983

### Anagenesis: Rebirth of a School into a Residential Facility

Susan Michel

Follow this and additional works at: <https://repository.rit.edu/theses>

---

#### Recommended Citation

Michel, Susan, "Anagenesis: Rebirth of a School into a Residential Facility" (1983). Thesis. Rochester Institute of Technology. Accessed from

This Thesis is brought to you for free and open access by the RIT Libraries. For more information, please contact [repository@rit.edu](mailto:repository@rit.edu).

ROCHESTER INSTITUTE OF TECHNOLOGY

A Thesis Submitted to the Faculty of  
The College of Fine and Applied Arts  
in Candidacy for the Degree of

MASTER OF FINE ARTS

ANAGENESIS:  
REBIRTH OF A SCHOOL INTO A  
RESIDENTIAL FACILITY

by

Susan Michel

May 2, 1983



Architecture is not only a building as a physical entity to be a source of visual stimulation, but as a physical entity to use and enjoy, designed by man to give pleasure to man.

‘Η ἀρχιτεκτονική δέν εἶναι μόνο ἓνα κτίριο ὡς ἓνα φυσικό πρᾶγμα νά εἶναι μία πηγή τῆς ὀπτικῆς ὑποκίνησης, μά ὡς ἓνα φυσικό πρᾶγμα νά χρησιμοποιεῖται καί νά χάρεται, σχεδιάζει ὑπό ἄνθρωπους νά δίδουν χαρά πρὸς ἄνθρωπους,

## APPROVALS

Advisor: Charles Lewis

Date: May 22, 1983

Associate Advisor: Toby Thompson

Date: 23 May 1983

Associate Advisor: Richard Mauser

Date: 5-24-83

Assistant to the Dean  
for Graduate Affairs: \_\_\_\_\_

Date: \_\_\_\_\_

6/1/83

Dean, College of  
Fine & Applied Arts: \_\_\_\_\_

Date: \_\_\_\_\_

6/1/1983

I, Susan Michel, prefer to be contacted each time a request for production is made. I can be reached at the following address:

53 Hillhurst Lane  
Rochester, New York 14617

Date: May 2, 1983

## TABLE OF CONTENTS

ACKNOWLEDGEMENTS AND DEDICATION . . . . .	v
LIST OF PLATES . . . . .	vi
INTRODUCTION . . . . .	1
I. BACKGROUND . . . . .	2
Architectural Precedents	
Renovation of Existing Older Buildings	
Availability of Old Schools for Development	
II. GENERAL INVESTIGATIONS . . . . .	9
Search for an Old School (General)	
Observations Concerning School #49 (Specific)	
III. SCHOOL #49 . . . . .	11
Documents of the Existing Building	
Market Survey	
Alternative Types of Conversion	
Conversion Choice	
V. DESIGN GOALS AND CONSTRAINTS . . . . .	22
Goals	
Constraints	
Letter of Agreement Between Designer and Owner	
V. ALTERNATIVE DIRECTIONS CONSIDERED . . . . .	28
Site	
Public Space	
Residential Space	
Exterior Elevations	
VI. FINAL DESIGN DESCRIPTION . . . . .	60
Site	
Elevations	
Sections	
Floor Plans: Public Space	
Floor Plans: Residential Space	
Electrical Plans	
Graphics	
Exhibit	
VII. CONCLUSION . . . . .	100
FOOTNOTES . . . . .	101
BIBLIOGRAPHY . . . . .	102

## ACKNOWLEDGEMENTS AND DEDICATION

I would especially like to thank Mr. Charles Lewis, my chief advisor for his unwavering patience, guidance, perspective and sense of humor. In addition, I would like to thank Mr. Toby Thompson, Mr. Richard Mauser and Mr. Craig McArt. The former two, in their roles as associate advisors, and the latter in his position as Chairman of the Industrial and Interior Design Department.

This thesis is dedicated to my parents and Greece. It is with my parent's support and the experience of having lived in Athens, Greece that I am now able to see my goals come to fruition.

## LIST OF PLATES

### PLATE

I	Map: City of Rochester
II	Map: Lattimore Road
III	Photographs: Existing Building
IV	Photographs: Existing Building
V	School #49: Existing Ground Floor Plan
VI	School #49: Existing First Floor Plan
VII	School #49: Existing Second Floor Plan
VIII	Site: Phase Two
IX	Site: Phase Three
X	Site: Phase Four
XI	Public Space: Phase One
XII	Public Space: Phase Two
XIII	Public Space: Phase Three
XIV	Public Space: Phase Four
XV	Residential Space: Phase One
XVI	Residential Space: Phase Two
XVII	Residential Space: Phase Three
XVIII	Residential Space: Phase Four
XIX	Final Site Plan
XX	Final Exterior Elevations
XXI	Final Selections
XXII	Pool Area: Perspective
XXIII	Pool Area: Color and Furniture Selection

XXIV	Final Plan: Ground Floor
XXV	Final Plan: First Floor
XXVI	Final Plan: Second Floor
XXVII	Model Condominium: Color and Furniture Selection: Living Room
XXVIII	Model Condominium: Color and Furniture Selection: Accessories
XXIX	Model Condominium: Color and Furniture Selection: Dining Room
XXX	Model Condominium: Color and Furniture Selection: Kitchen
XXXI	Model Condominium: Color and Furniture Selection: Bedrooms and Baths
XXXII	Photographs: Model Condominium
XXXIII	Photographs: Model Condominium
XXXIV	Final Electrical Plan: Ground Floor
XXXV	Final Electrical Plan: First Floor
XXXVI	Final Electrical Plan: Second Floor
XXXVII	Final Graphics and Signage Plan
XXXVIII	Final Signage Construction Plan
XXXIX	Signage and Exterior: Color and Finishes Selection
XL	Photographs: Exhibit
XLI	Photographs: Exhibit
XLII	Photographs: Exhibit

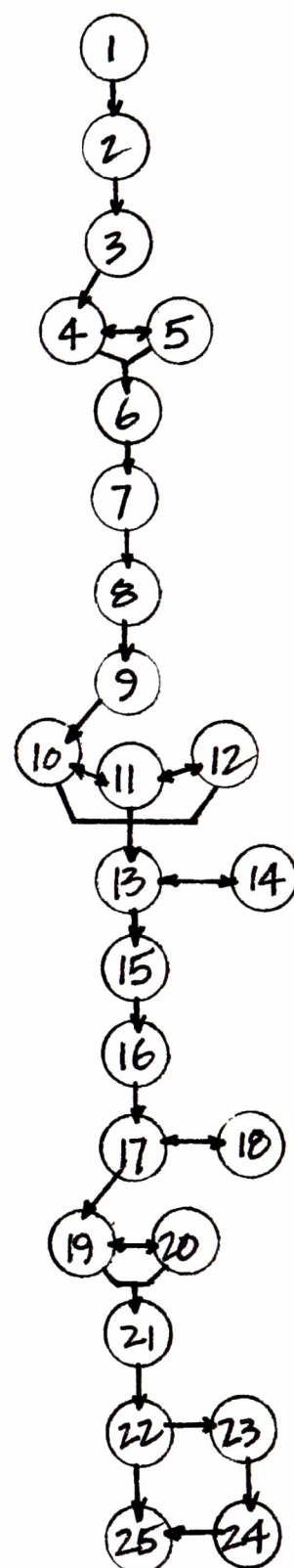
## INTRODUCTION

Although it may appear that this thesis represents a narrowly defined project with respect to the building, the type of resident and the time in which it is occupied, in reality, its associations go in two directions. The thesis reaches back to historical and intellectual precedents, while at the same time lays a fertile ground for related work in the future. The following documents establish the goals and organization of the thesis and in doing so, become the introduction.



The following goal analysis diagram is representative of the thesis organization as it progressed in time and in relation to my goals.

1. initiate ideas with chief advisor
2. select type of building (general)
3. interview various agencies for available buildings
4. select specific building (school)
5. select method of renovation and type of facility
6. generate thesis proposal
7. thesis proposal acceptance
8. receive acceptance from city to propose hypothetical renovation of school
9. review original plans
10. meet with principal of school
11. photograph school
12. document and measure existing building
13. attend public developers' meeting at City Hall
14. gather additional data at meeting pertinent to design development
15. establish basic dimensions for space planning
16. initiate schematic space planning
17. refer to New York State Building Codes during schematic phase
18. refer to principles of classical Greek architecture
19. decide to provide private interior and/or exterior landscaping
20. establish a public space in a central location for condominium owners
21. refine plans
22. complete design development through two-dimensional studies
23. initiate written thesis and establish technique of exhibit presentation
24. complete exhibit presentation through two and three dimensional studies
25. complete written thesis documents





THESIS PROPOSAL FOR THE MASTER OF FINE ARTS DEGREE

College of Fine and Applied Arts  
Rochester Institute of Technology

TITLE : ANAGENESIS : REBIRTH OF A SCHOOL INTO A RESIDENTIAL FACILITY

SUBMITTED BY : Susan Michel  
July 1, 1982

THESIS COMMITTEE :

Chief Advisor : Charles F. Lewis

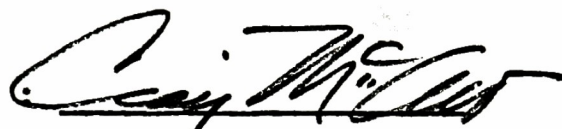


ARCHITECT, ROCHESTER INSTITUTE OF  
TECHNOLOGY

Associate Advisors : 1. TOBY THOMPSON, DESIGNER, ROCHESTER INSTITUTE OF TECHNOLOGY

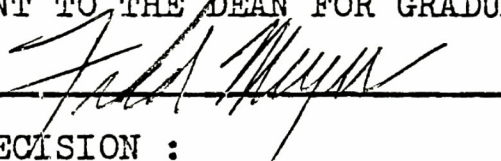
2. RICHARD MAUSER, ARCHITECT, SYRACUSE, NEW YORK.

DEPARTMENT APPROVAL



Date : 7/18/82

APPROVAL, ASSISTANT TO THE DEAN FOR GRADUATE AFFAIRS :



Date : 9/10/82

FINAL COMMITTEE DECISION :

Date : \_\_\_\_\_

I intend to redesign the interior space of a public school building in Rochester, New York. The basis for this research and the design problem is that, today there is increasing evidence of schools closing because of low enrollment. Many times these schools are in prime locations within the city and their interior compartmentation is conducive to conversion into offices, condominiums, or other public facilities.

I wanted to have an actual building to photograph and measure, although as a non-professional I would not be allowed to submit my proposal. The fact that the building exists, removes it one step from a totally hypothetical situation.

I approached the city school district office with my proposal and have received the right to photograph, measure and use office blue prints of city school #49, 125 Lattimore Road, Rochester.

On June 18, 1982, school #49, as well as three other city schools were presented to developers at a public City Hall meeting. I attended the meeting and met with architects and developers to learn of their prospective proposals.

School #49 is situated on 6.2 acres of well-kept city property in a predominately residential neighborhood near Strong Memorial Hospital, the University of Rochester. The majority of houses are one-family units. In light of the interesting plan of the school and the large amount of surrounding property, I would like to redesign the interior for multi-unit occupation within one structure. Although further research will be done into what market the occupancy will appeal to; possible suggestions are: University of Rochester employees or students (single or family units), a facility for the elderly with minimal health care but in proximity to Strong Memorial Hospital, or just interested residents from the Rochester area. Therefore, after market research, the school will be redesigned for conversion into multi-unit housing for specific occupancy.

The thesis will be submitted under the following categories :

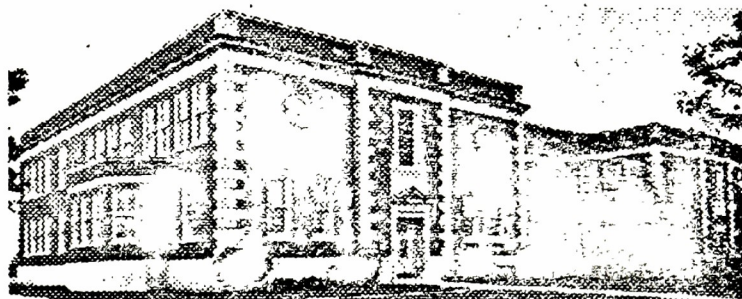
1. Letter of Agreement contract between client and designer.
2. Floor plans, elevations, sections.
3. Reflected ceiling plans and lighting legend.
4. Wiring diagrams.
5. Perspective drawings of main areas.
6. Finishes schedule.



7. Architectural graphics and signage.
8. Relevant photographs.
9. Thesis report including all other relevant data compiled.

## School #49, 125 Lattimore Road

- 40,457 square feet of floor space
- 6.62 acres of land
- Brick exterior
- Oak trim and mill work
- Fireplace
- Stained glass windows



---

Proposals are due Thursday,  
August 5, 1982 by 5:00p.m.

---

An informational meeting will be held at 10:00 a.m., Friday, June 18, in City Council Chambers (City Hall, 30 Church Street). A building inspection schedule will be provided there.

**To receive a prospectus, call  
428-7527 or write:**  
Department of Community  
Development,  
Bureau of Development Services,  
City of Rochester, 30 Church Street,  
Rochester, New York 14614

## BACKGROUND

It is my unusual background in both ancient architectural history and interior design that led me to write on historical precedents. It is well known, that many principles of design established by the ancient Greeks have influenced and directed architectural development to the present day.

The ancient Greeks established principles of design based on harmony, symmetry and proportion. It is the principle based on proportion which is the basis for the other two. The use of proportions in a specific ratio, form a progression and procession of visual elements.

"Architecture is surely not the design of space, certainly not the massing of volumes. These are ancillary to the main point, which is the organization of procession. Architecture exists only in time."<sup>1</sup>  
"The spatial relations, of both the building to the site, and the building to the user, were designed by the ancient Greeks on a uniform system of building deposition so that it is based on the principle of human perception. The secret of this system of architectural spacing is its 'human scale.'"<sup>2</sup>

Although I am not constructing an ancient Greek temple, I will seek to apply the same principles in my design developments; harmony, symmetry, proportion and human scale, because their system of order has validity to me. My initial building choice was influenced by my previous training. I had studied ancient art history, particularly Classical Greek buildings. The adoption and adaptation of the prin-

ciples of a Classical Greek idiom can be seen in historical American buildings which are undergoing a renaissance of renovation and preservation. Initially, I sought to design a modern building; a museum or gallery, which would exhibit antiquities, thus combining my dual interests. After further consideration, I sought to locate an existing building which would reflect some elements of the neo-Classical idiom and provide fertile ground for future rehabilitation in a compatible or similar style. In my rehabilitation I would seek to design a functional and aesthetically pleasing modern facility while maintaining its historical character. With this idea in mind, and my training in architectural history and interior design, I began my search for a specific building.

A phenomenon that has emerged in the past decade is the closing of schools and the availability of these schools for redevelopment and conversion. The decrease in population growth, low enrollment in schools and the economic conditions have all contributed to this situation.

School systems have been thrust into the marketing of real estate. In some instances, districts seek a creative solution to the problem. Some districts rent these schools to be developed into day-care centers, community centers or offices, which can be reconverted easily if the need should arise. Other districts sell them outright for complete renovation into residential, public or industrial facilities. The district usually solicits interest for rental or purchase through brochures, newspaper advertisements and/or auctions.

Usually, location, zoning of adjacent land, as well as creation of taxable status are primary concerns in determining disposition of facilities. However, these factors have not deterred many individuals, institutions or developers from proposing viable solutions and creating new functional and aesthetic uses for former schools.



## GENERAL INVESTIGATIONS

In order to locate an available building, I began by telephoning City Hall on June 2, 1983 and contacted Mr. Norman Mitloff of the Rehabilitation Office. I also spoke with the Director of Neighborhood Development, Mr. Michael Robinson and the City Hall Architect, Mr. Fashun Koo. When I expressed an interest in developing a school, I was given the name of a firm, Conifer Development Corporation which was converting the Hickory Street School and the old East High School into condominiums. The Principal of Conifer Development, Mr. Richard Pine, suggested I speak directly with the City School District which is responsible for closing and selling schools in the City of Rochester.

On June 3, 1982, I telephone the City School District Administration Building, and, after explaining my intent, was directed to Mr. Robert Majewski, architect for the City School District. I made an appointment to study the plans of School #49, 125 Lattimore Road, which he suggested as a possible building for my thesis. This school, together with three others would be open for rehabilitation proposals and bidding in June 1982. After the informative meeting with Mr. Majewski on June 7, I received my own set of blueprints. He telephoned Ms. Johnson, the Principal of School #49, to introduce me.

On June 11, 1982, I telephoned Mrs. Johnson and made arrangements to take photographs and make observations on June 14, 1982. The school was scheduled to close on June 25, 1982 at the termination of the school year. After that, tours would be conducted for prospective developers.

I also telephoned the Department of Community Development at City Hall requesting the Prospectus for the developers' public meeting on June 18, 1982.



## SCHOOL #49

I went to School #49 on June 14, 1982, met Mrs. Johnson and was introduced to the faculty. I was given the opportunity to observe, measure and photograph for the remainder of the afternoon.

At this time, I was considering the rehabilitation of the school for use as a community center, using the existing facilities, classrooms and activity areas. I decided that this type of rehabilitation would be minimal and would require little creative designing on my part. I concluded that I must consider other alternatives.

School #49, 125 Lattimore Road, City of Rochester, was built in 1935 by Francis Scherer, Architect. The building's gross area is 40,457 square feet. The total site area is 6.62 acres. At present it is zoned R-1 (Single Family Residential) and has a parking capacity for 23 vehicles. The current assessed value of the land alone is \$35,000 and the assessed value of the land plus improvements is \$200,000. Its size, residential location and proximity to the University of Rochester, create a positive market for a creative proposal.

I received the Prospectus published by City Hall and material prepared by Sear-Brown Associates (Engineering consultants to the City) concerning the existing conditions of the building and site. At the developers' public meeting held at City Hall on June 18, 1982, the following subjects were discussed:

1. Lowest conversion costs would result from rehabilitation into a school-like facility.

2. A zoning change would probably be required for building types other than residential or school use.
3. The City requires retention of property for public recreation as follows: 20,000 square feet (200'x100' minimum) as a passive area and 10,000 square feet for active play with equipment.
4. All portable equipment will be removed but fixtures will stay in the schools.

The proposals were to be submitted by August 5, 1982. Although the school would be boarded up on July 15, 1982, it would remain open for inspection tours for interested parties between the last school day in June and July 15, 1982. At that time, guidelines and information were provided for possible financing.

The site on which School #49 is situated is zoned for single family residences. This means that only schools or single family houses can be built in such an area without a zoning change or variance. Either a change or variance requires a public hearing, and any proposal which is controversial would be fought by the neighbors and probably not approved.

With the exception of commercial establishments on Mt. Hope Avenue, two blocks away, the area is primarily populated with single family residences or low-rise apartment complexes. In addition, its proximity to the University of Rochester Strong Memorial Hospital complex creates a pleasant environment for low intensity conversion. According to the Principal of School #49 and the loosely organized neighborhood organization, most of the houses are occupied by young professional couples or families, some connected with the university

(doctors, nurses, married students). Therefore it appears that this socio-economic group is generally homogenous.

I decided that in light of the zoning regulations that existed and the socio-economic level of the neighborhood, two types of conversion might meet the public's approval. The two conversion types that could be considered viable are, either a residential facility compatible with the neighborhood or a community center that would benefit all the residents.

The community center conversion came to my attention from an earlier television broadcast regarding School #49. The broadcast explained that the potential closing of School #49 because of low enrollment was being met by neighborhood opposition. The school played a dual role in the community. Besides being a regular school from 8 a.m. to 3 p.m. daily, after hours it became an extended educational facility. Parents became involved in their childrens' education and frequently initiated programs and activities for the children after school hours. Therefore, a community center was a definite consideration because there already was a defined market.

The second type of conversion would be a residential facility, particularly one that would be compatible with the ambiance of the neighborhood and in compliance with the zoning regulations. Apartments are not considered single family residences, therefore a zoning change would be needed. In addition, apartment conversion, with leases instead of purchases, might suggest transience, which is not the atmosphere I wanted to create.



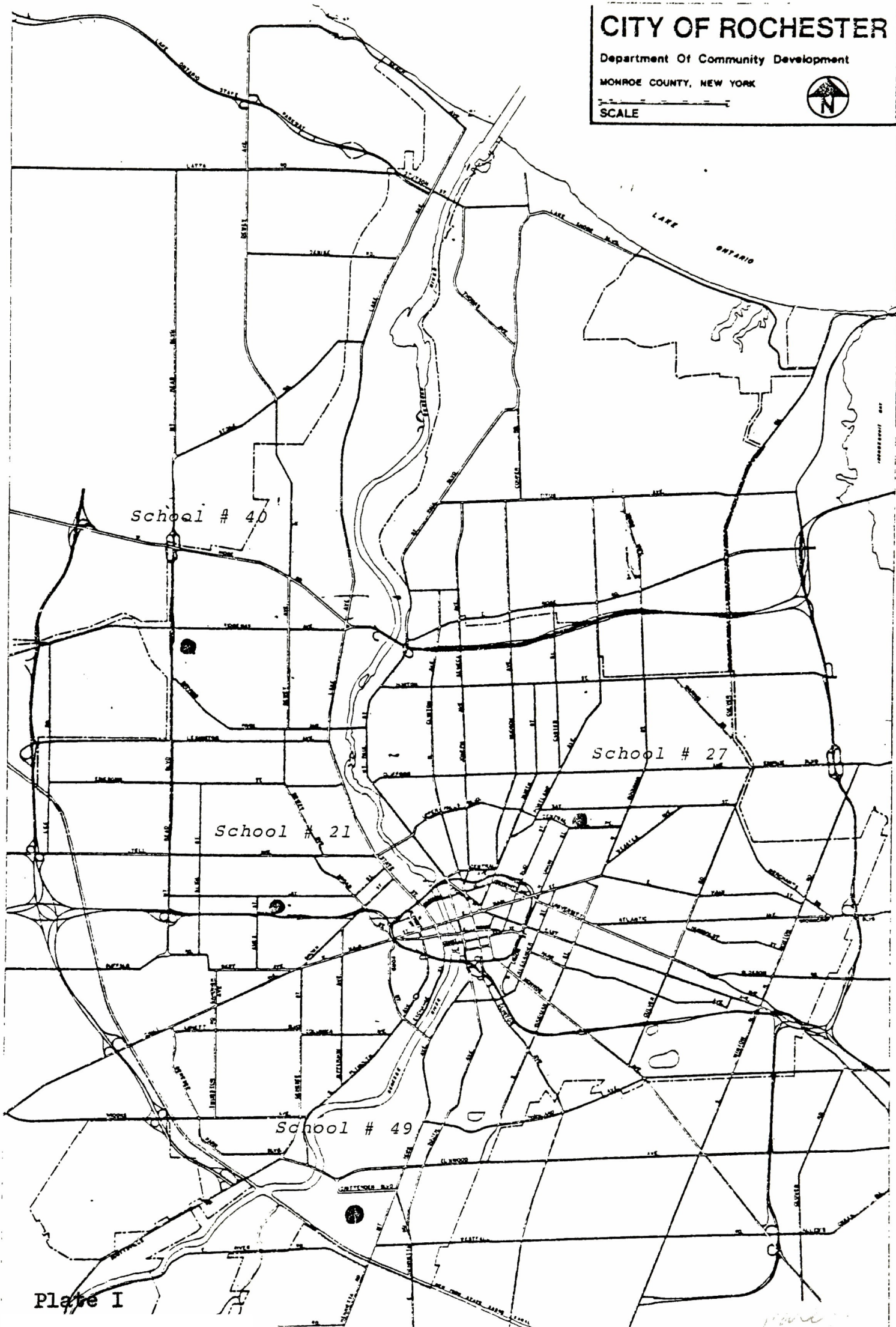
My choice of conversion, to condominiums is based on several criteria. First, condominiums require a variance to the zoning law but probably would be viewed by the neighborhood as preferable to conversion to commercial use. Second, it is difficult to justify a new type of tax-exempt facility when the reason that school closed in the first place was low enrollment and lack of public funds. Third, the proximity to professional people from the University of Rochester and the neighborhood's socio-economic level suggest that privately-owned, single family condominiums could be maintained in such a market. The generous amount of land can support the publically maintained activities areas as well as outdoor areas developed as a shared amenity for the condominium owners.

## CITY OF ROCHESTER

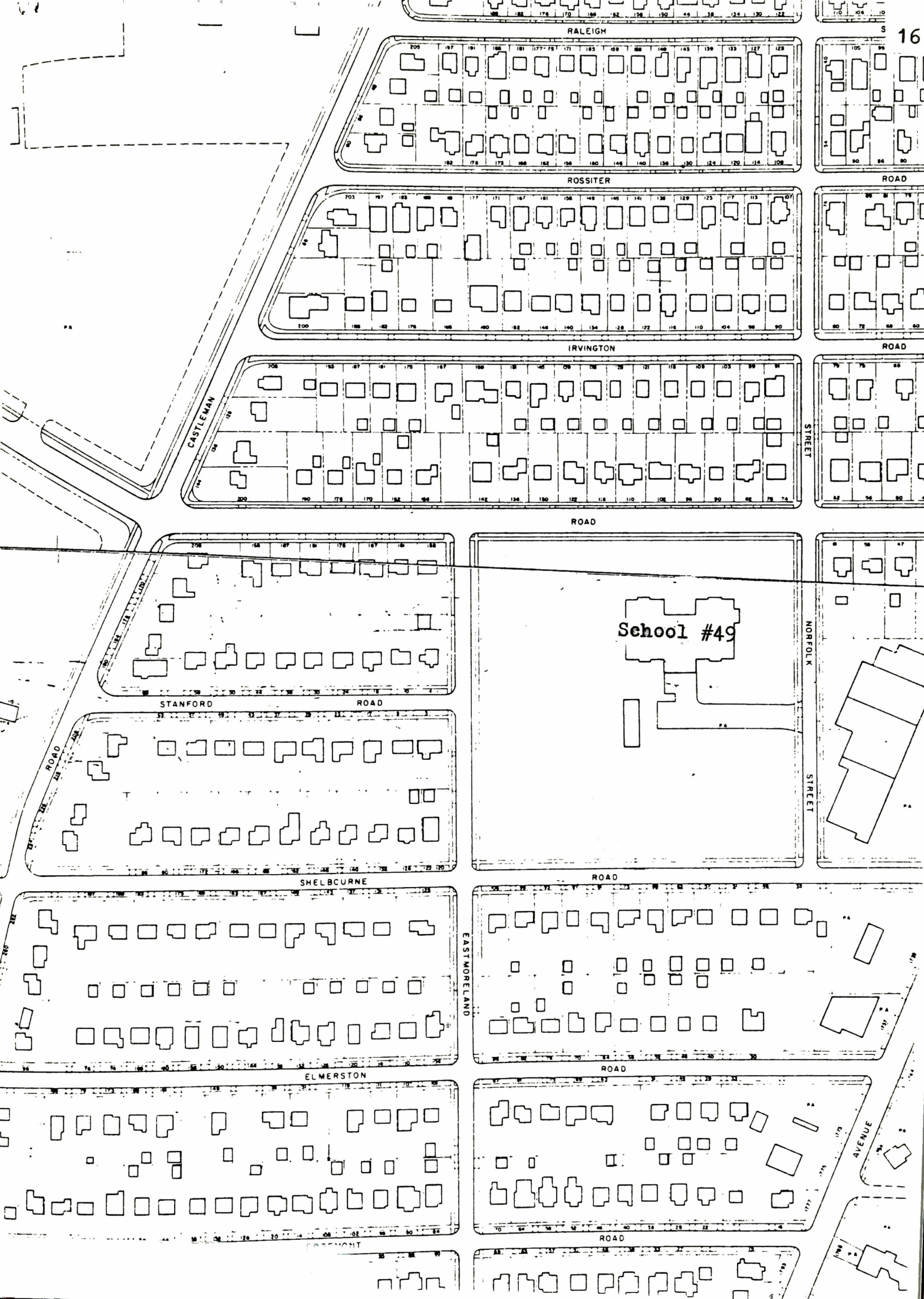
Department Of Community Development

MONROE COUNTY, NEW YORK

SCALE







RALEIGH

ROSSITER

IRVINGTON

CASTLEMAN

STANFORD

SHELBCURNE

ELMERSTON

EASTMORELAND

School #49

NORFOLK

STREET

AVENUE





EXISTING BUILDING - North Side

Plate IIIa





EXISTING BUILDING - East Side  
Plate IIIb





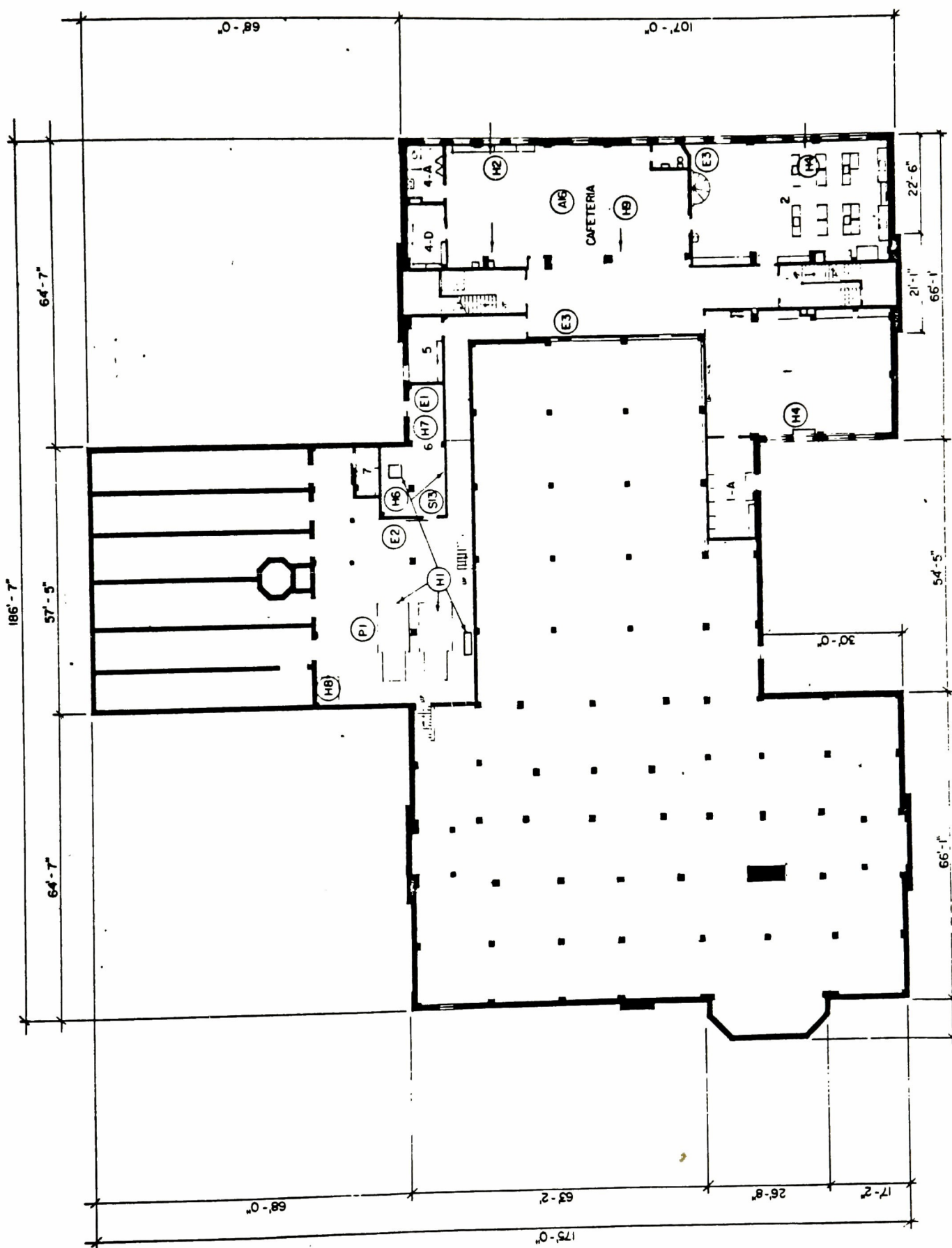
EXISTING BUILDING - South Side  
Plate IVa





EXISTING BUILDING - West Side  
Plate IVb

FIGURE C1: BASEMENT FLOOR PLAN

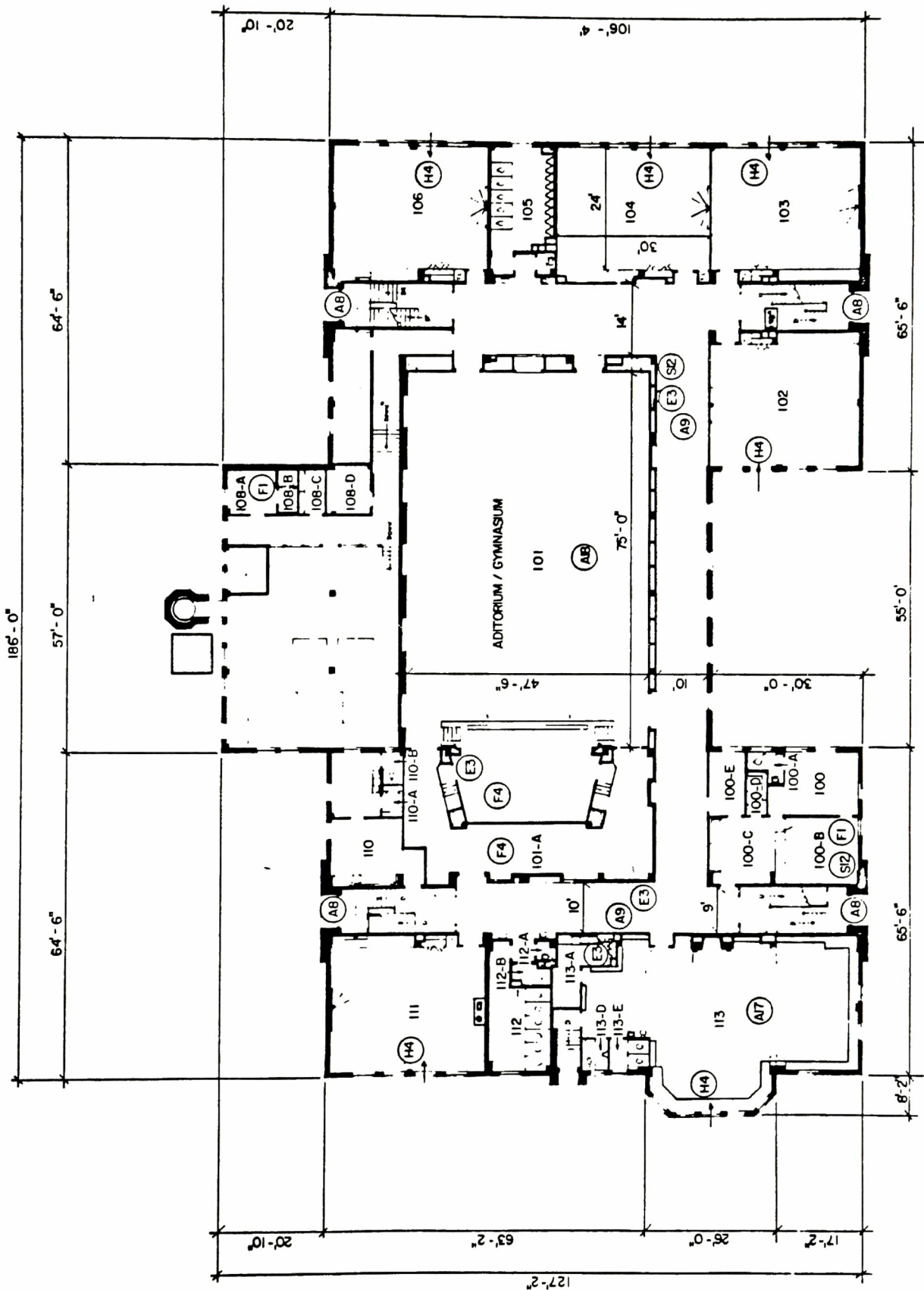


BASEMENT FLOOR PLAN



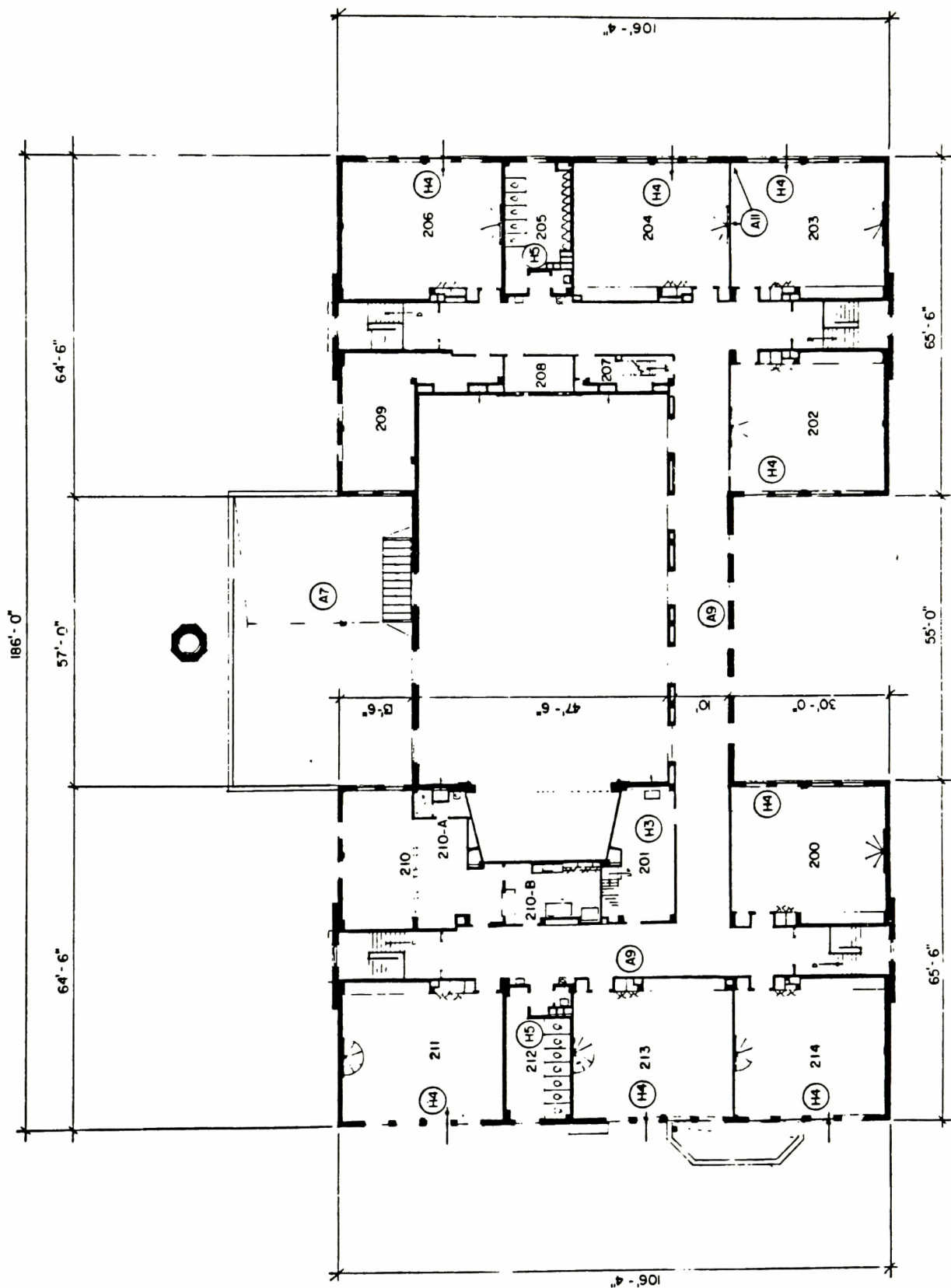


FIGURE C2: FIRST FLOOR PLAN



FIRST FLOOR PLAN

FIGURE C3: SECOND FLOOR PLAN



SECOND FLOOR PLAN

## DESIGN GOALS AND CONSTRAINTS

My design goals for the renovation of School #49 fall into categories:

1. Site
2. Public Space
3. Residential Space

Considering the amount of land; 6.62 acres, and the nature of the neighborhood, my goal was to create a park area for the condominium owners to share and enjoy. This park area would be an amenity; as a larger area of nature, in contrast to the private, individual courtyards or atria that would be provided for each condominium. Another intent was to landscape the site in such a way as to create privacy for the condominium dweller without creating a visual barrier to the existing background.

The goal for the public space was to create a jointly owned activity area(s): an indoor pool, exercise room, sauna, meeting rooms and changing areas. The cost of construction would be shared equally among the owners and would be maintained by a resident caretaker.

The goal for the residential space was to provide a generous amount of interior space and in doing so, create flexible, exciting living spaces with private bedrooms. Each condominium was to have a type of private access to the outdoors in the form of a courtyard, balcony or garden (atria) in addition to the public space and surrounding site.

The following constraints influenced my approach to the project:

1. Market
2. Codes and Laws
3. Site

The market is a constraint in determining the type of conversion. In order to maintain the desired type of neighborhood ambiance, I have limited my building alterations to those that would fall into the category: single family residence-condominium.

Another constraint, is the application of codes and laws established by the state to ensure safe design. This project is designed in accordance with the following codes and laws:

1. New York State Building Code: Multiple Dwellings
2. New York State Building Code: One and Two Family Dwellings
3. New York State Building Code: General Building Code
4. City of Rochester Zoning Law
5. New York State Multiple Residence Law

I chose to incorporate the entire site, 6.62 acres, with the exception of the public activities areas, in the condominiums' site design. Although I chose to provide a pool and develop the site into a private park for the condominium owners, it would decrease the number of units available for resale. I decided that the socio-economic level could support the higher priced condominiums, offering the pool and generous site as amenities.



There are two constraints which I did not apply to this project; additional potential site development and budget. In reality, these would be definite considerations and at times, limitations.

The following document is a type of contract which binds the designer and owner in a legal manner and states the scope of the work. It is called a Letter of Agreement and is generally written by the designer and submitted to the owner for conference and approval.



Susan Michel  
53 Hillhurst Lane  
Rochester, NY 14617  
(716) 342-1506  
May 2, 1983

c/o Norman Mitloff, Director  
Rehabilitation Office  
City of Rochester  
City Hall  
30 Church Street  
Rochester, NY 14605

Gentlemen:

I am pleased to submit this Letter of Agreement for the proposal project: the additions and alterations to City School #49, 125 Lattimore Road, Rochester, NY, for use as condominiums for resale.

A. SCOPE OF PROJECT

1. Space Planning

The following spaces will be planned:

- a. condominiums
- b. communally-owned athletic facilities (pool and exercise room)
- c. site design including parking and private open spaces
- d. support facilities

2. Graphic Design

The condominium logo and exterior signage will be designed.

3. Lighting Design

The lighting types will be specified and a preliminary reflected ceiling plan and wiring diagrams will be provided. Final plans by others.

4. Fixture and Equipment Design

The fixtures and equipment will be designed and/or selected except as noted in C.7.

5. Finishes and Color Selection

The finishes and colors will be selected for public spaces.

6. Model Condominium

The finishes, furniture, carpeting and accessories will be designed and/or selected for one condominium open to the public.

## B. SCOPE OF SERVICES

1. Schematic Design  
Schematic drawings will be prepared and submitted to the owner for review.
2. Preliminary Design  
Preliminary drawings will be prepared and submitted to the owner for review.
3. Preliminary Presentation  
The preliminary presentation will include the following:
  - a. site plan
  - b. elevations
  - c. sections
  - d. floor plans
  - e. perspectives
  - f. electrical plans
  - g. graphic design
  - h. color and furniture selection
4. Pending Coordination with Architect, Engineer and Landscape Architect  
The design will coordinate with the architect, engineer and landscape architect as required.

## C. WORK NOT INCLUDED

1. Structural Design  
The redesign of structural alterations is the responsibility of others.
2. Heating Design  
The design of heating alternatives is the responsibility of others.
3. Lighting Installation  
The installation of lighting is the responsibility of the owner and the contracted electrician.
4. Pool Design and Construction  
The design and construction of the pool is the responsibility of the owner and the contracted engineer.
5. Landscape Design  
The landscape design, other than that which corresponds to individual condominiums, is the responsibility of the owner and contracted landscape architect.
6. Secure Finances  
This is the responsibility of the owner.
7. Selection and Installation of Equipment  
The selection and installation of the following items are the responsibility of the owner:
  - a. exercise room equipment
  - b. mechanical equipment not mentioned above

## D. STIPULATION OF FEES

1. The designer will charge the owner, fees on an hourly basis; \$50/hour, not to exceed \$15,000.
2. The designer will bill the owner on a monthly basis.

E. METHOD OF PAYMENT

1. It is the responsibility of the owner to pay the designer, his fee, in the following percentages:
  - a. 5% of the fee due upon signing of this document
  - b. 25% of the fee due upon acceptance of the schematic drawings
  - c. 45% of the fee due upon completion of the preliminary drawings
  - d. 25% of the fee for coordination due upon completion of the final installment

F. REIMBURSEABLE EXPENSES

1. In addition to the fee, a reimbursement to the designer will be made by the owner for the following expenses:
  - a. travel expenses
  - b. travel time
  - c. printing costs
  - d. long distance telephone calls
  - e. materials--model, sketches
  - f. delivery charges
  - g. sales tax
  - h. changes made by the owner, after acceptance of the designer's proposal.

G. OTHER CONDITIONS

1. Client's Copies of Designs  
The designer agrees to provide copies of all working drawings and specifications to the owner.
2. Changes  
The designer is not responsible, nor financially liable for any changes made by the contractors at the owner's orders.
3. Storage of Furnishings  
The owner is responsible for storage of furnishings which arrive prior to installment
4. Termination of Agreement  
In the event that the project is terminated, the retainer fee will be compensation for services rendered. If the cost of services is larger than the retainer fee, the owners will be charged at the regular hourly rate of \$50.
5. Original Drawings  
Original drawings are the property of the designer as an instrument of service.

Would you be so kind as to authorize this document in order that the design development may begin.

\_\_\_\_\_  
Designer

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## ALTERNATIVE DIRECTIONS CONSIDERED

### Site

The site plan is first developed in phase two of the design development. It was not until the locations of the desired individual courtyards, relative to the interior planning were established, that further site development was considered.

### Phase Two (see Plate VIII)

The first constraint was physical and visual privacy between the condominium property and the surrounding single family residences. An earth berm, sloping up to four feet in height, screens the parking from surrounding residences and allows for traffic circulation on the condominium side of the berm. Individual parallel parking spaces are provided with small plots of land inbetween. Individual sidewalks extend from the gate of the courtyards, to join the main circulating sidewalk. The tree placement is regularized in rows, separating the designating playground and athletic field from the condominiums. At this phase, the land south of the building is not developed extensively. The intention is to articulate a park by the use of trees or soil deposition to create hills and valleys.

### Conclusion

Phase two was rejected on the basis of its rigidity. The parallel parking is a logical approach, but the small land areas inbetween break up the continuity of the site and are difficult to maintain (lawn mowing,

snow plowing, pruning). In addition, the traffic circulation must be resolved in accordance with the City of Rochester Zoning Law. The law requires a setback of twenty feet from the city sidewalk which minimizes the amount of land available for traffic and landscaping on the north and east sides. The narrow, long individual sidewalks from the courtyards and the regularized grouping of trees reinforce the overall rigidity of the site at this phase.

### Phase Three (see Plate IX)

Phase three demonstrates an alternative approach to phase two in regards to the site's parking. An attempt is made to articulate the parking spaces adjacent or near to its respective courtyard. This reinforces the suburban layout of private driveways within surveillance of the house.

Access to a now-emerging hilly park is by a pedestrian bridge elevated above the street in front of the pool entrance, as a pedestrian courtesy. The placement of the trees is still regularized.

### Conclusion

The parking spaces break up the continuity and flow of the site as well as the building facade. The parking space allotment minimizes pedestrian use, which is unfavorable. The overall effect is tight and constraining. The building is engulfed by the site instead of interacting with it. The pedestrian bridge which ascends a full stair and descends a full stair to reach the park is not justifiable.

#### Phase Four (see Plate X)

Phase four reinvestigates the traffic circulation and establishes a two way turnaround loop on the west side and a one-way street on the east and north sides. This allows adequate space for the twenty foot setbacks. The continuous parallel parking without alternating plots of land is the most economical use of land and facilities maintenance. Sidewalks lead from the building and meander within the hill to the park seating.

#### Conclusion

The traffic direction, circulation and parking are within the site constraints and present a logical organization for vehicular traffic. The sidewalk surrounding the building needs definition in relation to the sidewalks leading to the park. In addition, there is a need for a lane for fire and safety vehicles, and a service garage for maintenance vehicles and waste disposal.



FIGURE B3: SITE PLAN

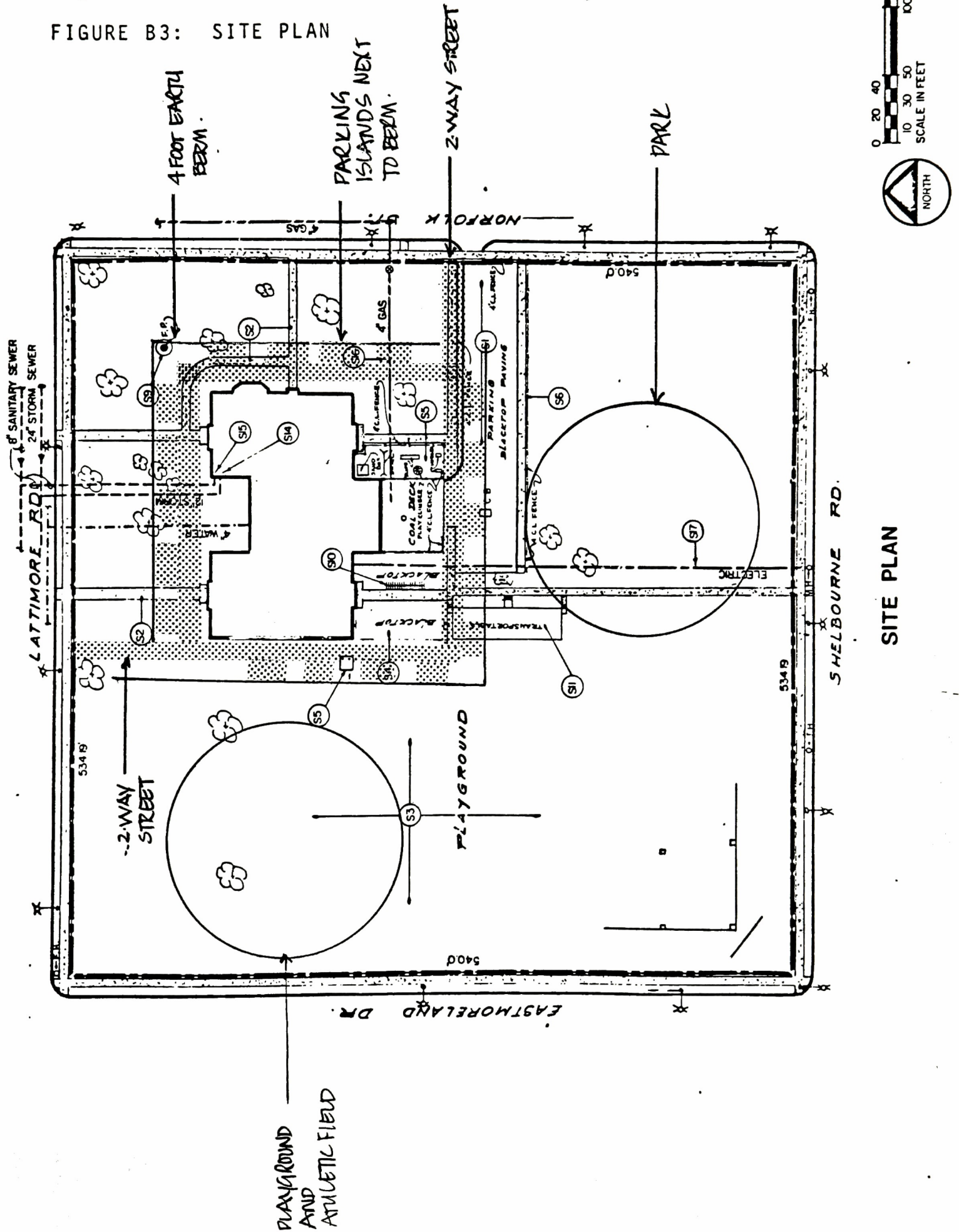


FIGURE B3: SITE PLAN

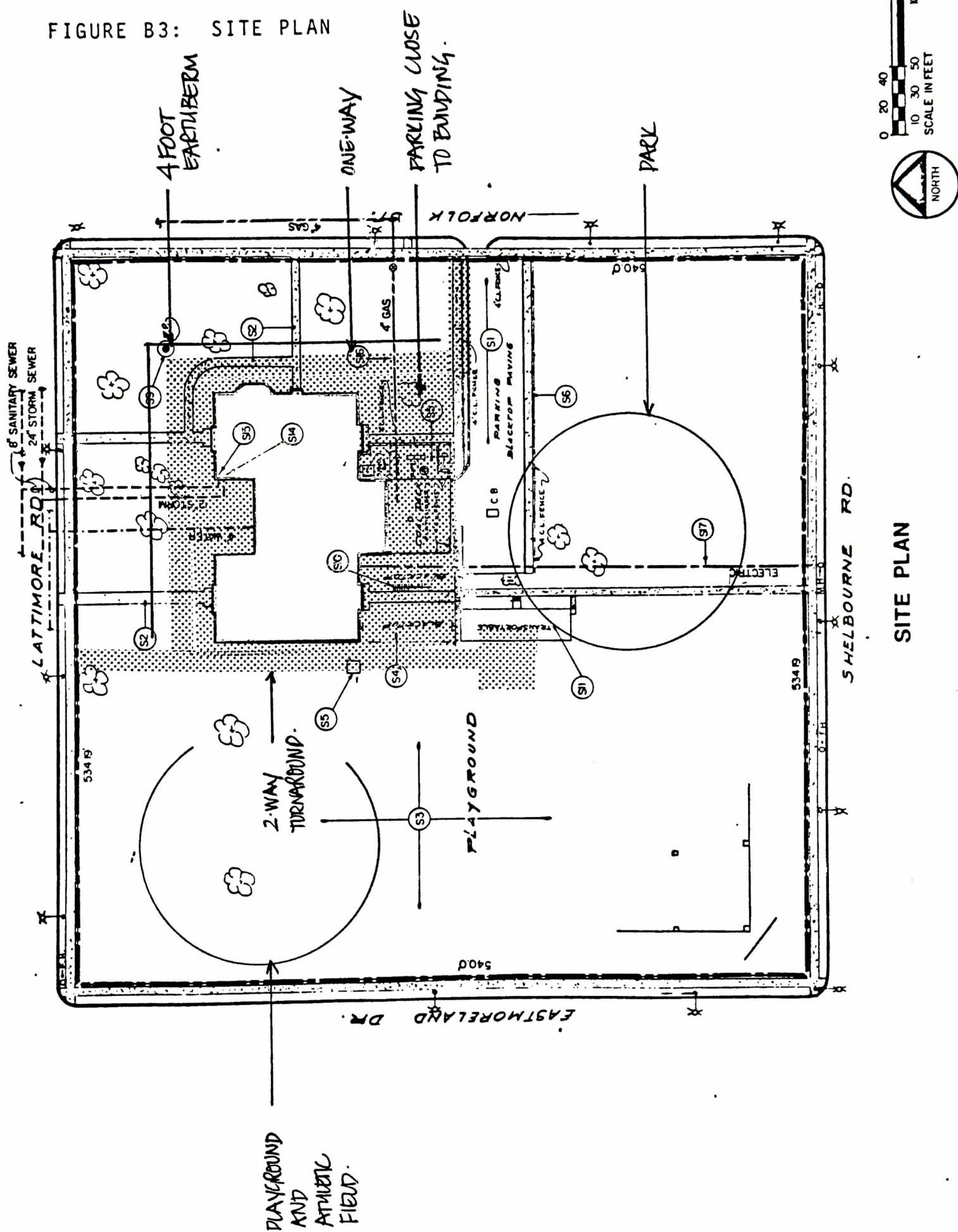
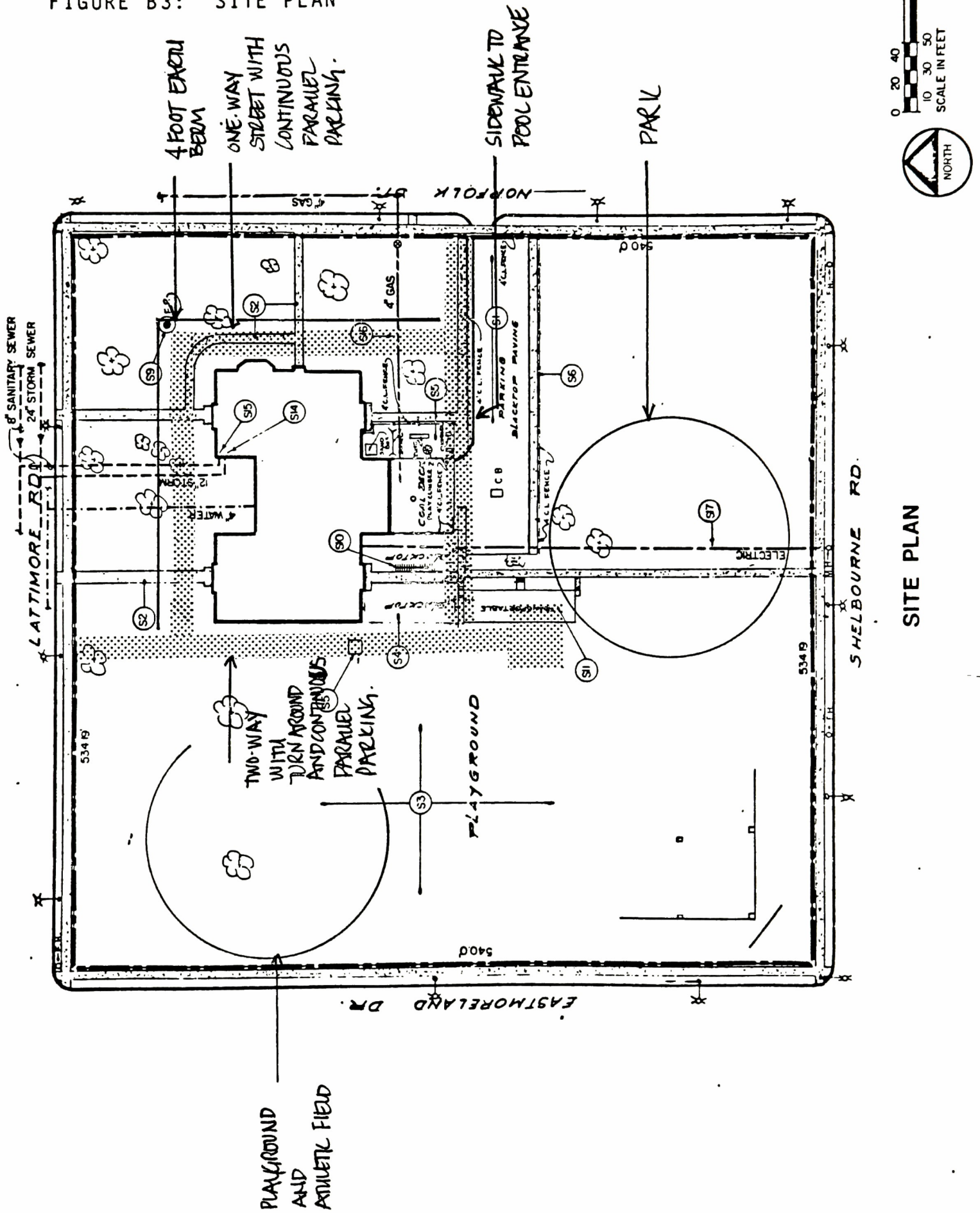




FIGURE B3: SITE PLAN





## Public Space

One of the original goals in the building compartmentilization was to provide for a pool, exercise room and meeting room for the owners to share by equal payment, as building amenities. Since these facilities can occupy otherwise "uninhabitable space" (regarding ceiling height, lack of windows, etc.), the first phase of their design development was relegated to an area not useable for residential space.

### Phase One (see Plate XI)

The pool is placed in the south central part of the building; the boiler room, and opens onto an activity area created from the original coal rooms which were below grade underneath a parking lot. In order to provide access to the pool and activity area, two interior hallways, running North-South, would connect them to individual rear entrances to the condominiums.

### Conclusion

The pool is not readily accessible, even with interior hallway circulation. Complete roof replacement would be needed in the boiler and coal rooms to raise it above the level of the surrounding parking lot. The interior hallways prevent privacy, waste valuable space and are a fire hazard.

### Phase Two (see Plate XII)

The most important problem to be resolved is the circulation from the locker rooms and exercise room to the pool area, and from there to

the balcony above. In a multi-use situation such as this, separate wet and dry circulation must be provided. Wet circulation areas are used as a means of access to spaces where water is present; toilet rooms, showers, pool areas etc. Preferably occupants in street clothes and footwear would not use this type of circulation because it may cause accidents due to slippery surfaces. Dry circulation areas, on the other hand are used as a means of access to spaces where water is not used and occupants are in street clothes and footwear.

### Conclusion

At this phase, such a definition of separate wet and dry circulation is not obvious yet.

### Phase Three (see Plate XIII)

The wet and dry circulation are separated but still involve an intricate pattern of stairs, hallways and entrances. Support facilities (toilet, lockers, mechanical rooms) and utility areas (bar, exercise room) are rearranged to accommodate their respective functions. The north entrance is articulated in the pool area, as well as on the exterior facade.

### Conclusion

The flow and number of separate wet and dry stairs need simplification. The north entrance/exit needs clarification. This required means of egress, in its present state, is not in compliance with the

building code; the doors swing open into the passage, the number of openings is a fire hazard and the space allotment is inadequate.

#### Phase Four (see Plate XIV)

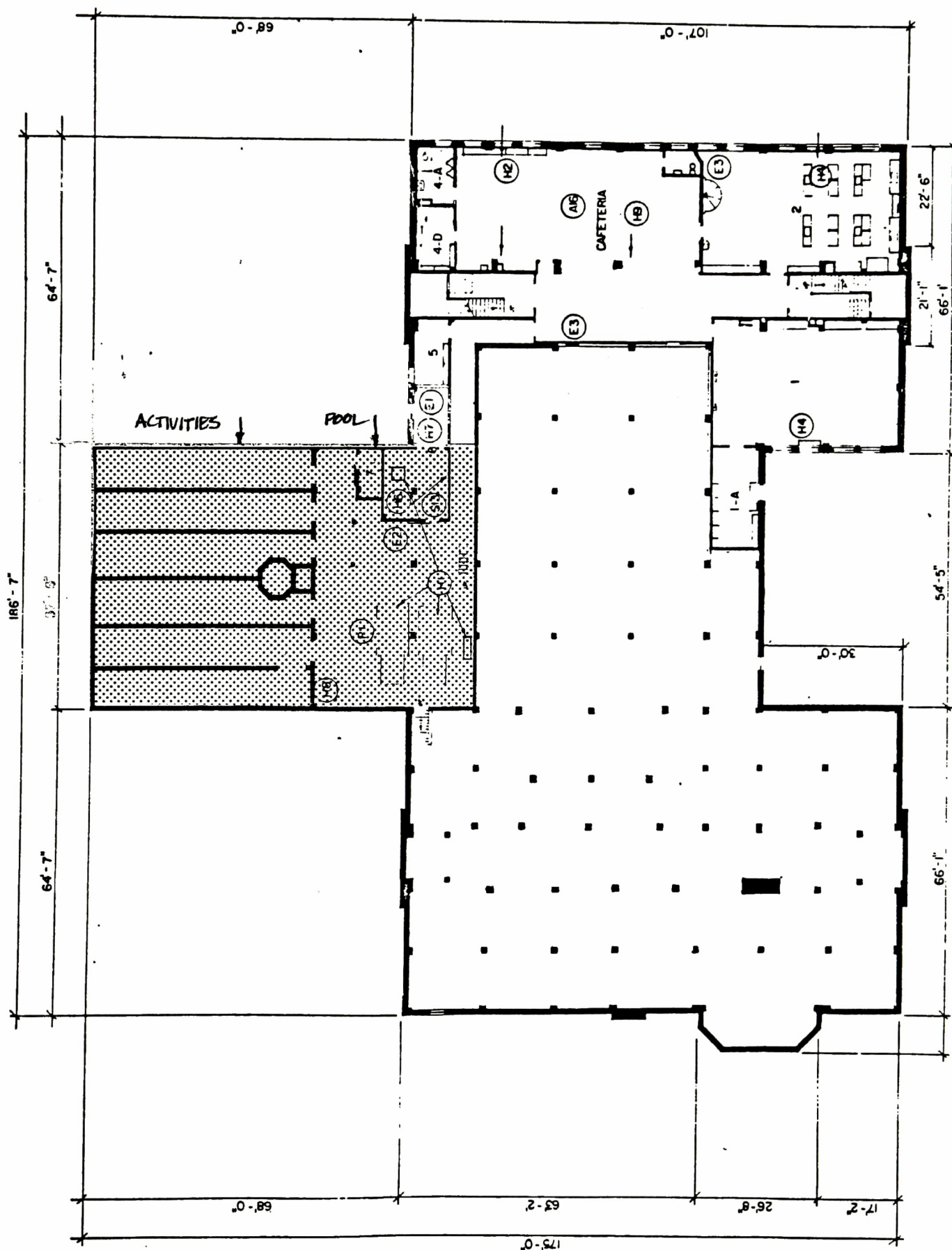
The wet and dry circulation is simplified but the number of stairs is extravagant.

#### Conclusion

The number and direction of the stairs needs resolution but the entrances seem resolved in terms of safety, aesthetics and circulation.



FIGURE C1: BASEMENT FLOOR PLAN



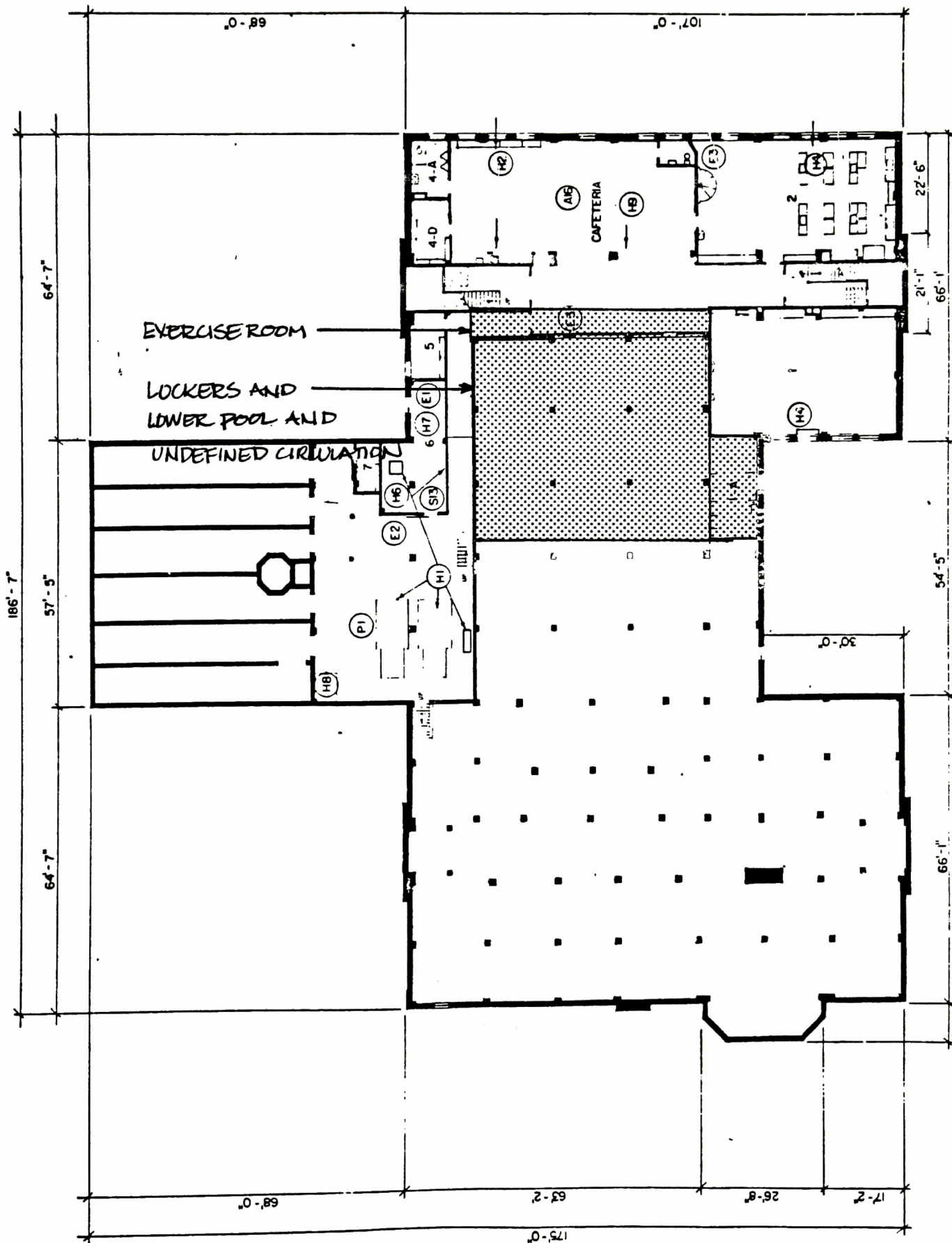
BASEMENT FLOOR PLAN





# FIRST FLOOR PLAN

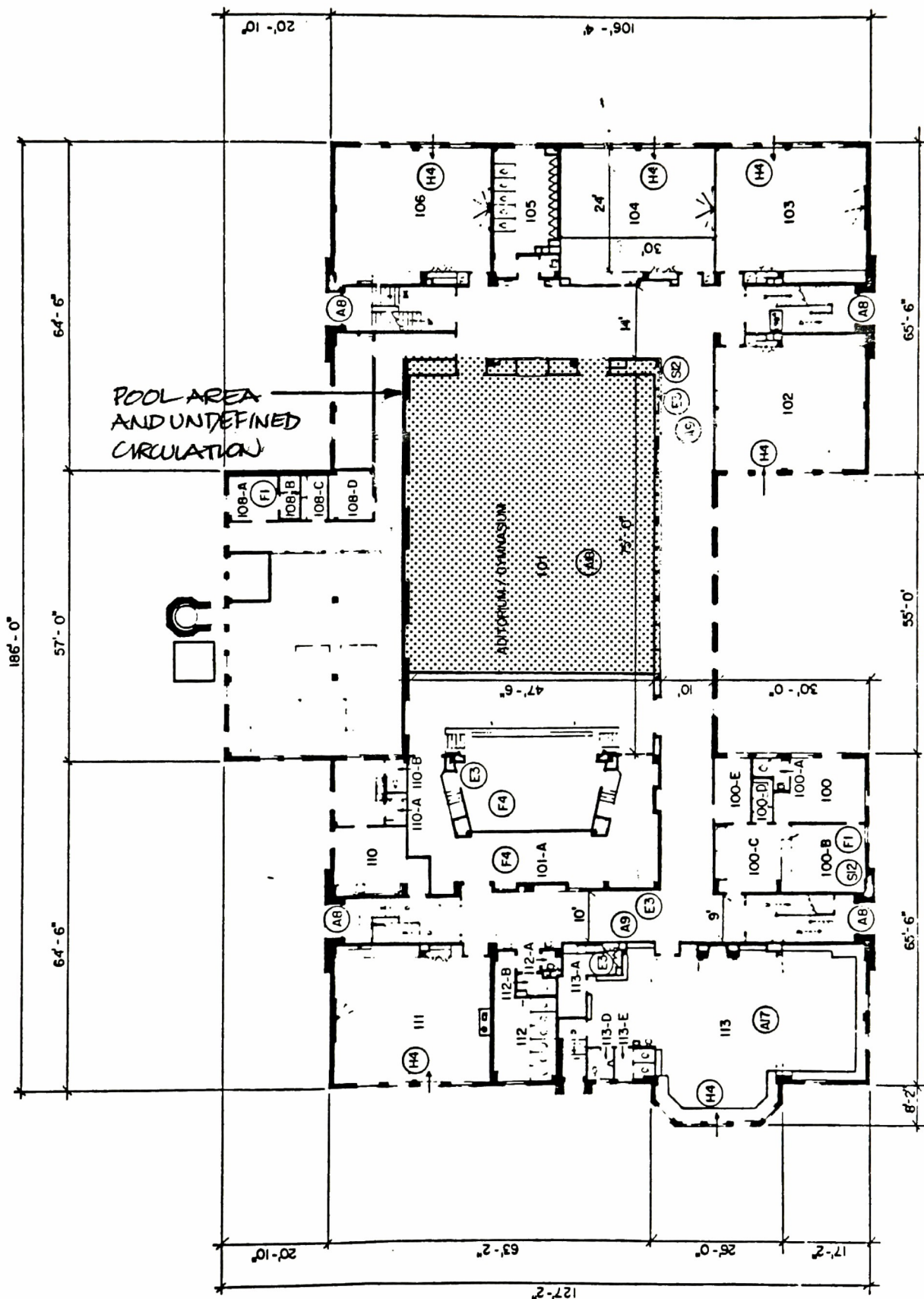
FIGURE C1: BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN



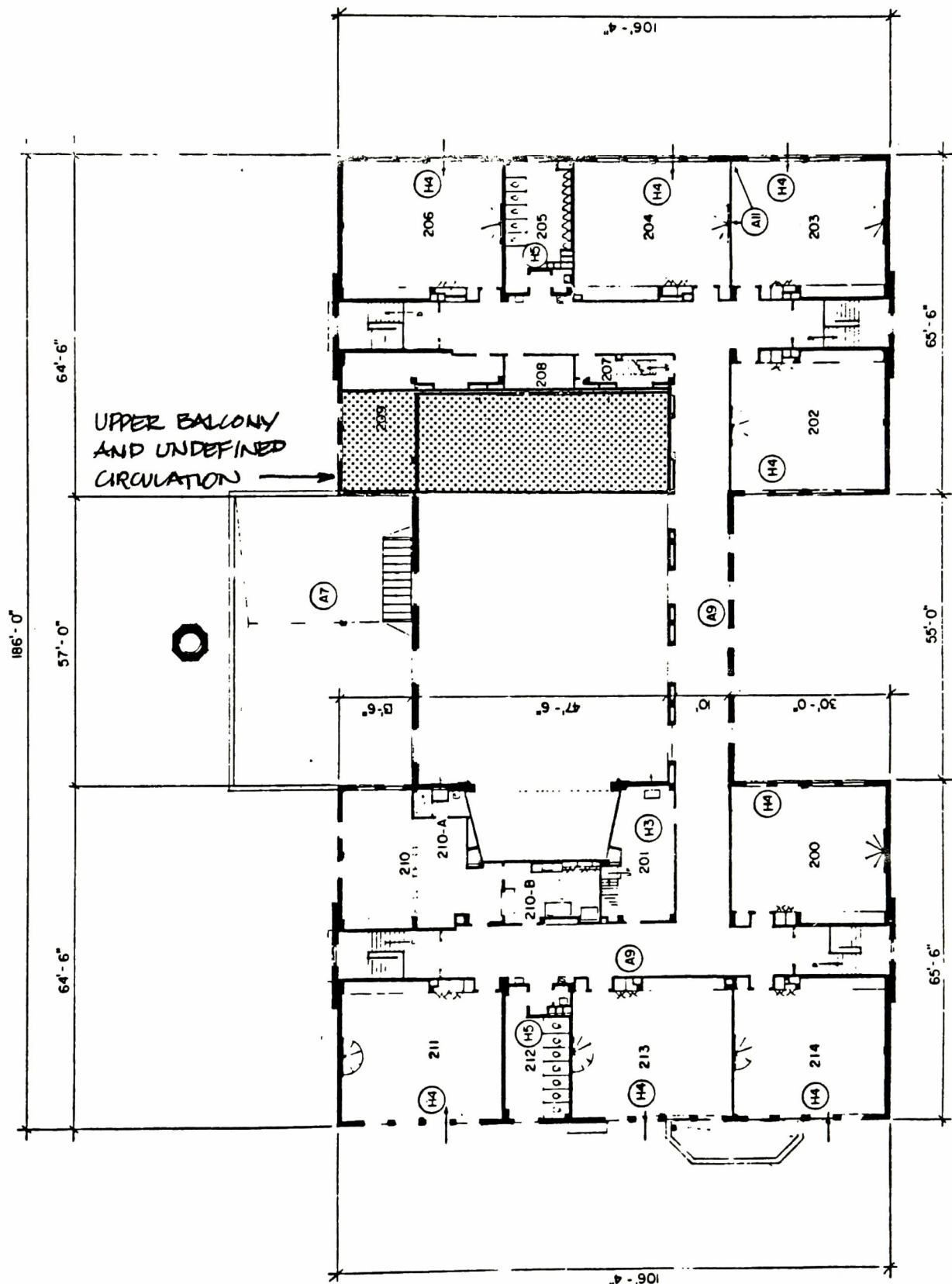
FIGURE C2: FIRST FLOOR PLAN



FIRST FLOOR PLAN



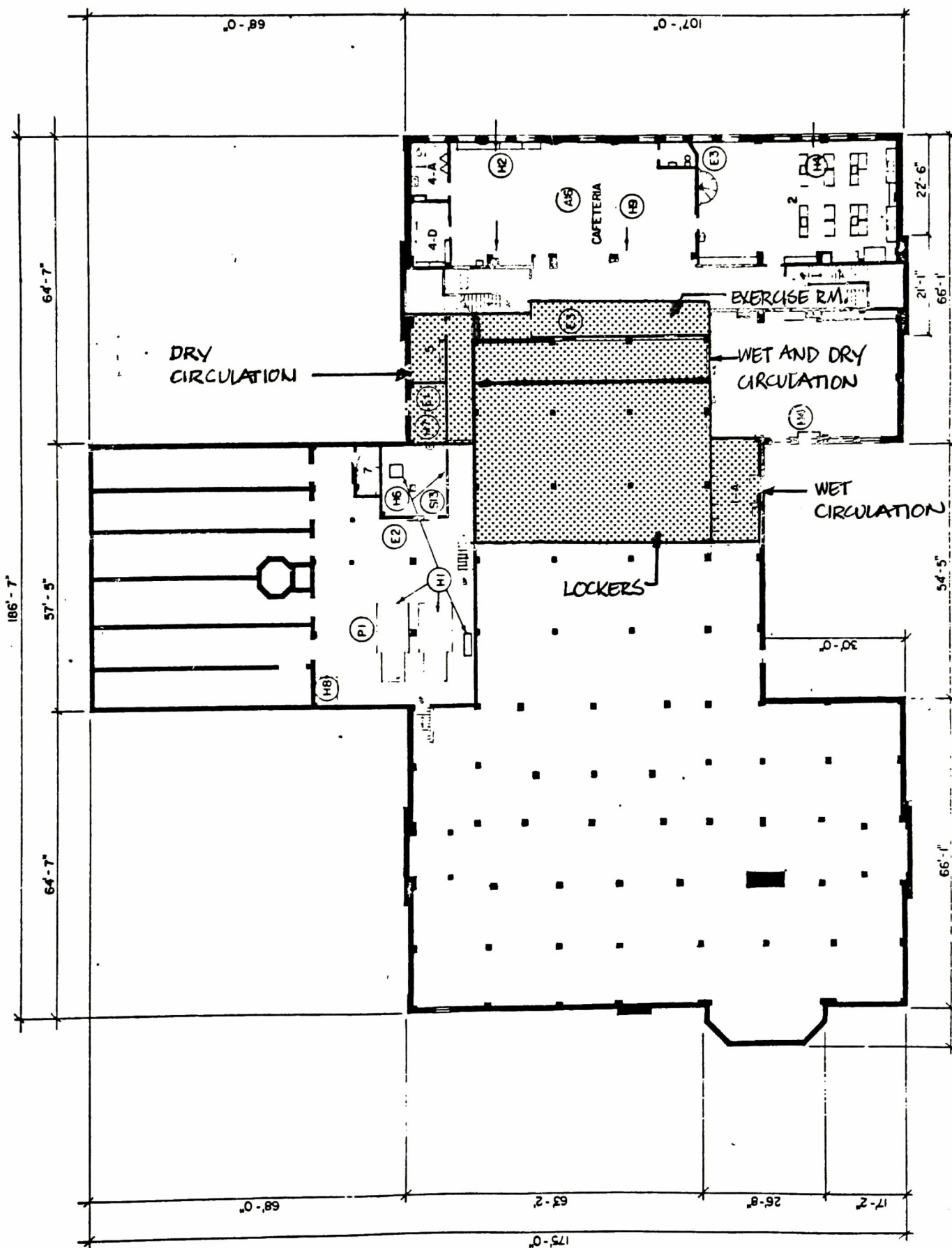
FIGURE C3: SECOND FLOOR PLAN



SECOND FLOOR PLAN



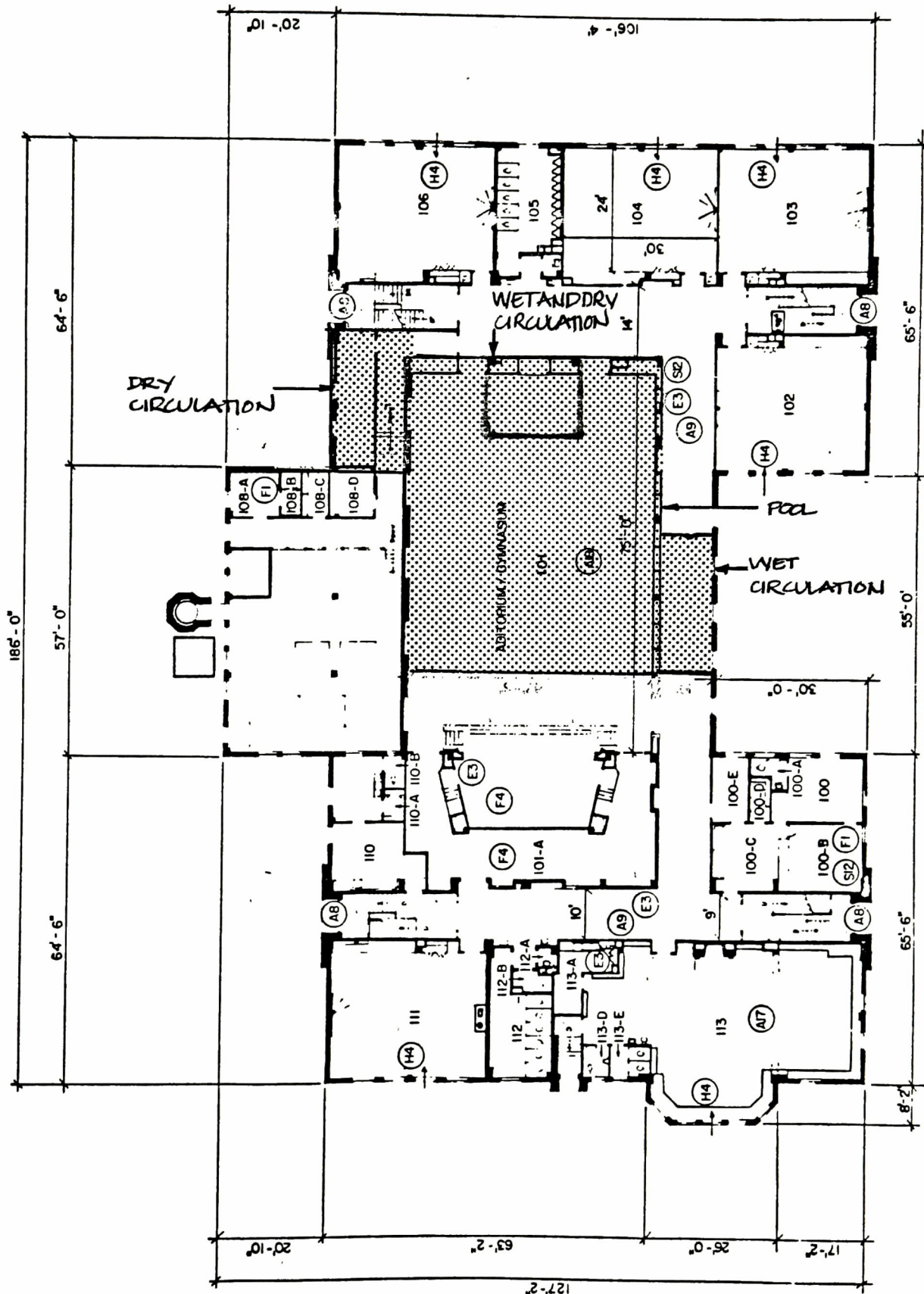
FIGURE C1: BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN

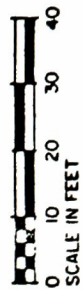


FIGURE C2: FIRST FLOOR PLAN



FIRST FLOOR PLAN

FIGURE C3: SECOND FLOOR PLAN



SECOND FLOOR PLAN

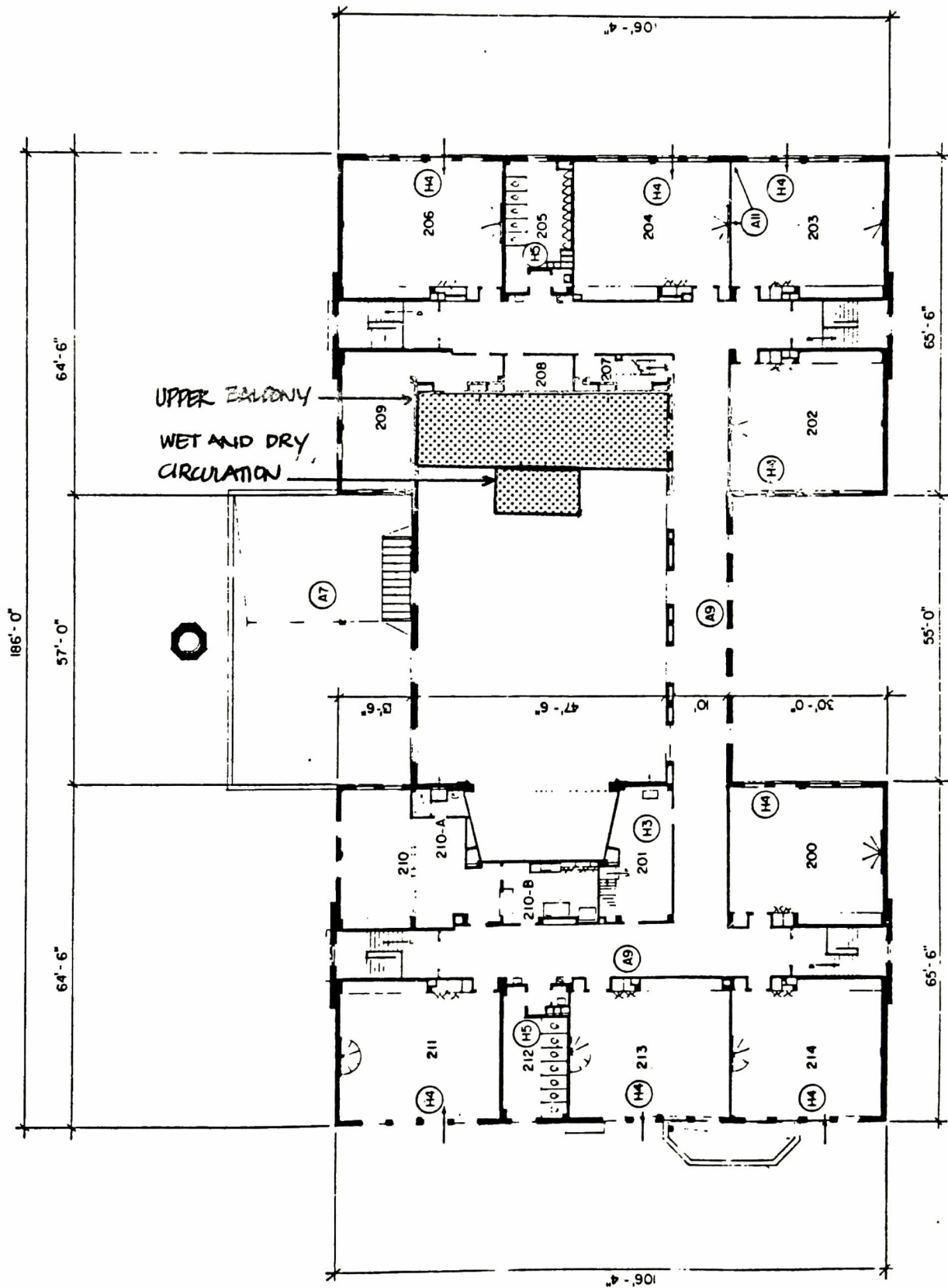
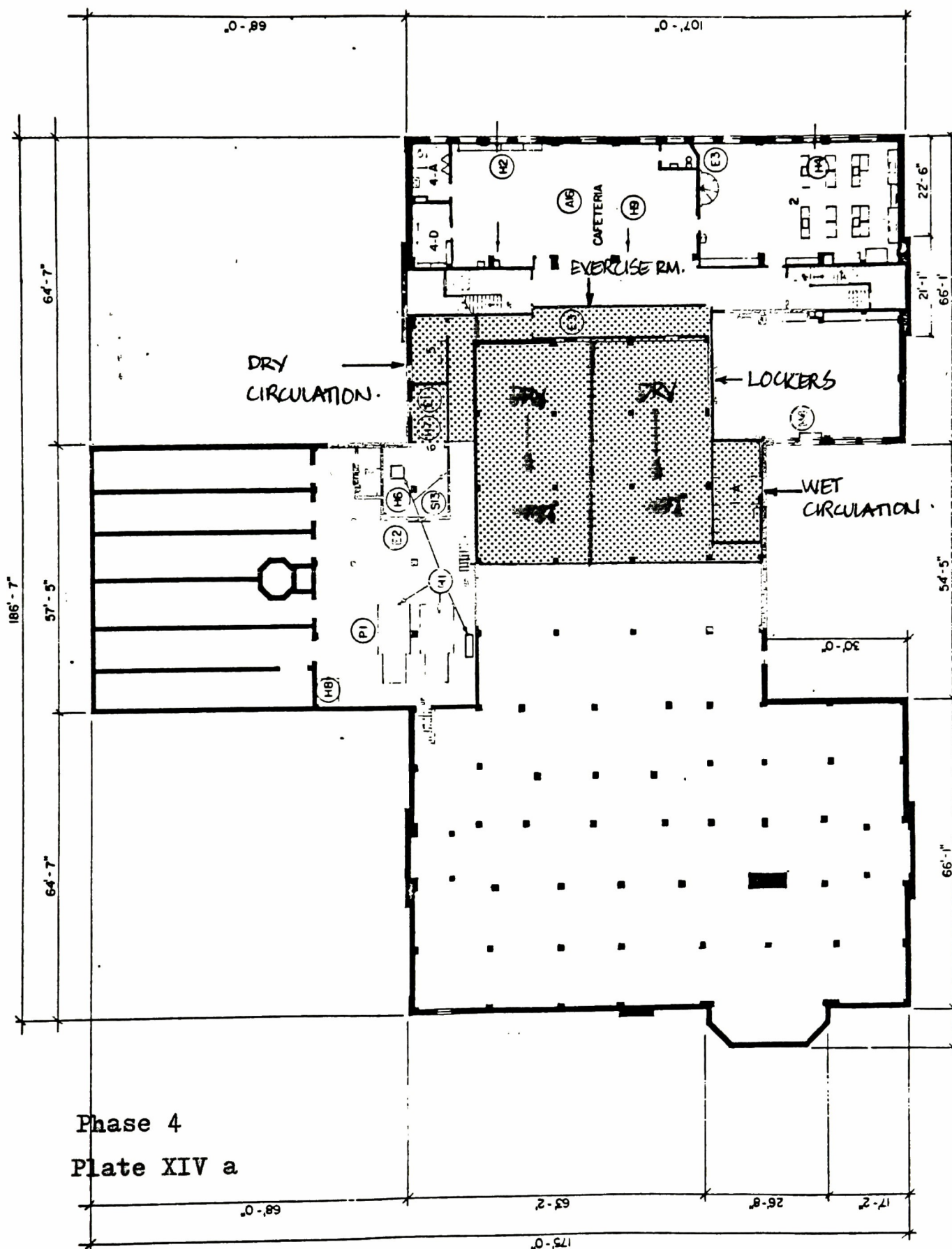


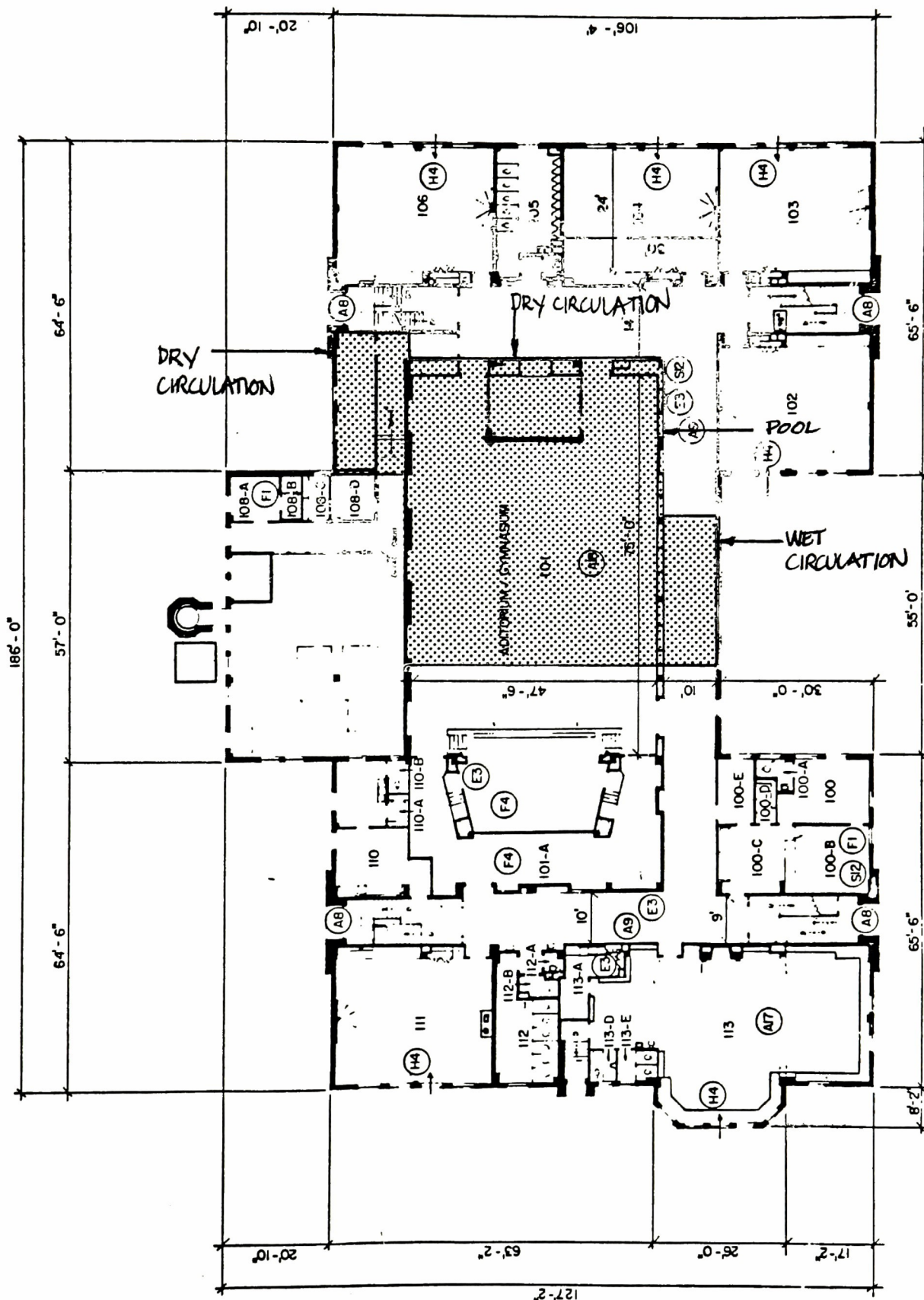
FIGURE C1: BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN

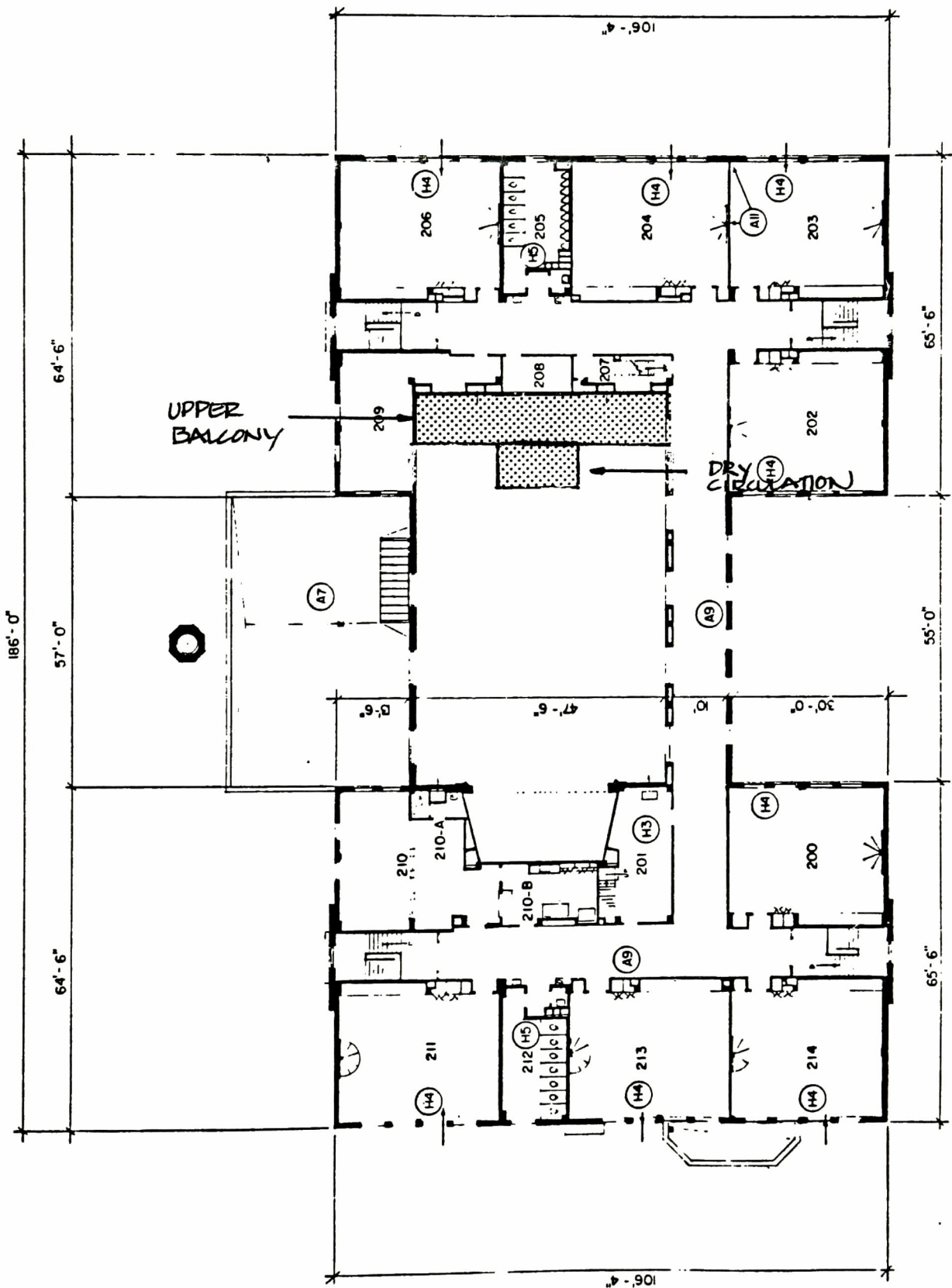


FIGURE C2: FIRST FLOOR PLAN



FIRST FLOOR PLAN

FIGURE C3: SECOND FLOOR PLAN



SECOND FLOOR PLAN

## Residential Space

One of the original goals was to provide each condominium with a private access to the outside in addition to private outdoor activity space. The intent was to create units with as much natural light and ventilation as possible while maintaining the original facade.

There are three types of condominiums:

- a. type 1 - condominiums that are entered through courtyards excavated below existing grade and have a sleeping mezzanine.
- b. type 2 - condominiums that are entered through courtyards excavated below existing grade and are on one level.
- c. type 3 - condominiums that are entered at existing grade and are on two levels above grade.

## Phase One (see Plate XV)

Two condominiums are created from the two story gymnasium/auditorium. Their main entrances are on the north side in the central alcove. The main entrances to all the other condominiums have two story atria creating a stair within an interior garden. In addition, these condominiums utilize the entire three stories on the west side but only two stories on the east side (the ground floor does not comply with the New York State Code since the ceiling is less than 7'-6".)

## Conclusion

The two condominiums developed in the gymnasium/ auditorium are not viable. They are narrow, allow little light or ventilation and present circulation problems. This space is wasted on two undesirable



units, that can best be used in an alternative manner. The two story entrances waste space by creating unworkable stairs and awkward circulation on the second floor. A unit with three floors may be more difficult to market, as few owners, especially the elderly, are unwilling to climb two flights of stairs to a bedroom area.

#### Phase Two (see Plate XVI)

In phase two, the basic condominium units are established and refinements of individual spaces begins. In the living spaces, the intent is to create a feeling of openness, and yet articulate each room separately. This is done by level or ceiling changes, or different finish material. The four existing stairs and entrances are retained and incorporated in four separate units as a cost consideration.

#### Conclusion

The kitchens are tight and confined, and appear as a separate room from the dining or living rooms. In contrast, the dining room is not articulated from the living areas and appear as large "L" shaped rooms. Types 1 and 2 need structural resolution. The code requires that foundations extend below the frost level which is  $3\frac{1}{2}$  feet below grade. Therefore the entry level must be changed. In type 3, the second floor needs circulation and bathroom revision.

#### Phase Three (see Plate XVII)

In types 1 and 2, the entry level is raised  $3\frac{1}{2}$  feet (above the frostline) and the interior stairs accommodate this change.

## Conclusion

Although the level changes in types 1 and 2 have been partially resolved by redesigning the stairs. The stairs are too close to the main door and do not articulate an entrance. The stairs should be placed farther away from the door to define a foyer.

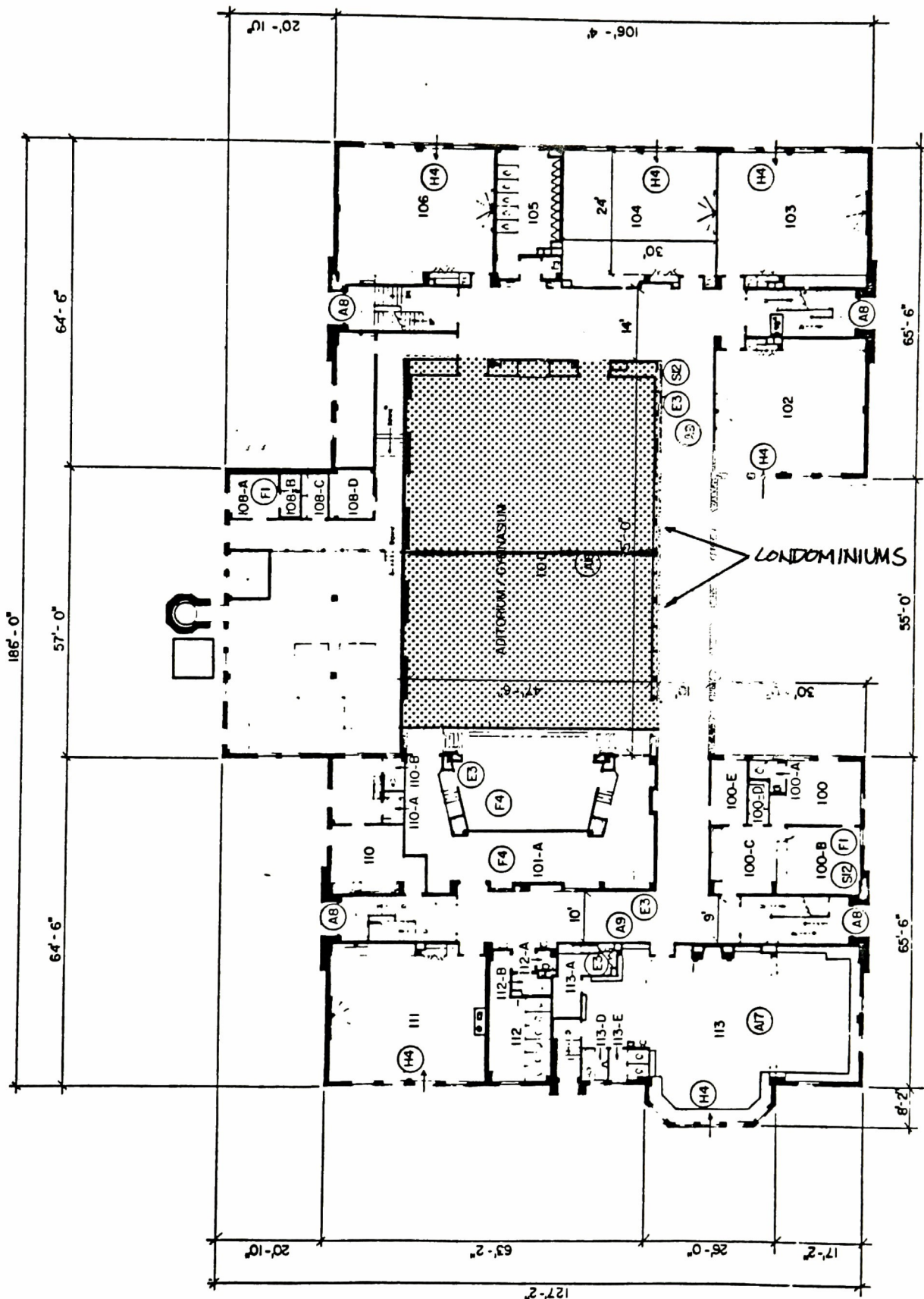
## Phase Four (see Plate XVIII)

The entrances to types 1 and 2 now have been articulated and level changes are logical and in compliance with the New York State Building Code. The circulation of the second floor of type 3 still needs revision.

## Conclusion

The design of the residential units is really complete. Only a few minor changes are needed.

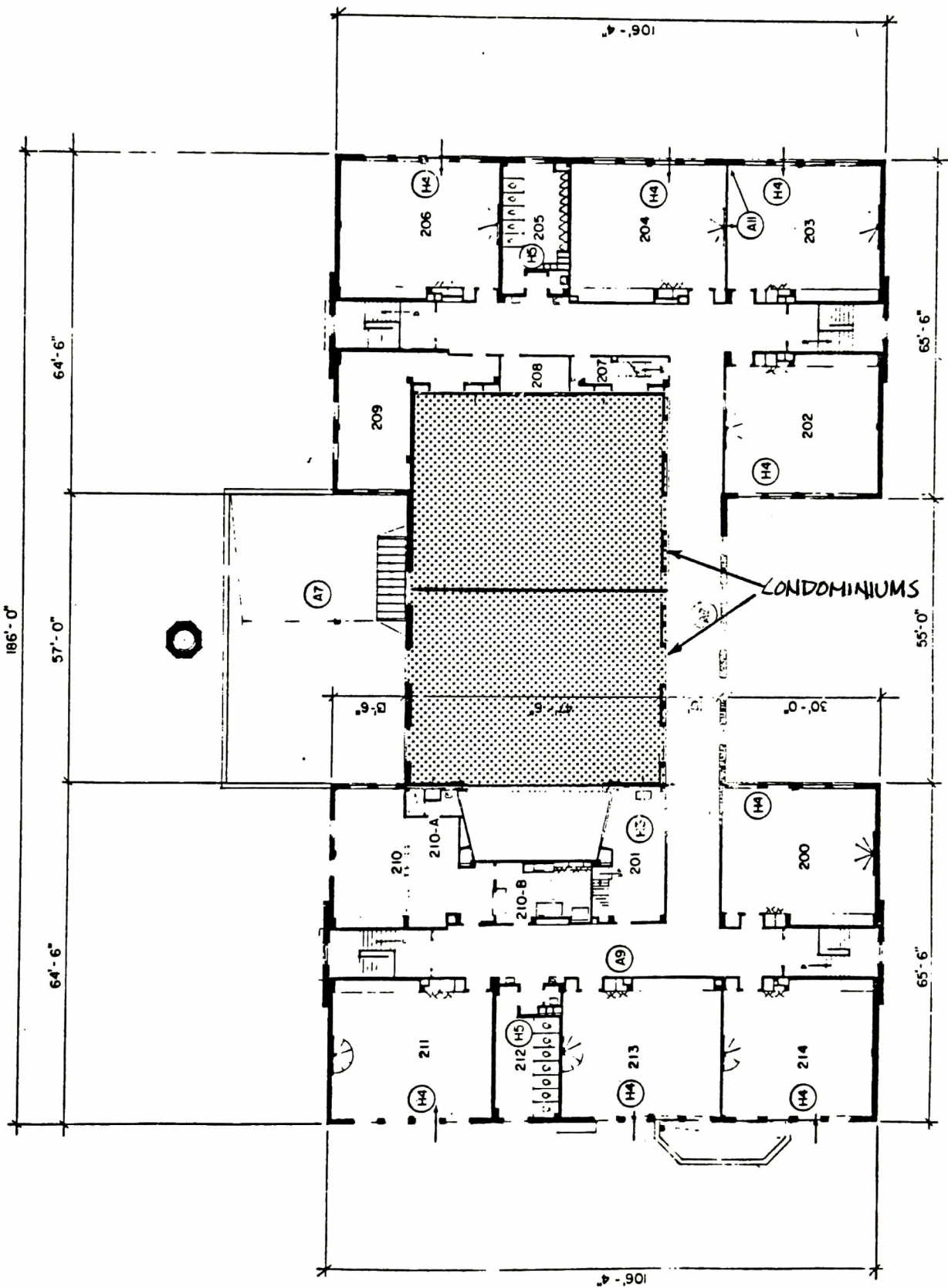
FIGURE C2: FIRST FLOOR PLAN



FIRST FLOOR PLAN



FIGURE C3: SECOND FLOOR PLAN



SECOND FLOOR PLAN

FIGURE C1: BASEMENT FLOOR PLAN

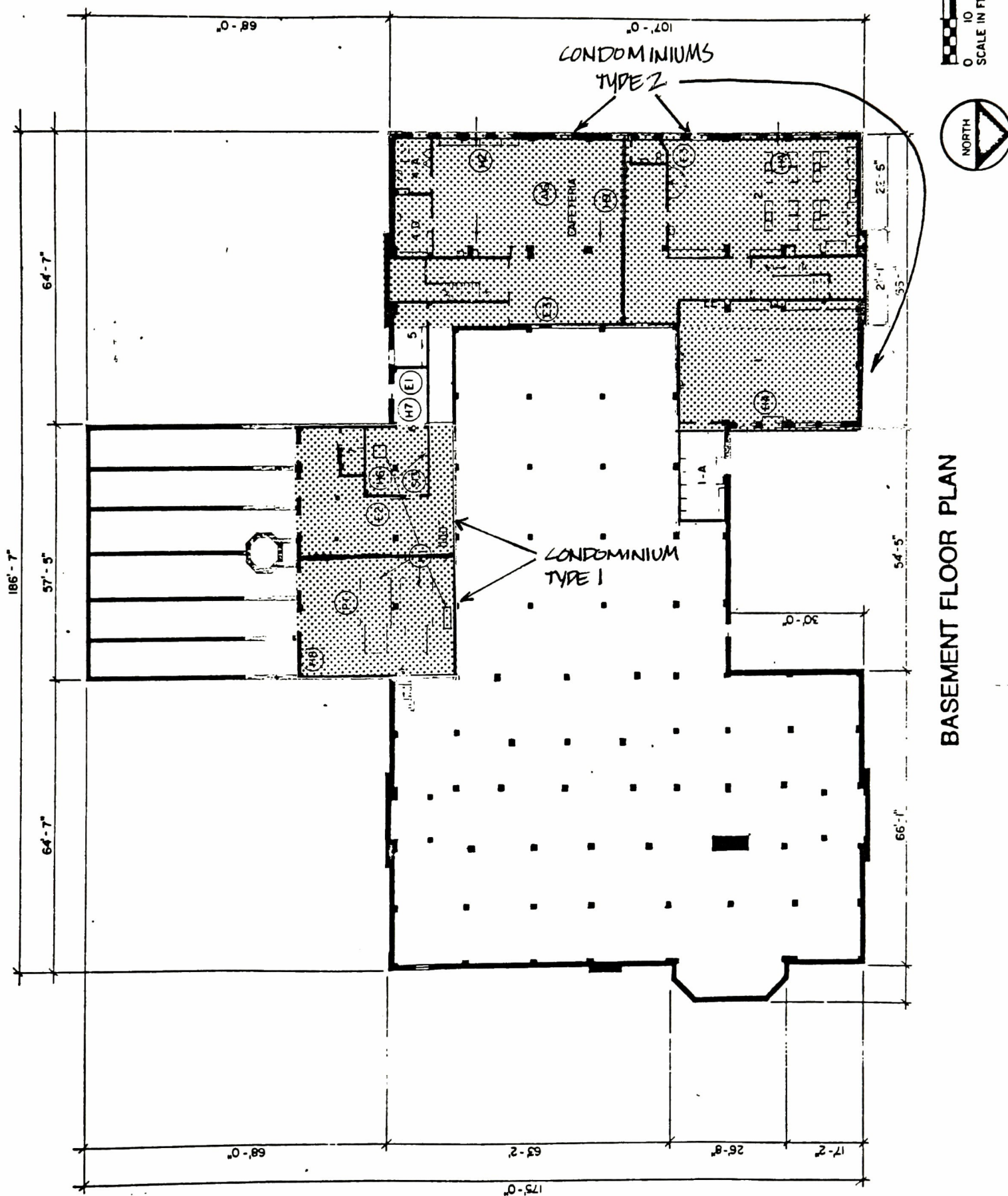




FIGURE C2: FIRST FLOOR PLAN

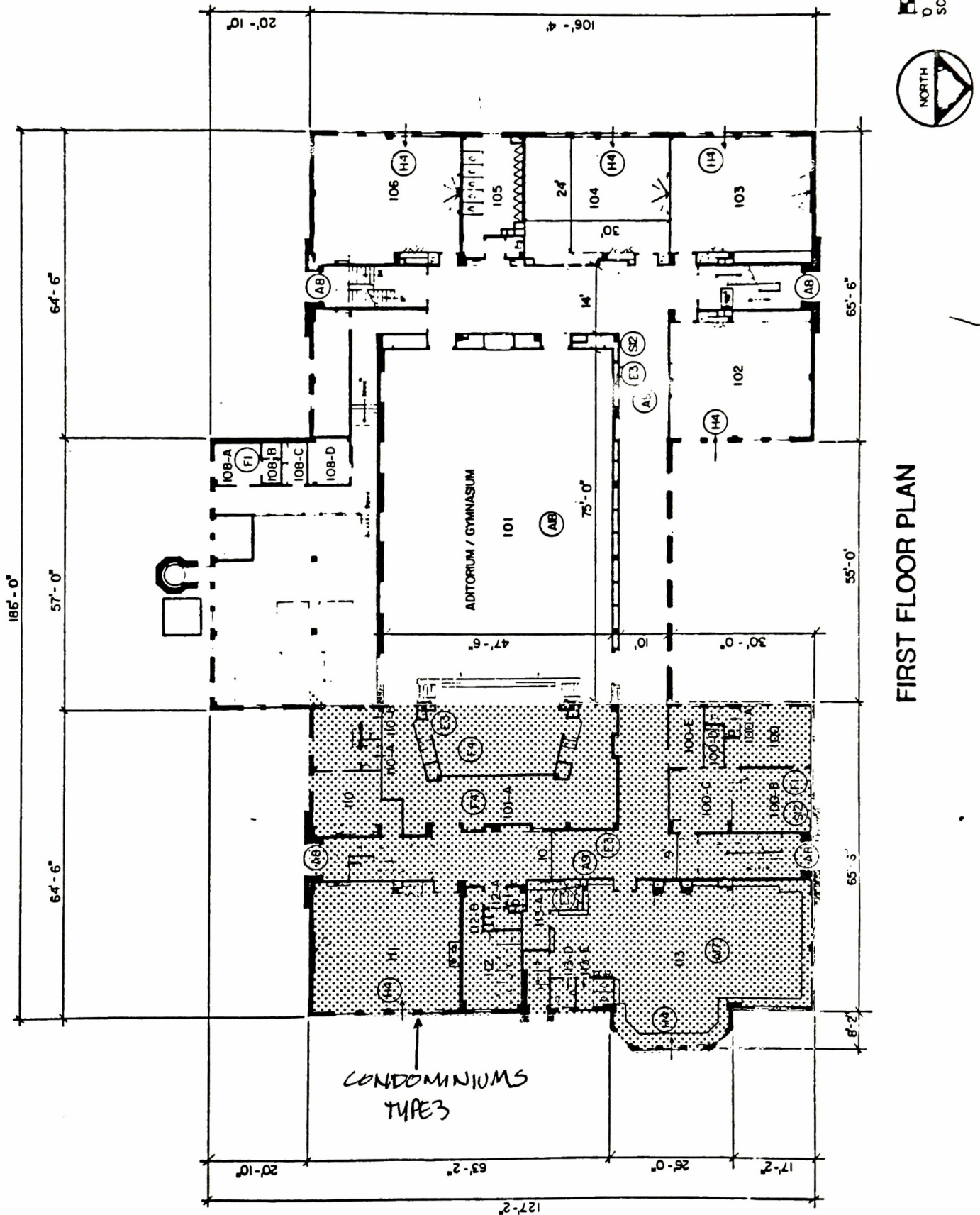
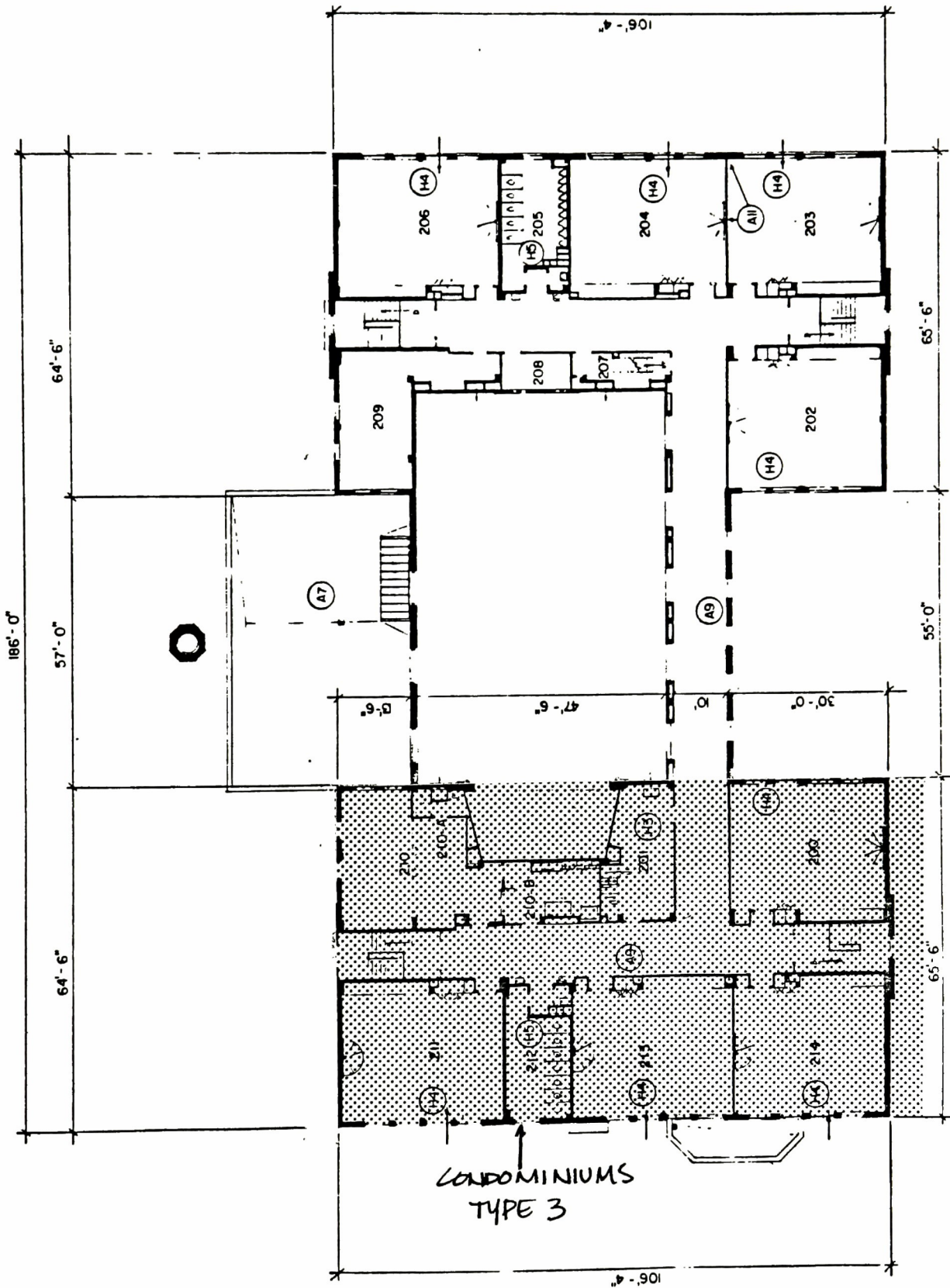


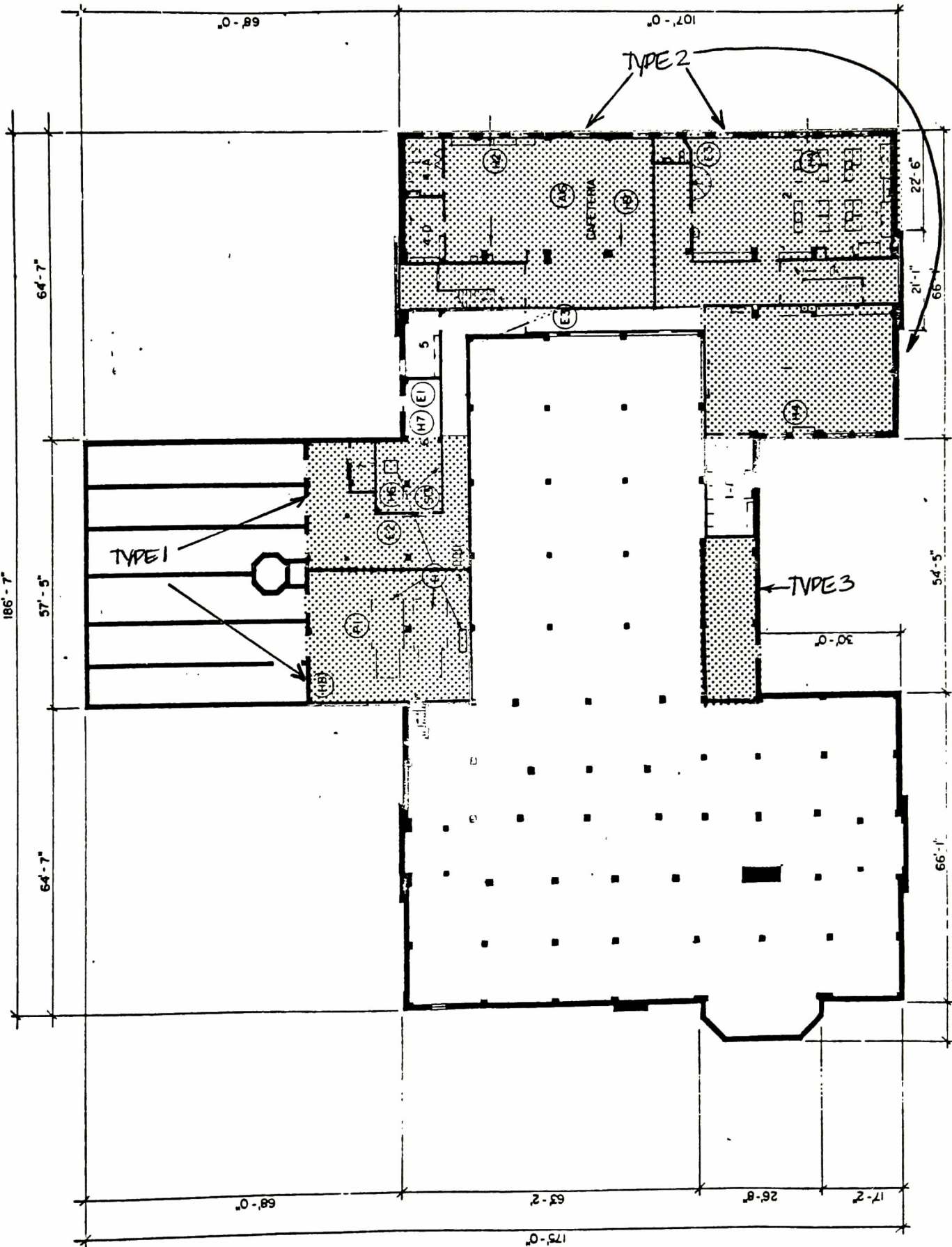


FIGURE C3: SECOND FLOOR PLAN



SECOND FLOOR PLAN

FIGURE C1: BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN





FIGURE C2: FIRST FLOOR PLAN

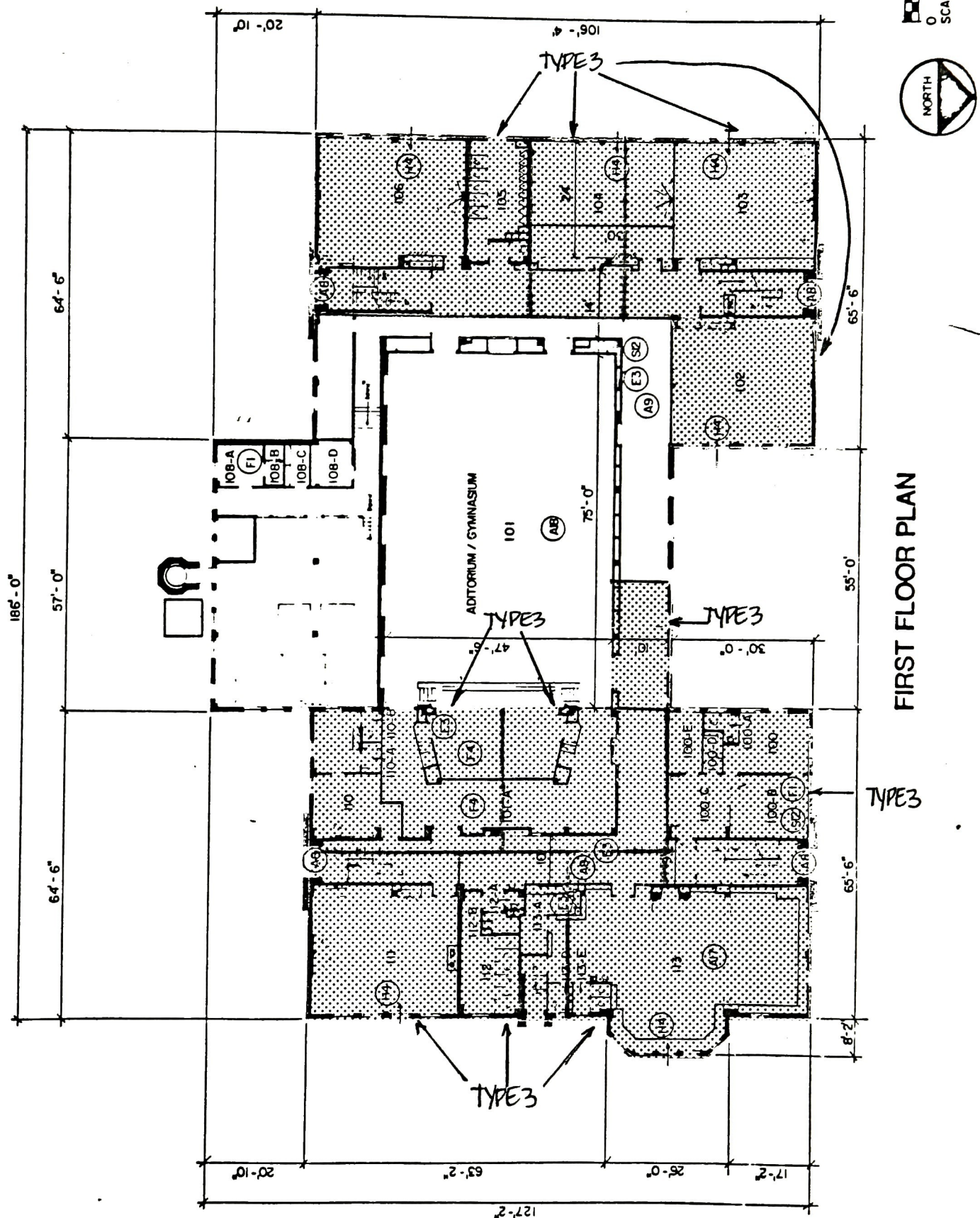
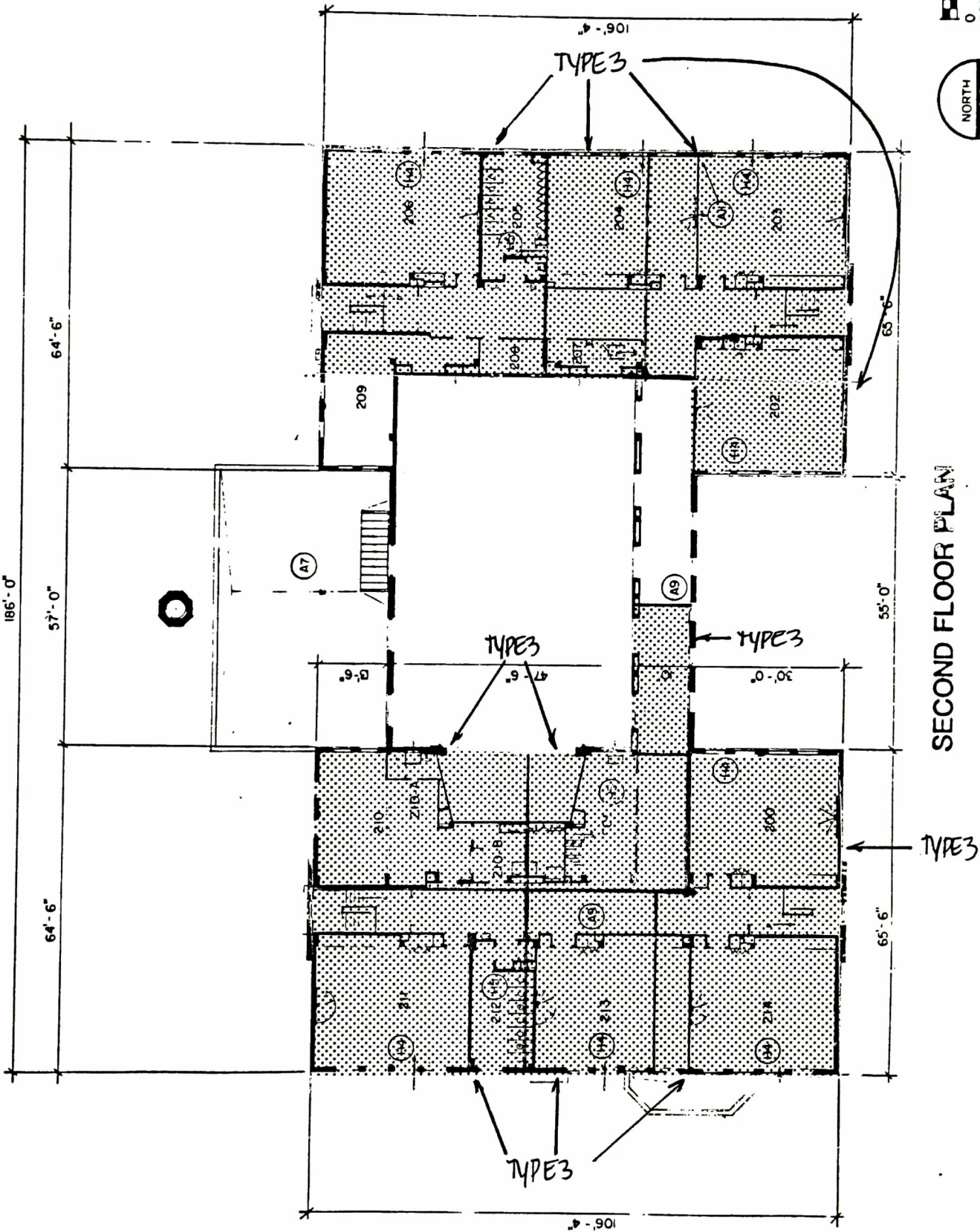
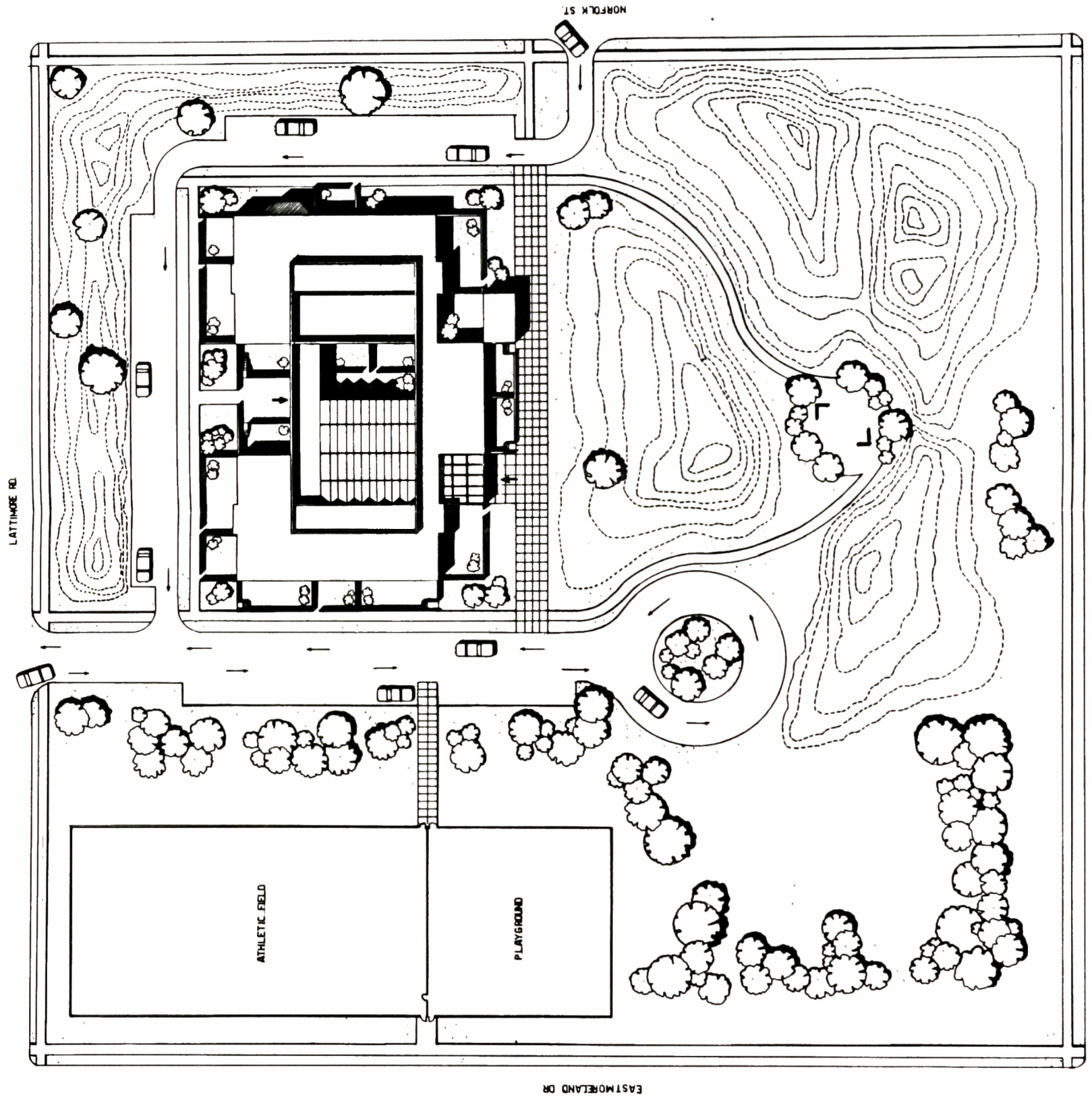




FIGURE C3: SECOND FLOOR PLAN



Phase Three/Phase Four  
Plate XVIIe/XVIIIe



SCALE IN FEET



### Exterior Elevations

The original goal, in regards to the exterior elevations, was to make as few revisions as possible. The following revisions would be made:

- a. Any replacements or repairs such as to original brick walls and windows would be as close to the original material and form as is available.
- b. Private courtyards would be added to the building as access to individual main entrances.

### Phase One-Four

The exterior elevations remain the same throughout the four phases. I sought to provide equal-sized individual courtyards for each unit. The walls vary in height in relation to the level of the condominium entrances (at grade or below grade).

### Conclusion

The varying heights of the walls break up the continuity of the facade and need more thought. The courtyard entrances (gates?) need articulation and in some cases, placement revision.



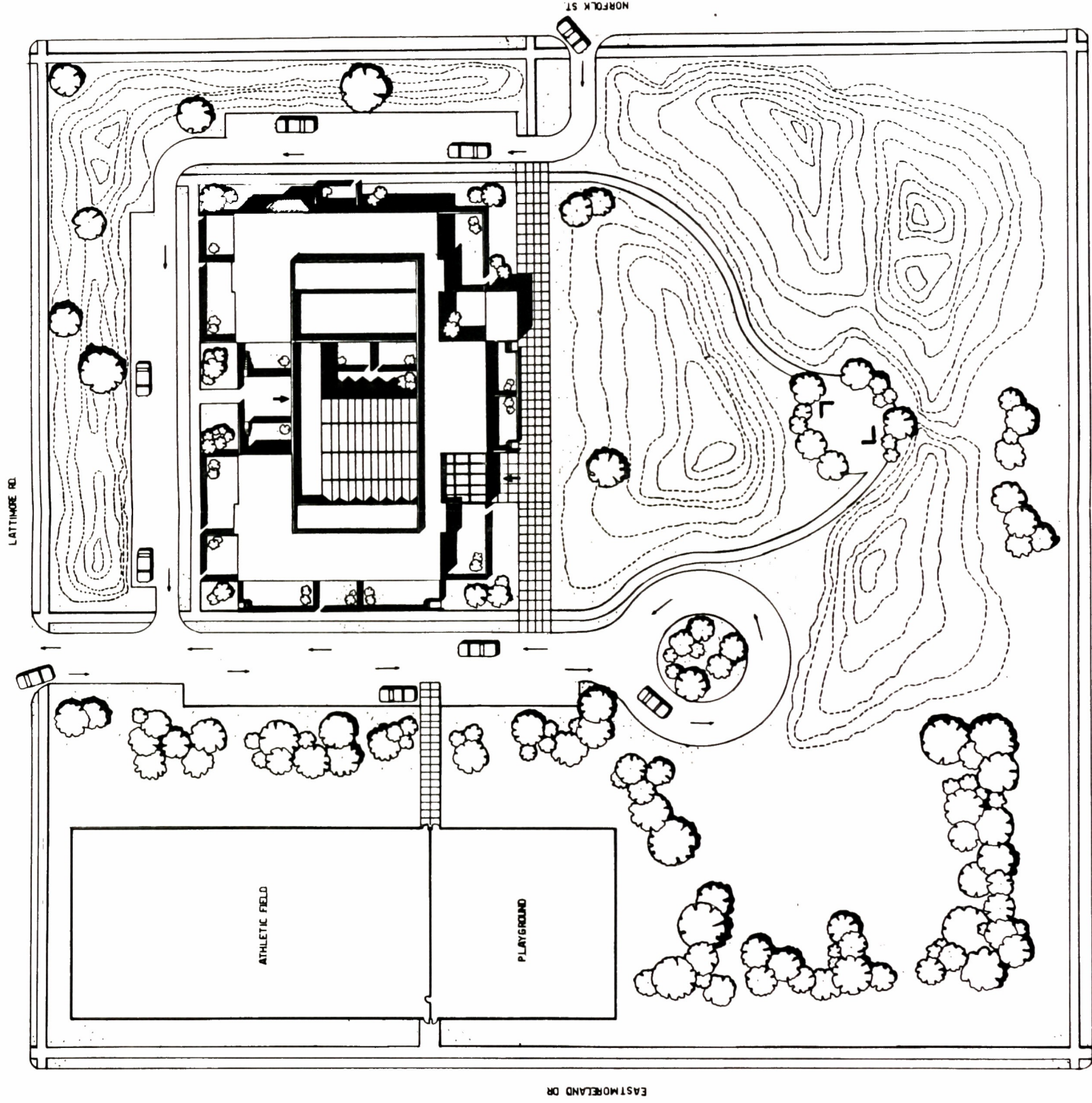
## FINAL DESIGN DESCRIPTION

The final design description will be more detailed. The description will progress from the site, to the building and then to the individual interior spaces. As the description develops the dimensional scale will get larger and in effect, "zoom" in on the building.

### Site (see Plate XIX)

Vehicular access to the site is from either the North or East. Both entrances are identified by a large site identification sign. The north entrance to the site is a two-way street on the west side of the building with a cul-de-sac. This loop projects beyond the building and interacts with the park area of the site. The east entrance is a one-way road paralleling the north and east sides. The streets provide for 22 parallel parking spaces protected by four foot earthberns on the north and east sides (1 space for each one bedroom unit, 1.2 spaces for each two bedroom unit, as required by the City of Rochester Zoning Law, Code), plus 4 guest spaces. At the South, a walkway is created of large pavers which are more visually pleasing than asphalt but still provide an adequate surface for emergency vehicles. It provides a promenade plaza in front of the pool entrance, an access for emergency and maintenance vehicles and a crossroad between the other sidewalks which surround the building and swing out to encircle the park area.

The site parameters established by the City require 30,000 square feet to be set aside for an athletic field and playground. I have chosen a western site because the space remaining on the West is sufficient for these activities and leaves the whole South for the park development.



SCALE IN FEET



### Exterior Elevations (see Plate XX)

Minimal alterations are proposed for the exterior facade. Repairs and replacements will match existing material as closely as possible.

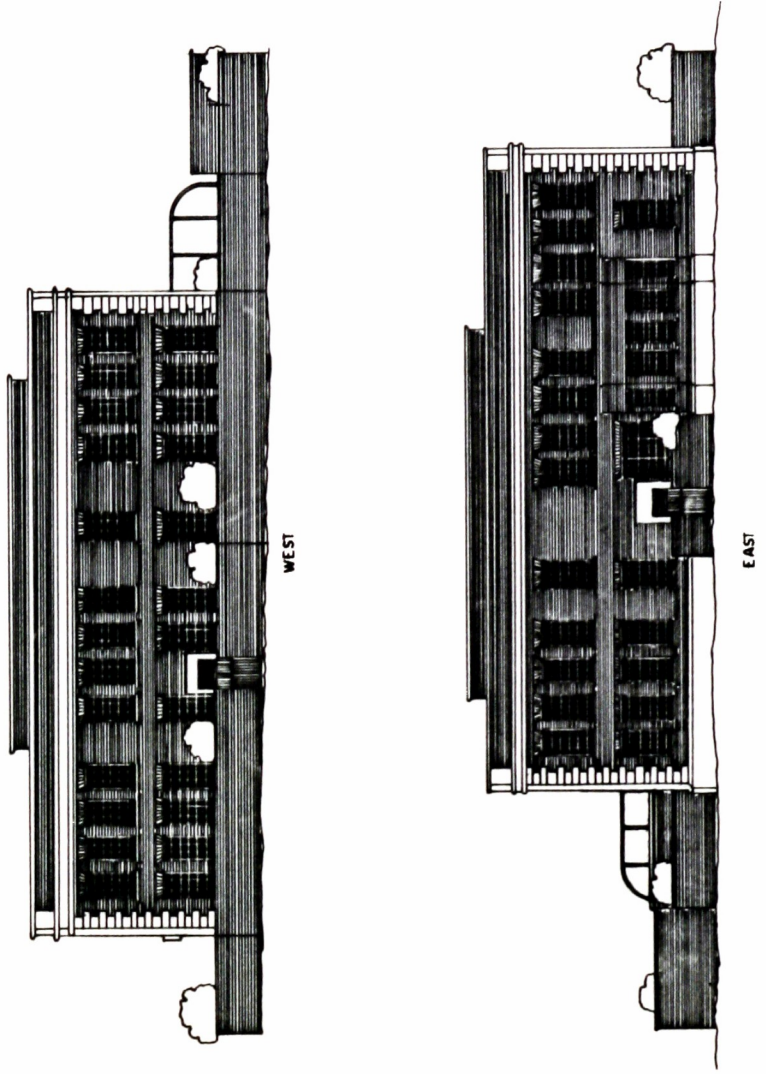
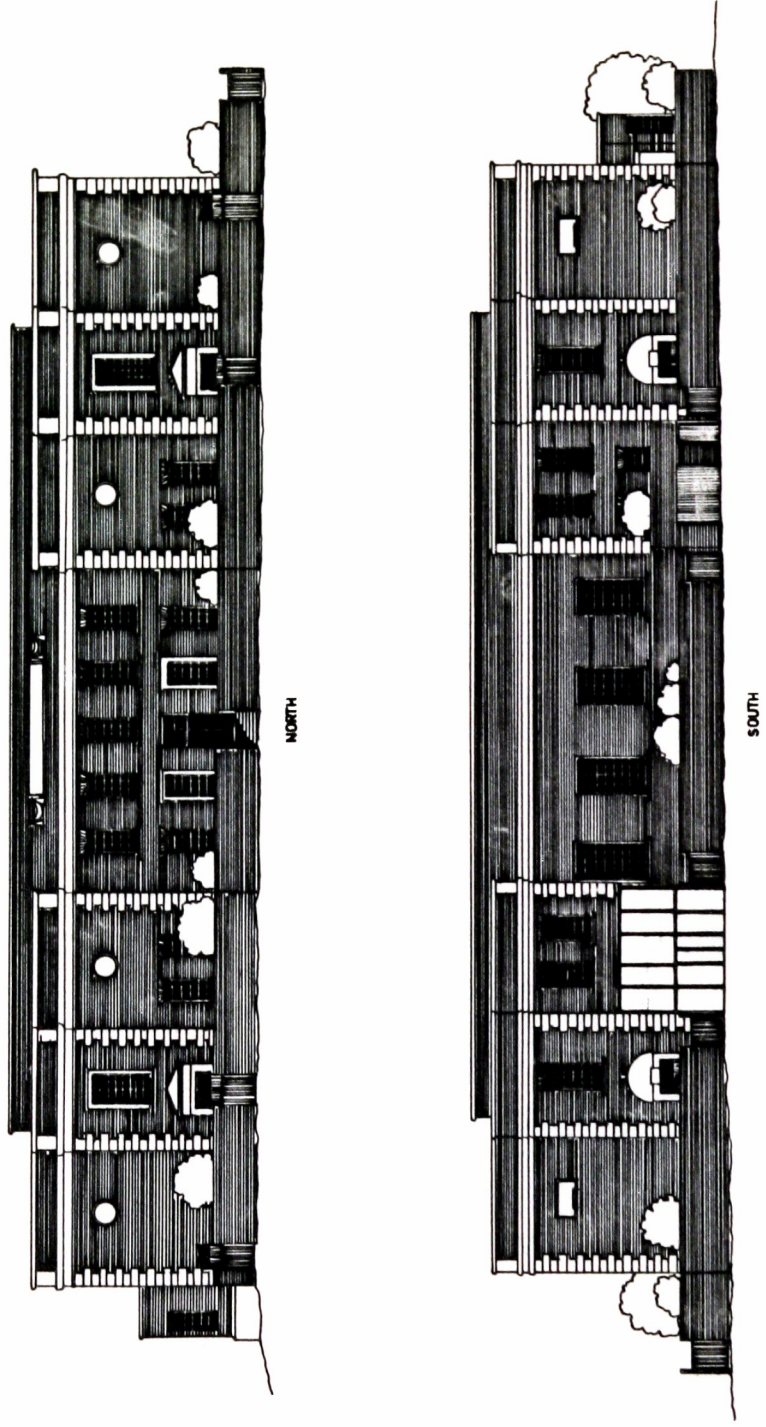
The windows on the first and second floors will remain but the ground floor will have new windows; they will begin at floor level and be 8'-0" high. Individual courtyard walls are constructed of brick to match the existing building, with natural oak plank gates. The courtyard floors are paved with brick colored pavers and exterior main doors are natural oak with 6"×6" oak plaques with house numbers attached.

The south entrance to the pool is articulated by a two story greenhouse which allows the light and view from the distant park area to create an aesthetically pleasing main entry.

The maintenance building is situated so that it is accessible to the site and yet its height, size and building materials match courtyard walls.

The consistency of the courtyard wall heights becomes a datum point. The walls are six feet high, equal in height to the parapet walls above the cornice and one-quarter of the total building height. The horizontal bands created by the courtyard walls and the stone cornice above, respectively create the appearance of a stylobate and architrave of an ancient Greek temple. The building's proportions, symmetrical facade and the horizontal lines stabilize the building and reinforce the neo-Classical idiom. These stabilizing elements are, in turn, enhanced by the dynamism and variety of the stone details, mullioned windows and projecting planes of the facade.





5 10 15 25  
SCALE IN FEET

### Sections (see Plate XXI)

Section A-A describes the pool area looking West. The original roof is removed from the existing gymnasium/auditorium but the trusses remain to support an operable glass roof over the pool area. The eastern portion of the original gymnasium is left open to the sky and includes the entrance courtyards for two condominiums. In section A-A, the stairs, gallery and balcony are shown in the pool area with recessed brick arches behind them. Below are the locker rooms, exercise room and pool. Section A-A also reveals the existing triangular roof trusses and the proposed saw-tooth skylights facing South.

Section B-B describes the pool looking East. In this area, the original roof is completely removed to expose the courtyards and main entrances to condominiums 11 and 12. These condominiums are developed side to side, with their living rooms and large picture windows filling the original stage. Also described in section B-B, is condominium type 1, unit 6. This section illustrates the lower level living spaces, mid-level entry and upper level sleeping mezzanine.<sup>4</sup>

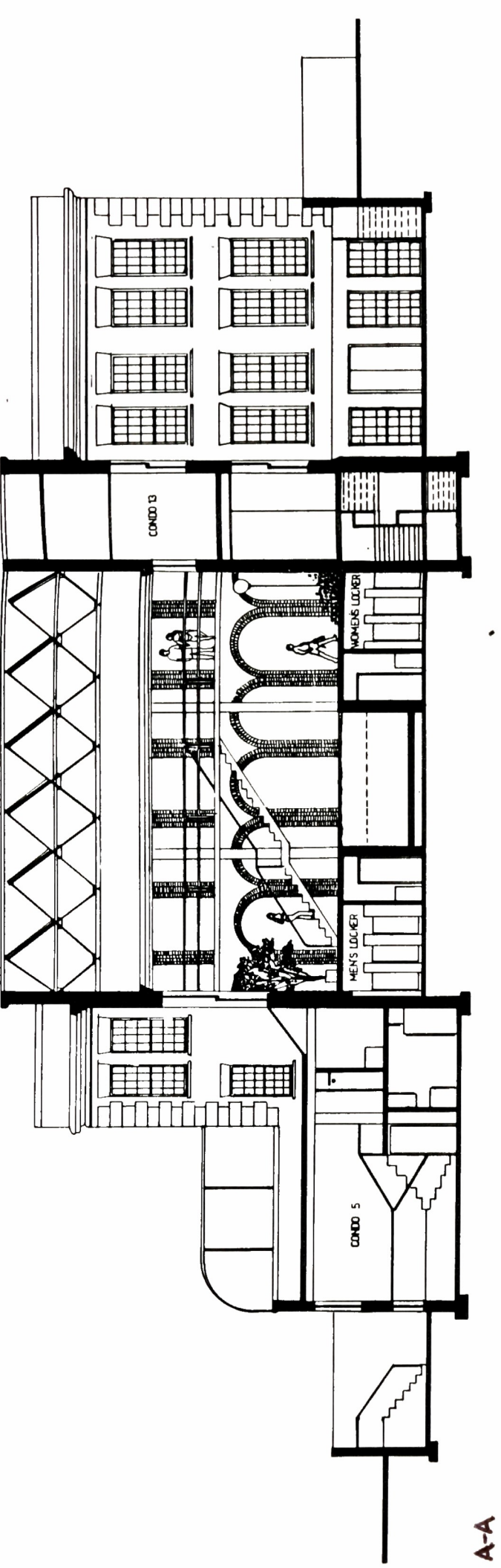
Unit 13 is a three story residence for the caretaker and includes an office. The unit was placed in the original twelve foot wide corridor which I considered unmarketable. The location also permits surveillance of the pool and borrows light from the greenhouse roof.

In section C-C, unit 3 illustrates a type 2 condominium. The entry and living room are at a level  $3\frac{1}{2}$  feet above the bedroom.<sup>5</sup>

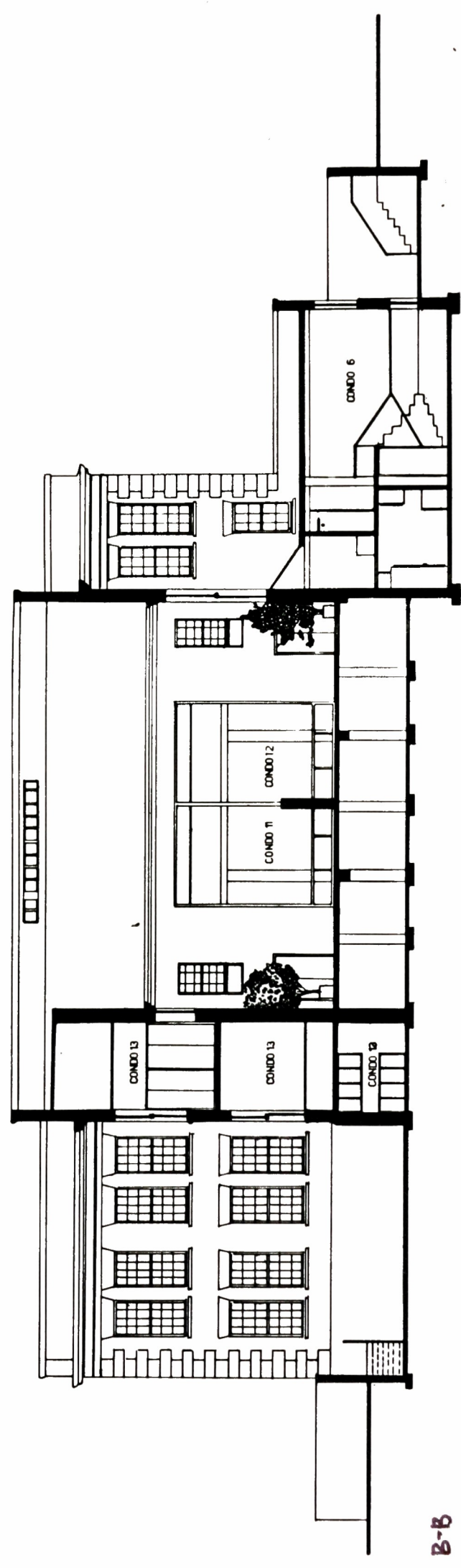
Units 4, 7 and 12 illustrate the type 3 condominiums which are two full floors. They are entered at the existing grade with living spaces on the first floor and bedrooms on the second floor. Below these units, on the ground floor are a laundry and storage.

The ground floor was left undeveloped on this side of the building because it could not be brought into compliance with the New York State Building Code (regarding headroom, light and ventilation) as habitable space.

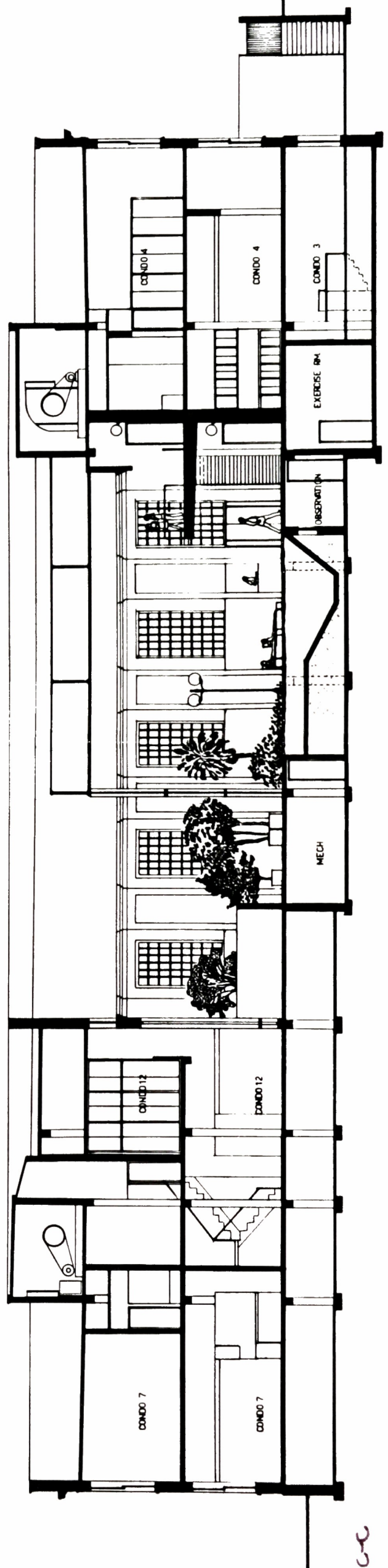




A-A



B-B



C-C

### Floor Plans (see Plates XXIV-XXVI)

The complex floor plans can best be clarified by first describing the public space, floor by floor and then examining an example of each of the three types of condominiums.

### Public Area (see Plates XXII-XXII)

(see Plate XXIV)

The main entrance is at grade at the South. It is connected by stairs which lead down a half level to the locker rooms and then down another half level to the exercise room. These stairs are designated as "dry circulation" intended to provide access from the outside to these facilities.

The locker rooms are organized to progress from "dry" (lockers) to "wet" (showers) to pool (via a second or "wet" stair) on the north side. The stairs also provide the means of egress, required by the Code, from the public areas.

(see Plate XXV)

Included on the first floor are a service bar for the sale of soft drinks and snacks, powder rooms, mechanical space and storage for the pool. Directly in front of the main entrance are the stairs to the balcony, gallery, caretaker's office and multi-purpose room, on the second floor. The west wall is articulated by recessed brick arches



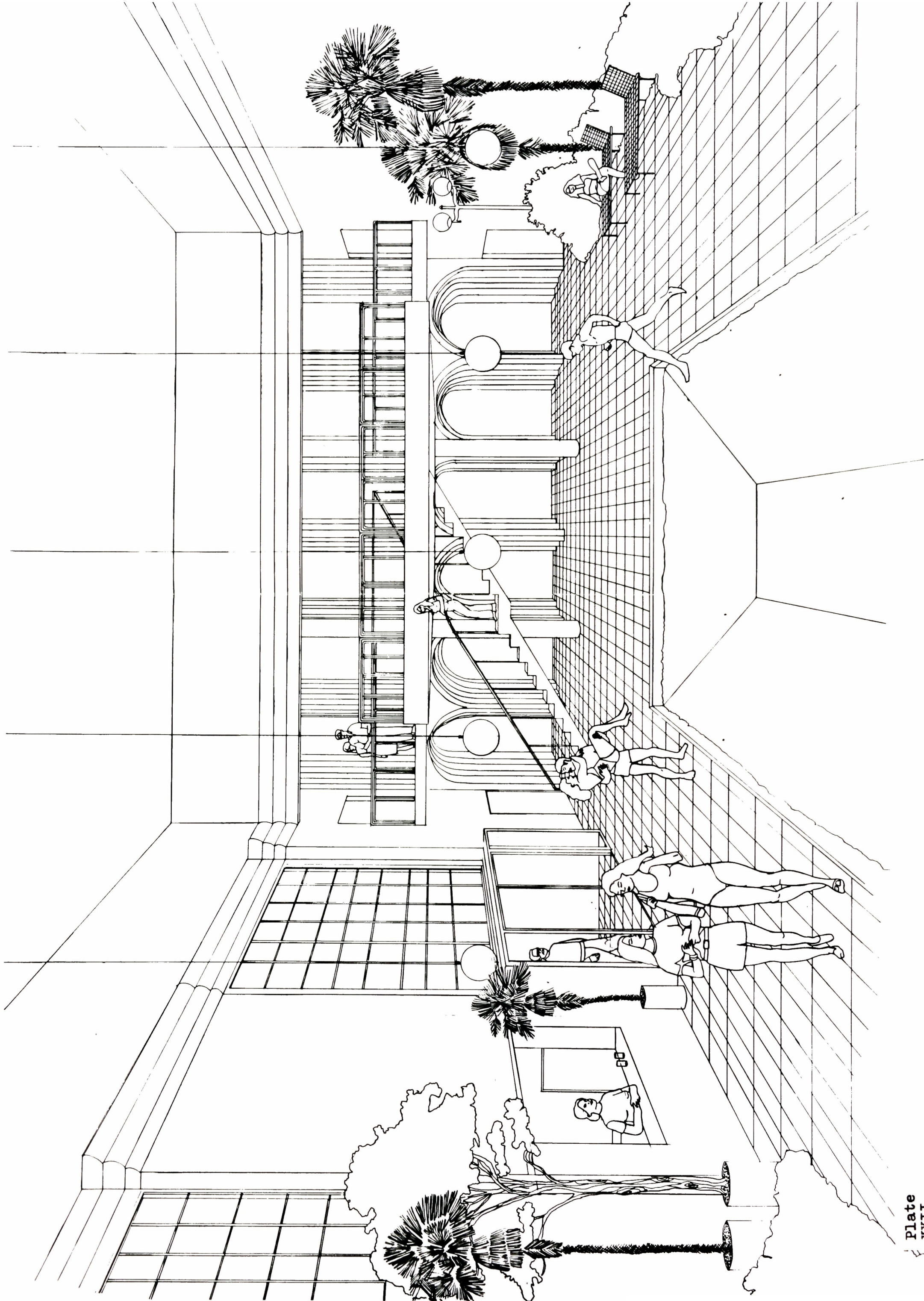
which correspond to window mullions on the opposite east "glass" wall. The roof trusses above run transversely while the horizontal cornice bands the second floor with a three-tiered projection. All of these horizontal and vertical lines create an overall grid system to unify the space.

The color scheme and finishes are selected to create an outdoor ambiance. Red brick is used for three walls, while the fourth is a "glass" wall providing outside light and view inside. Red brick exterior pavers cover the floor and large trees and plants reinforce the outdoors feeling. The stairs, balcony and gallery are constructed of natural oak, as the color complements the richness of the brick red. Chaise lounges are in the brick and oak colors coordinated with the color scheme. Exterior type lighting was selected for three reasons:

- a. it reinforces the ambiance of being outdoors.
- b. it is waterproof.
- c. it is of a style compatible with the period of the original building.

The pool area was designed to provide a unique social and aesthetic experience, a spatial contrast to the condominiums, and preservation of the formal integrity of the original gymnasium/auditorium, as well as a recreational amenity. The greenhouse roof affords the extended use of the facilities in Rochester's harsh climate and allows borrowed light to reach the two interior residences created from the stage.

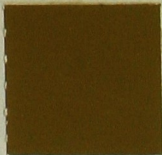




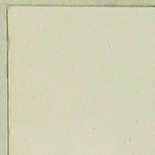




wall (brick)  
floor (pavers)



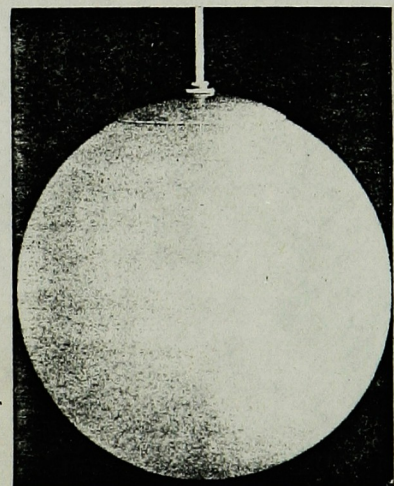
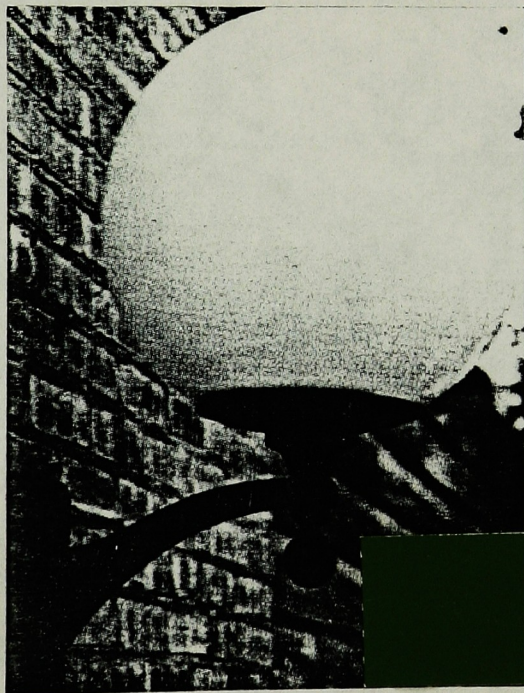
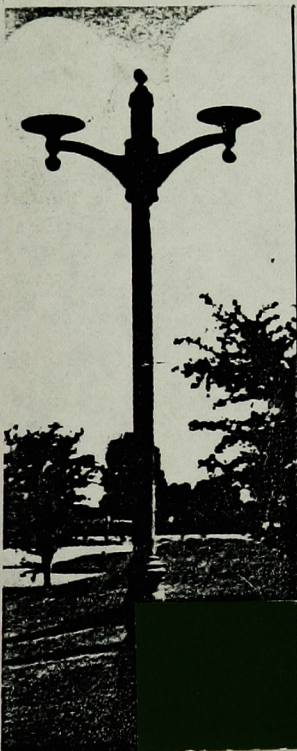
stairs  
balcony (oak)  
handrail



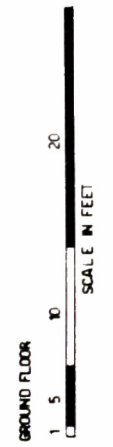
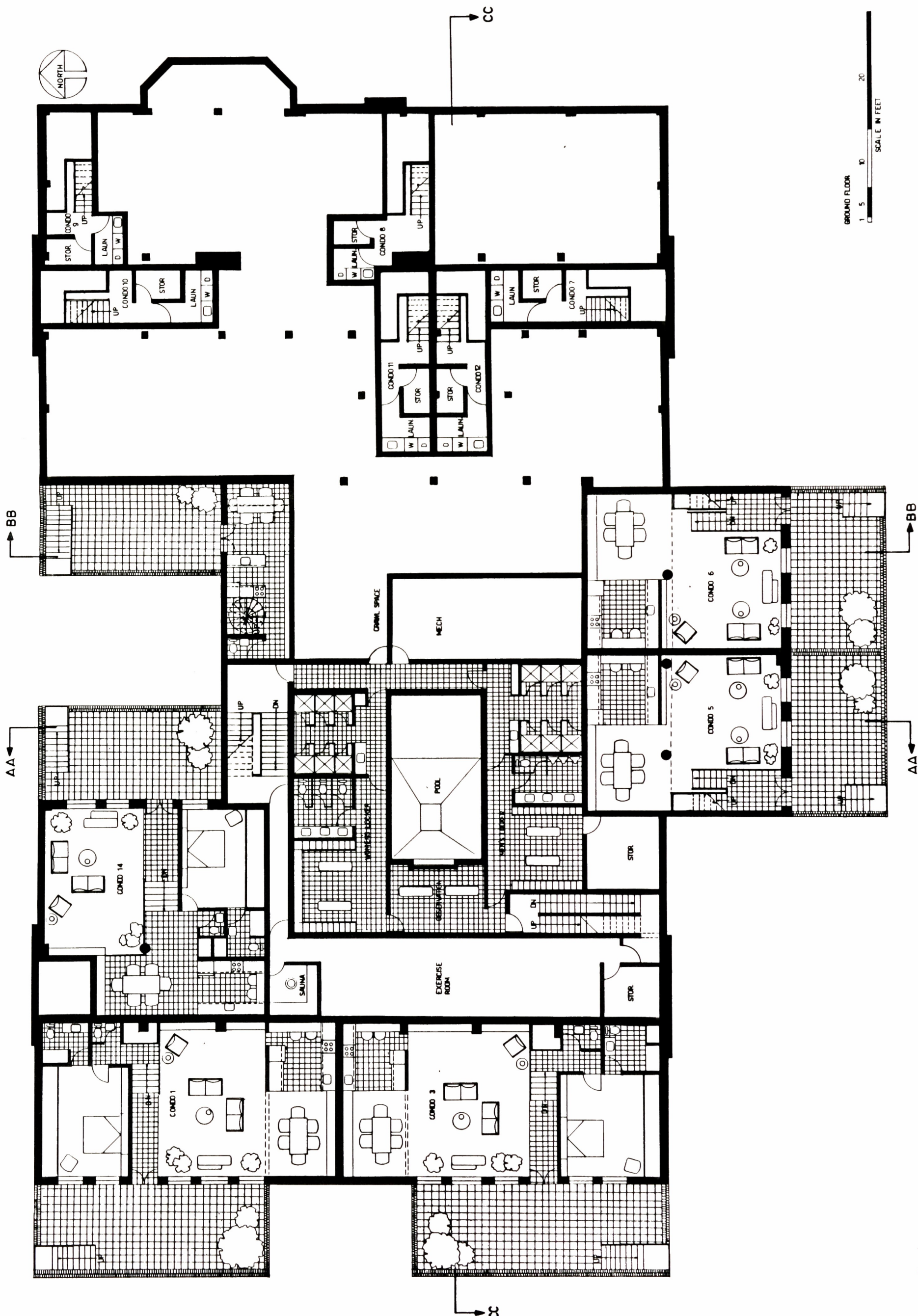
trim



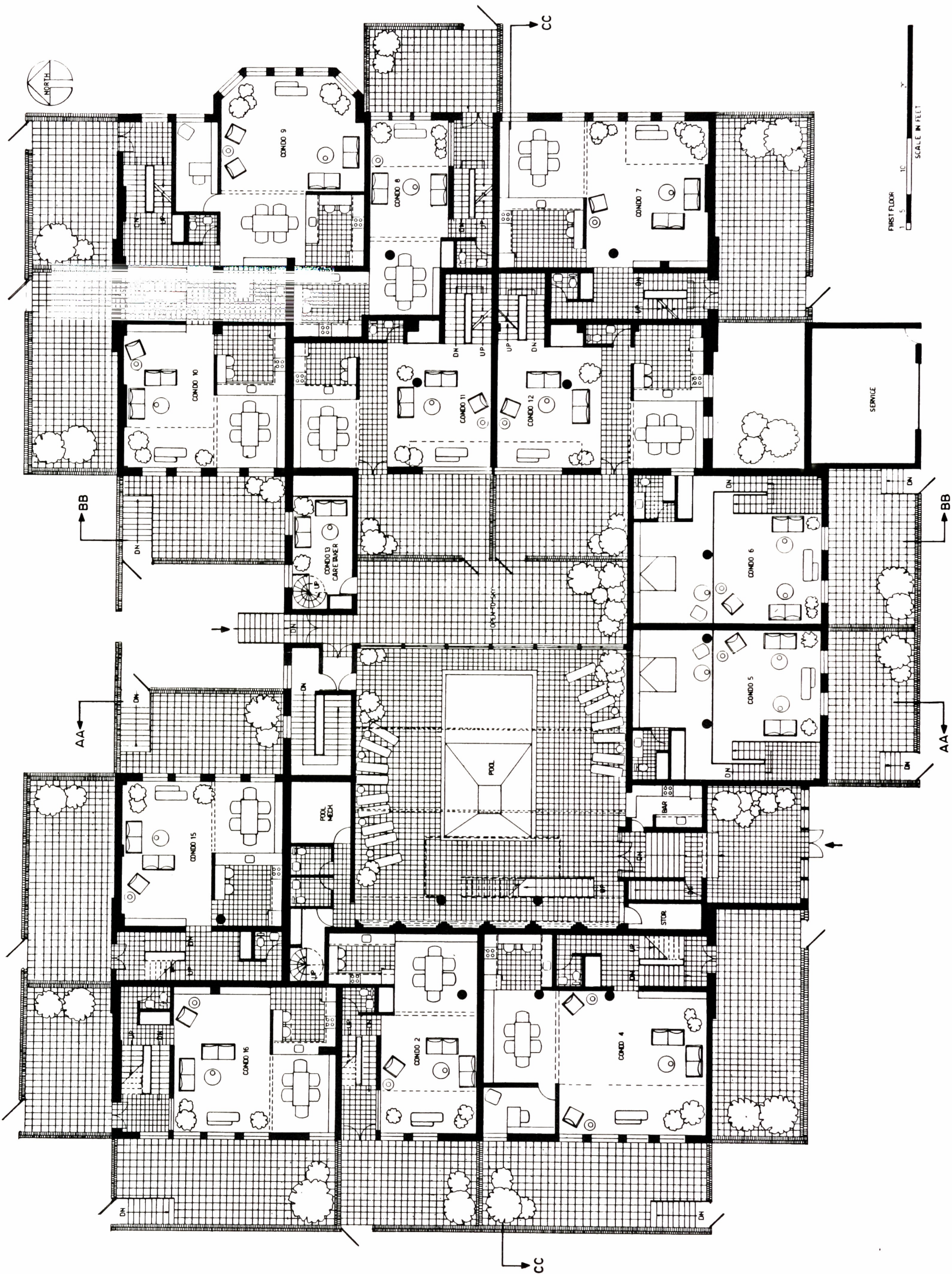
ballusters



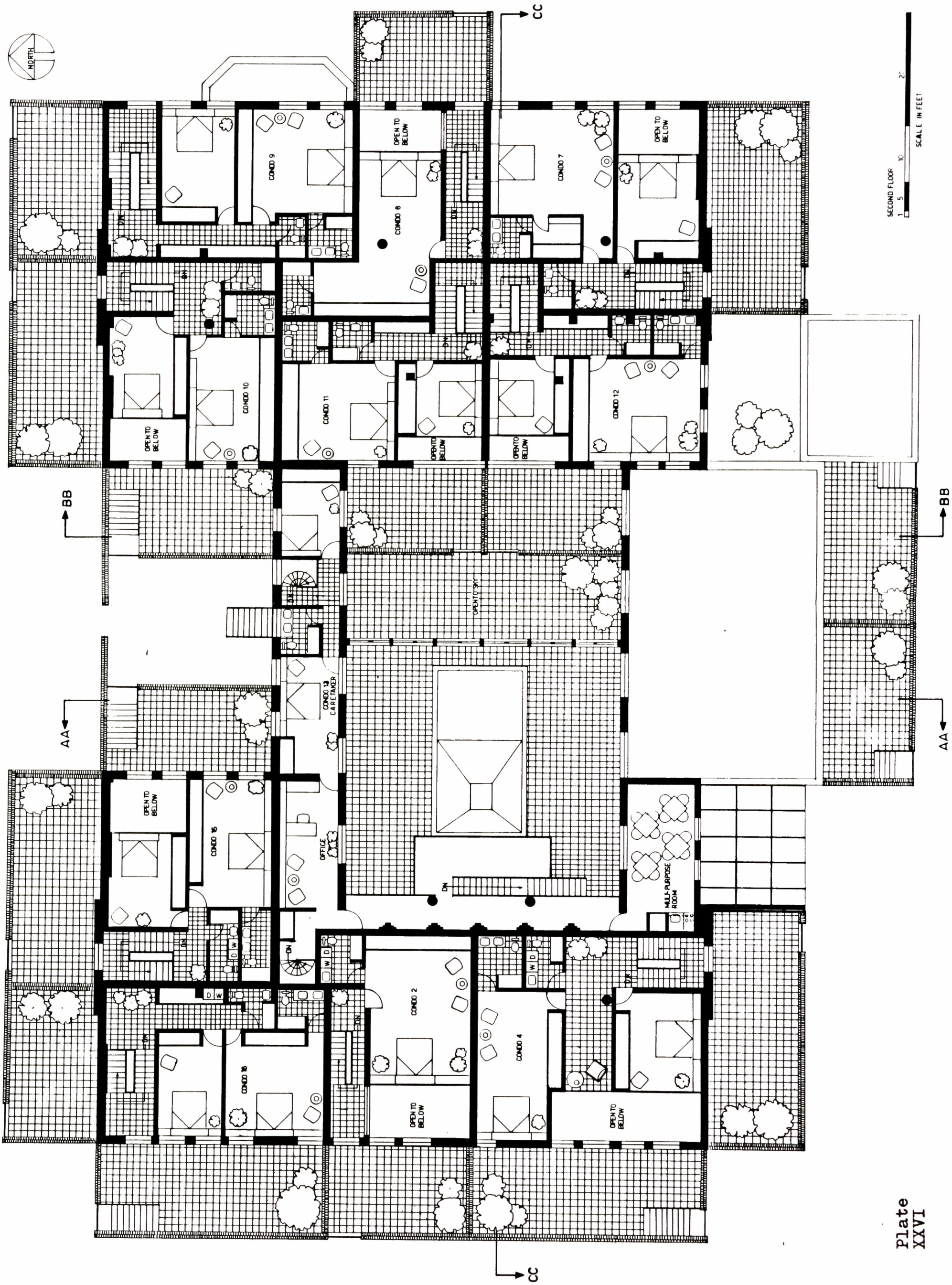














Residential Space (see Plate XXVII-XXXIII)

While no two units are identical, as stated previously, there are three basic types of condominiums:

- a. type 1 - condominiums that are entered below existing grade and have a sleeping mezzanine
- b. type 2 - condominiums that are entered below existing grade and are on one level
- c. type 3 - condominiums that are entered at grade and are on two levels above grade

(see Plate XXIV)

Condominium type 1 is illustrated by unit 6. The gate to the courtyard is entered at existing grade level. Stairs lead to a landscaped courtyard and main entrance below. A foyer is created at mid-level and stairs lead up a half flight to sleeping mezzanine and down a half flight to the living areas. The living and dining rooms are open, whereas the kitchen is partially separated by a partition.

(see Plate XXV)

On the mezzanine level are a bedroom, bathroom and storage space. Two story windows provide light into the living room, as well as across to the mezzanine.



(see Plate XXIV)

Condominium type 2 is illustrated by unit 3. The gate to the courtyard is entered at existing grade level. Stairs lead down to the main entrance and courtyard  $8\frac{1}{2}$  feet below existing grade. The entry, kitchen and living areas are on the same level as the courtyard. The bedroom and bath are  $3\frac{1}{2}$  feet below that to provide privacy.

The living and dining rooms are open, whereas the kitchen is partially separated by a partition. Windows in the living room are 8'-0" high from the floor and the lower portion is operable for ventilation from the courtyard.

(see Plate XXV)

Condominium type 3 is illustrated by unit 7.

The gate of the courtyard is entered at existing grade level. The main entrance is at grade as well but stairs go down a half level to a laundry and storage or up a half level to the living areas. The main entrances and stairs in this and three other condominiums exist in the original building and are retained in the alteration.

The ceiling height in the "open-design" living areas is 12'-0". In addition to this articulation of a rectangular space, a smaller dimension is incorporated. The kitchen partition, a soffit separating the dining from the living room and built-in book shelves in the living room are all 8'-0" high. Visually, this creates a band around the room, an eight

foot high rectangle within a twelve foot high rectangle. This reinforces the intention to have the three areas; living, dining and kitchen, appear open as one flexible space. On the other hand each area is defined by a change in a floor finish or furniture color.

(see Plate XXVI)

The stairs continue a full flight to the second floor with a master bedroom and bath, and a guest room and bath. The guest bedroom overlooks the living room below separated by a 3'-0" solid balustrade.

#### Model Condominium (Unit 15)

(see Plates XXVII-XXXIII)

The color scheme and furnishings are chosen for one model condominium which would be designed and decorated for viewing by prospective buyers.

The color schemes of the living areas includes amber white walls and wool carpeting with accents of warm gray, yellow, light orange and orange. Since all three areas are open to one another, the continuity of the color scheme is very important. The white wool carpeting and white walls throughout the condominium provide a neutral ground for the gray, yellow, orange and chrome finish of some of the furniture.

The bedrooms and baths upstairs are lighter, subtler shades of the orange and yellow in the living spaces. They create a more subdued, intimate atmosphere.

In general the colors are warm and inviting, but in combination with neutral wall and floor colors provide a sophisticated atmosphere as well.

(see Plates XXXII-XXXIII)

These are photographs of a model built to demonstrate the relationship between a type 2 and a type 3 condominium (unit 14 and unit 15 respectively). Unit 15 is the model condominium I chose to design with a color scheme and furnishing as a sales tool suitable for public viewing. Plate XXXII illustrates the entrance to unit 15 at existing grade level with stairs leading to the living areas on the first floor. In the lower right are the dining and kitchen areas of unit 14.

(see Plate XXXII)

The stairs continue up another full flight to the bedrooms and bathrooms, creating a dramatic two story entrance and stairwell.

(see Plate XXXIII)

The living areas are open and flexible. The kitchen partition and built-in bookshelves and buffet are 8'-0" high and create a smaller

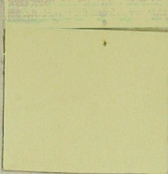


rectangular space within the larger 12'-0" height of the ceiling. The guest bedroom overlooking the living room, interrupts the continuous ceiling and creates a dramatic cathedral ceiling.

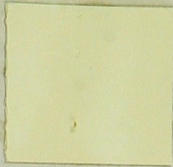
(see Plate XXXIII)

The master bedroom size is generous and yet becomes an intimate space with a private large bath. The guest bedroom, overlooking the living room is flexible and can also be used for a study or activity room of the need should arise.

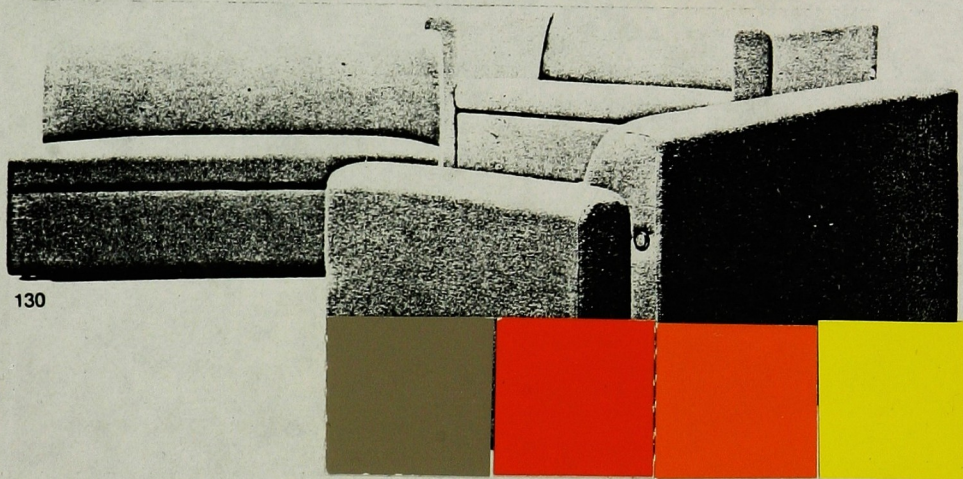
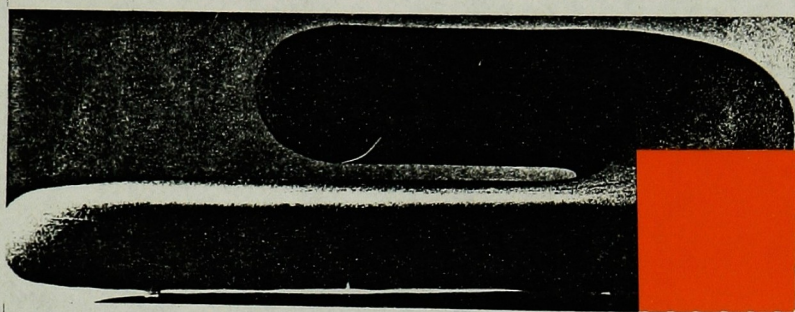




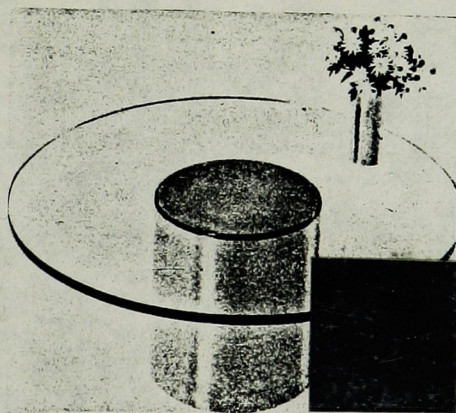
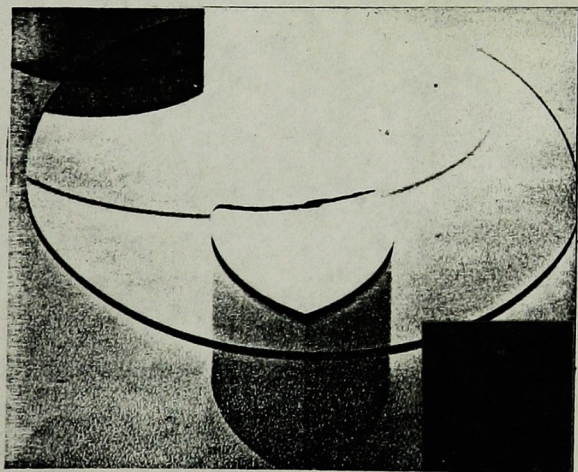
wall



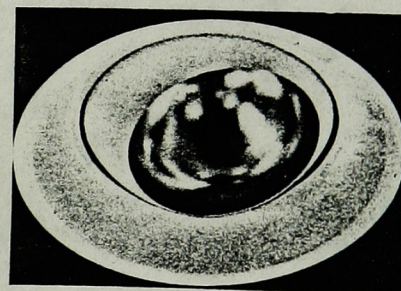
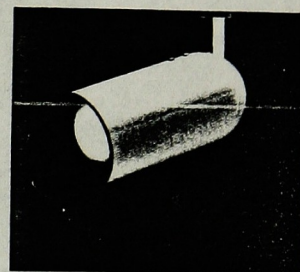
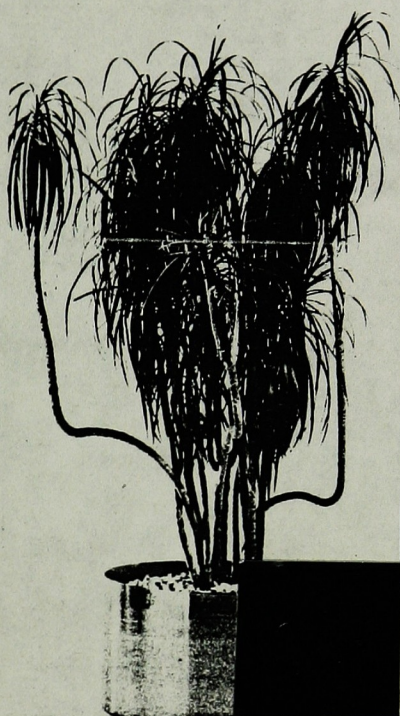
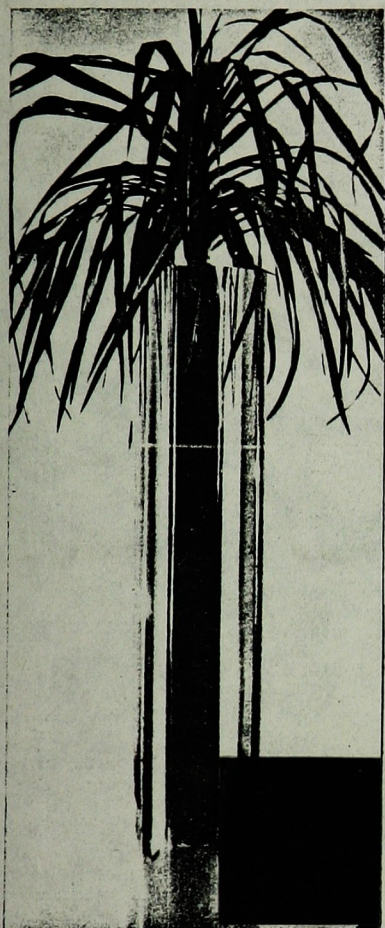
carpet



130

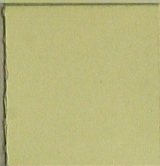




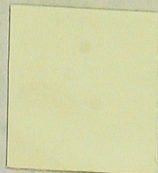


Accessories  
Plate XXVIII

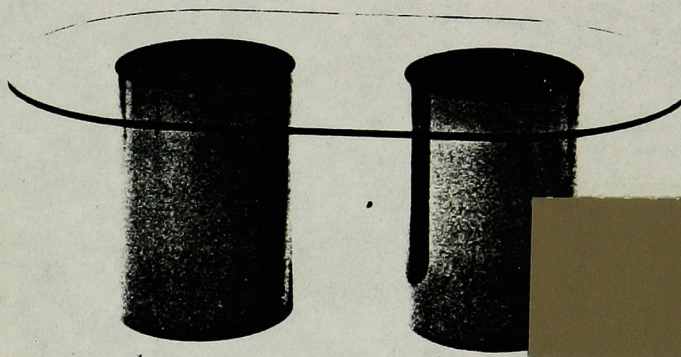
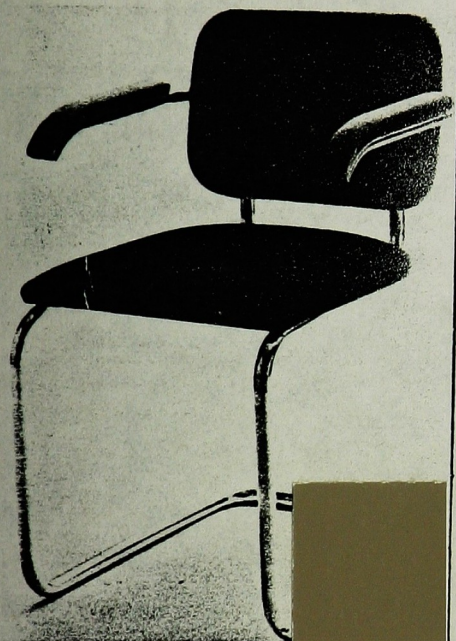




wall

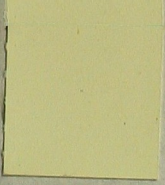


carpet




Dining Room  
Plate XXIX






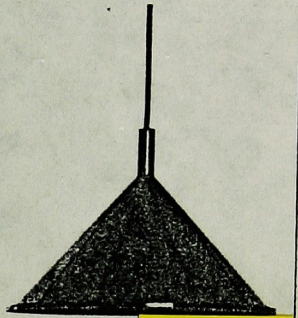
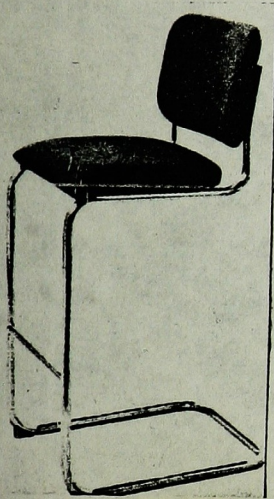
wall



floor (pavers)



counters (formica)

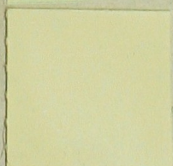


Kitchen  
Plate XXX

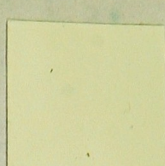




master



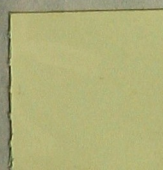
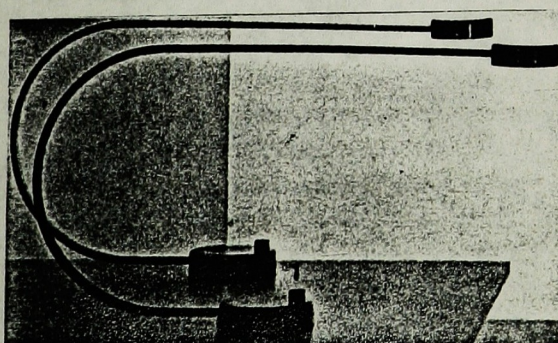
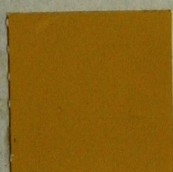
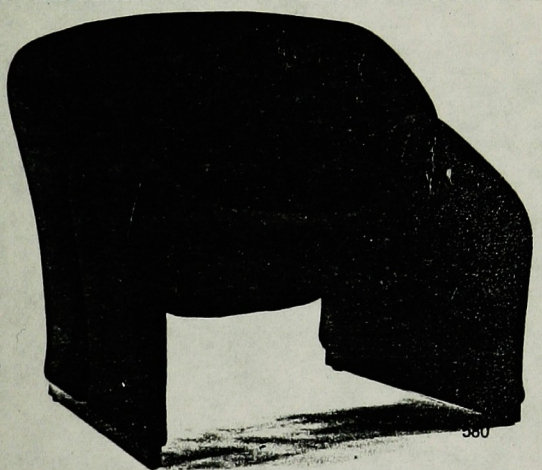
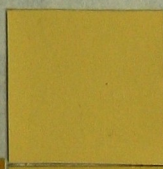
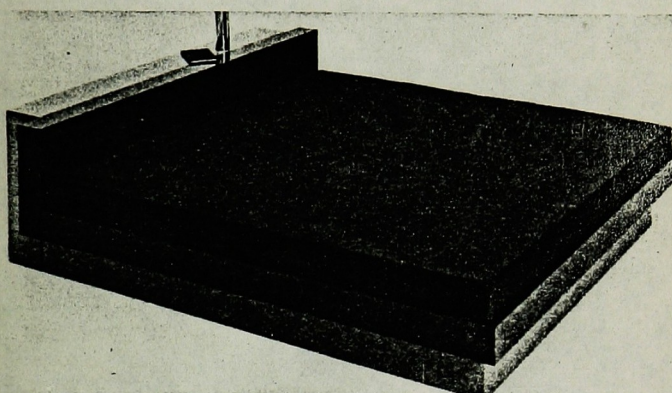
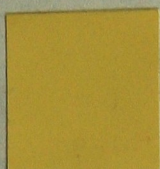
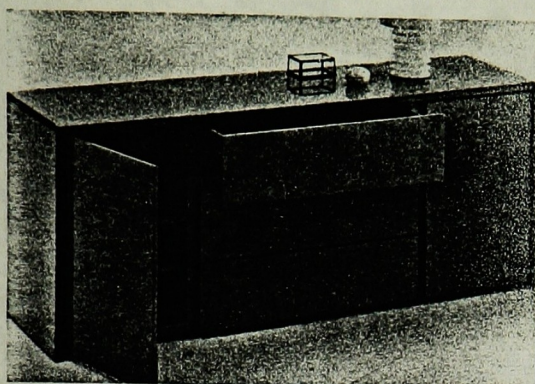
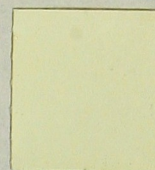
wall



carpet



bath

master  
bedroom

bedroom



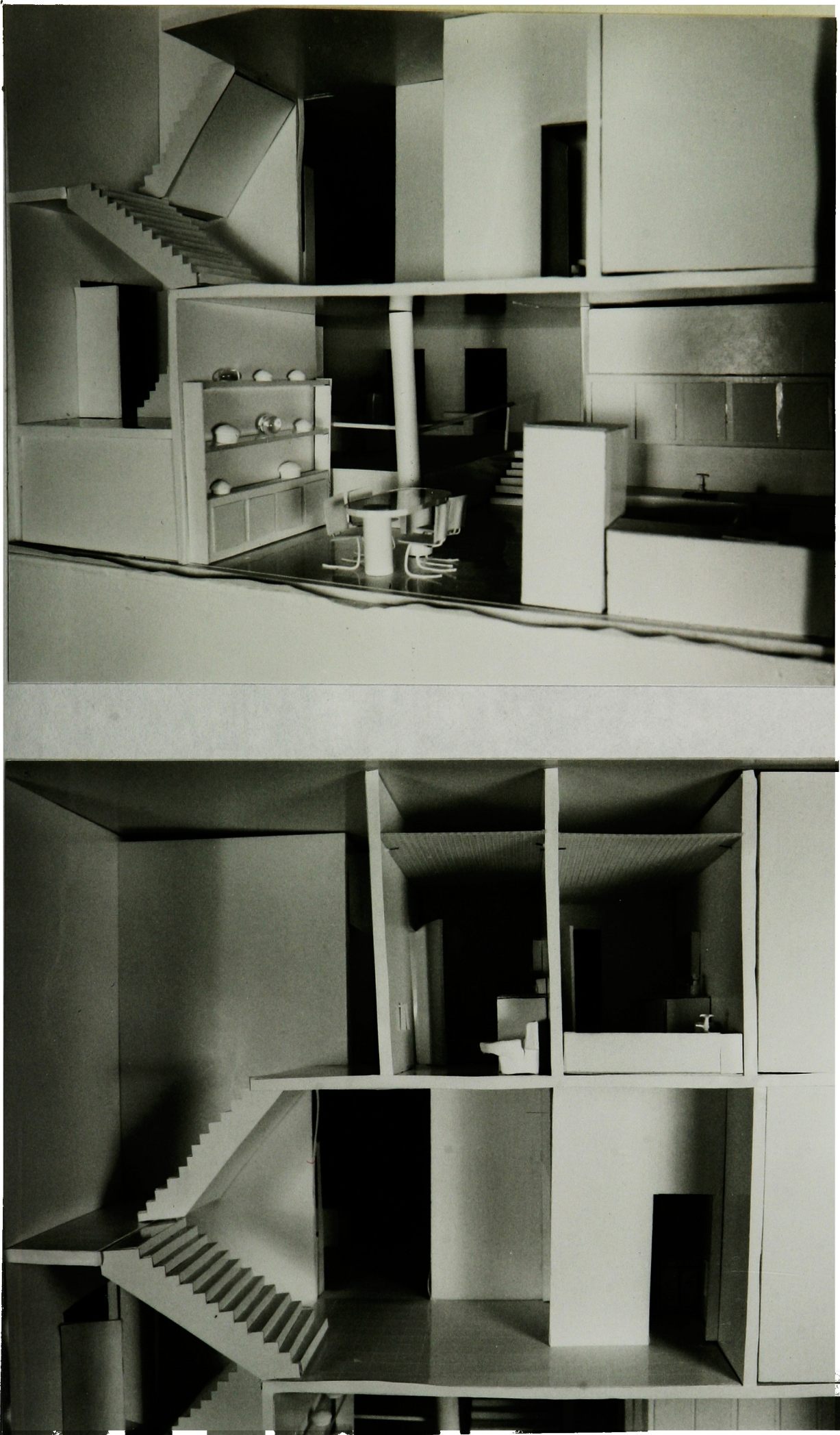


Plate XXII



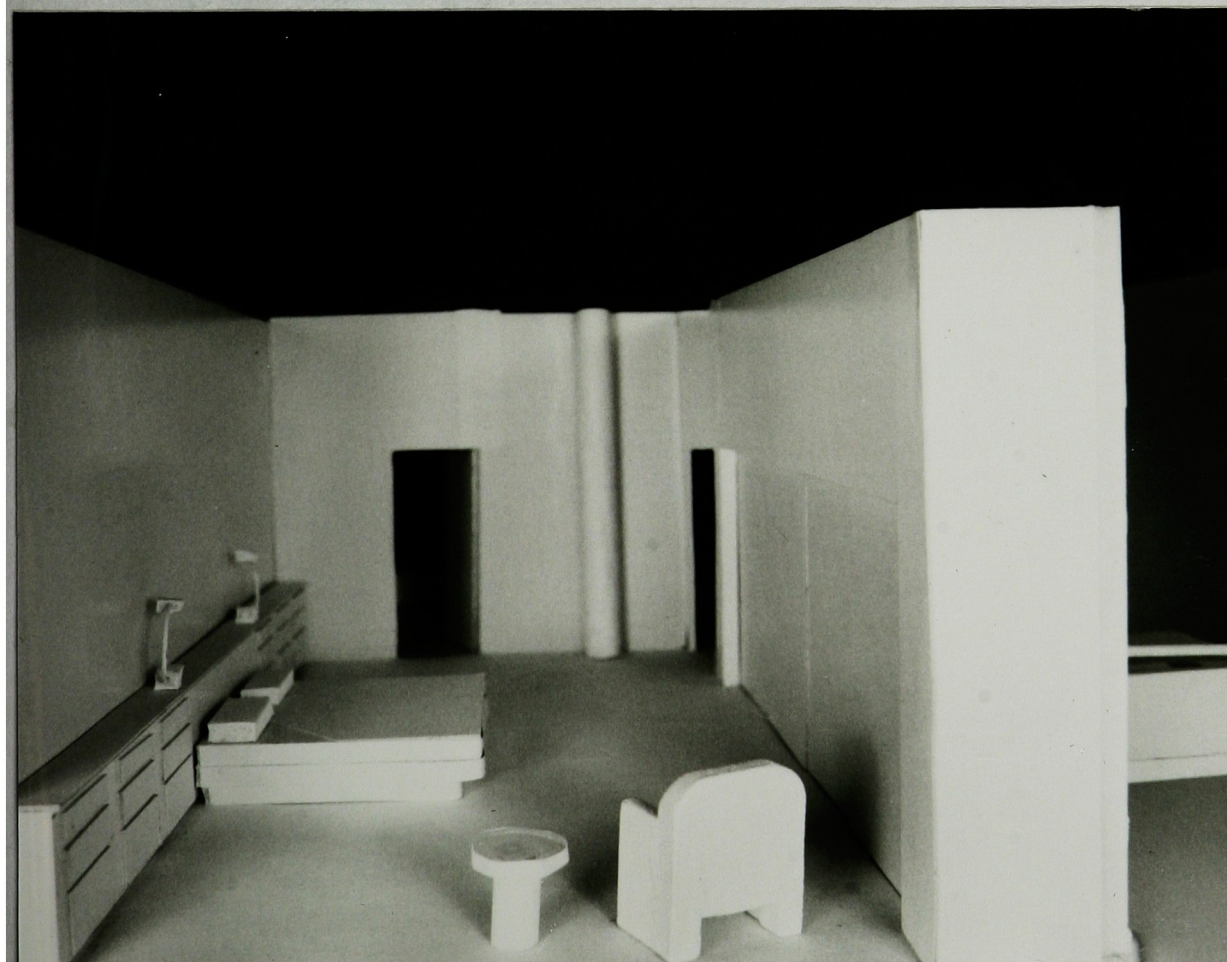


Plate XXXIII



## Electrical Plans

(see Plates XXXIV-XXXVI)

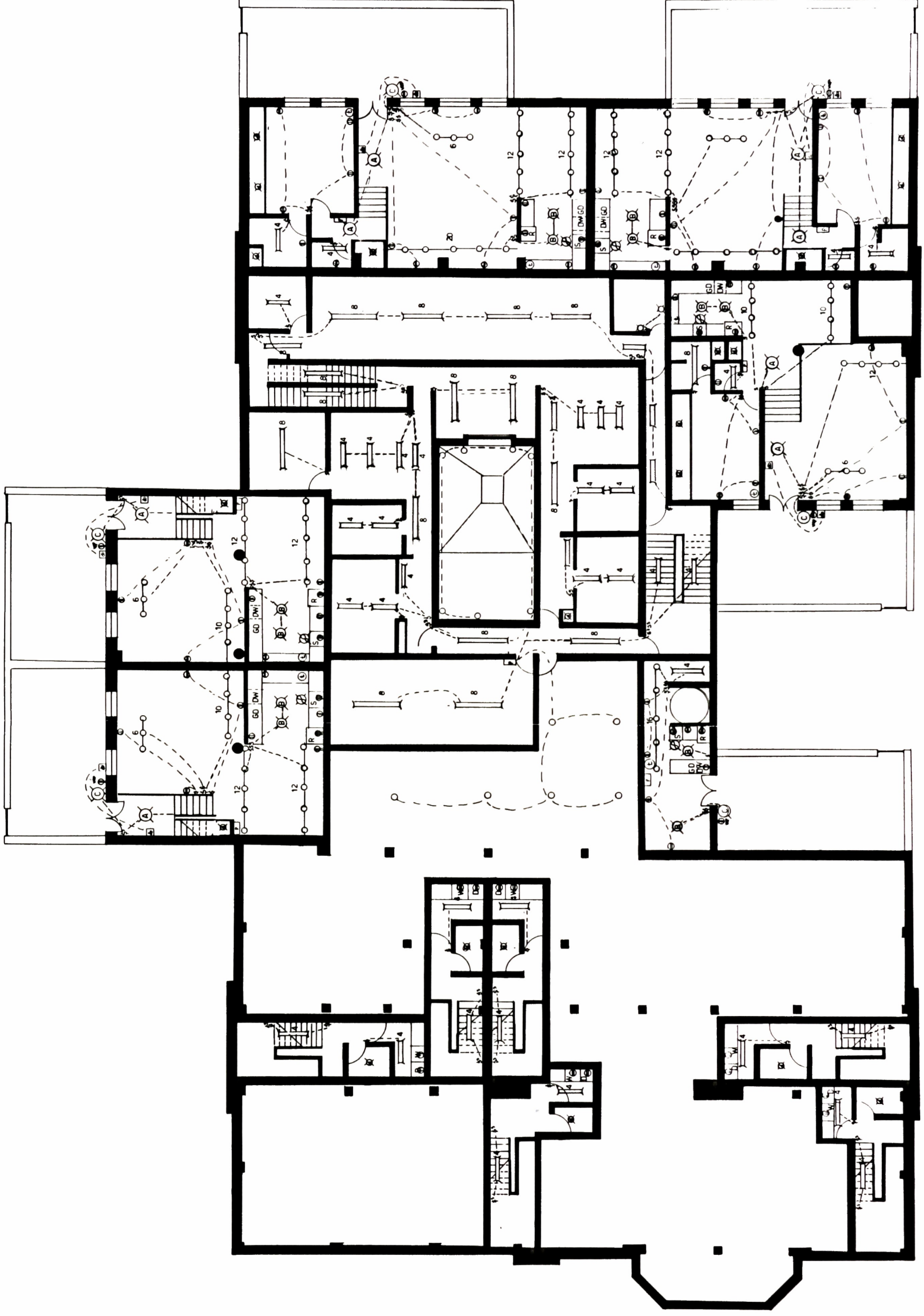
As stated in the Letter of Agreement, the lighting design and electrical plans are a preliminary proposal. Ultimately they would be finalized in conjunction with an electrical engineer or an architect in conformance to state law.

The electrical plans show placement for the following electrical equipment:

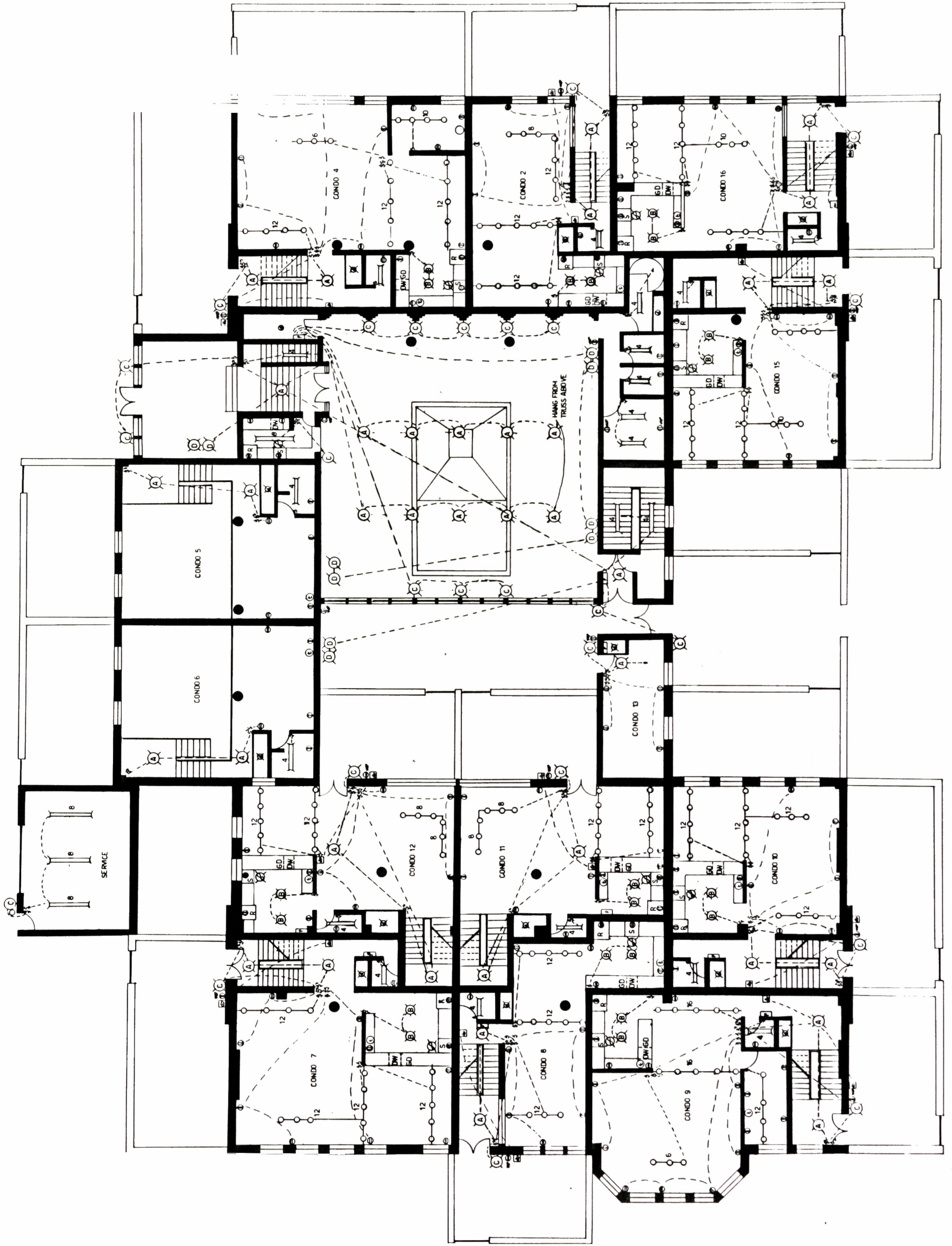
- a. lighting
- b. appliance outlet
- c. conventional outlet
- d. telephone
- e. doorbell
- f. panel box
- g. exhaust fan
- h. switches
- i. appliances
- j. waterproof outlets and switches

Pool light fixtures and exterior light fixtures are all the same for practical and aesthetic reasons explained earlier. The globular lamp is repeated in a wall mounted and pendant version.

The condominiums employ mostly incandescent lighting in the form of track, pendant, floor and wall mounted fixtures. The system is flexible because of the abundance of switches, outlets and moveable lighting. Each condominium is provided with a garbage disposal, dishwasher, washer and dryer in addition to the standard kitchen appliances.



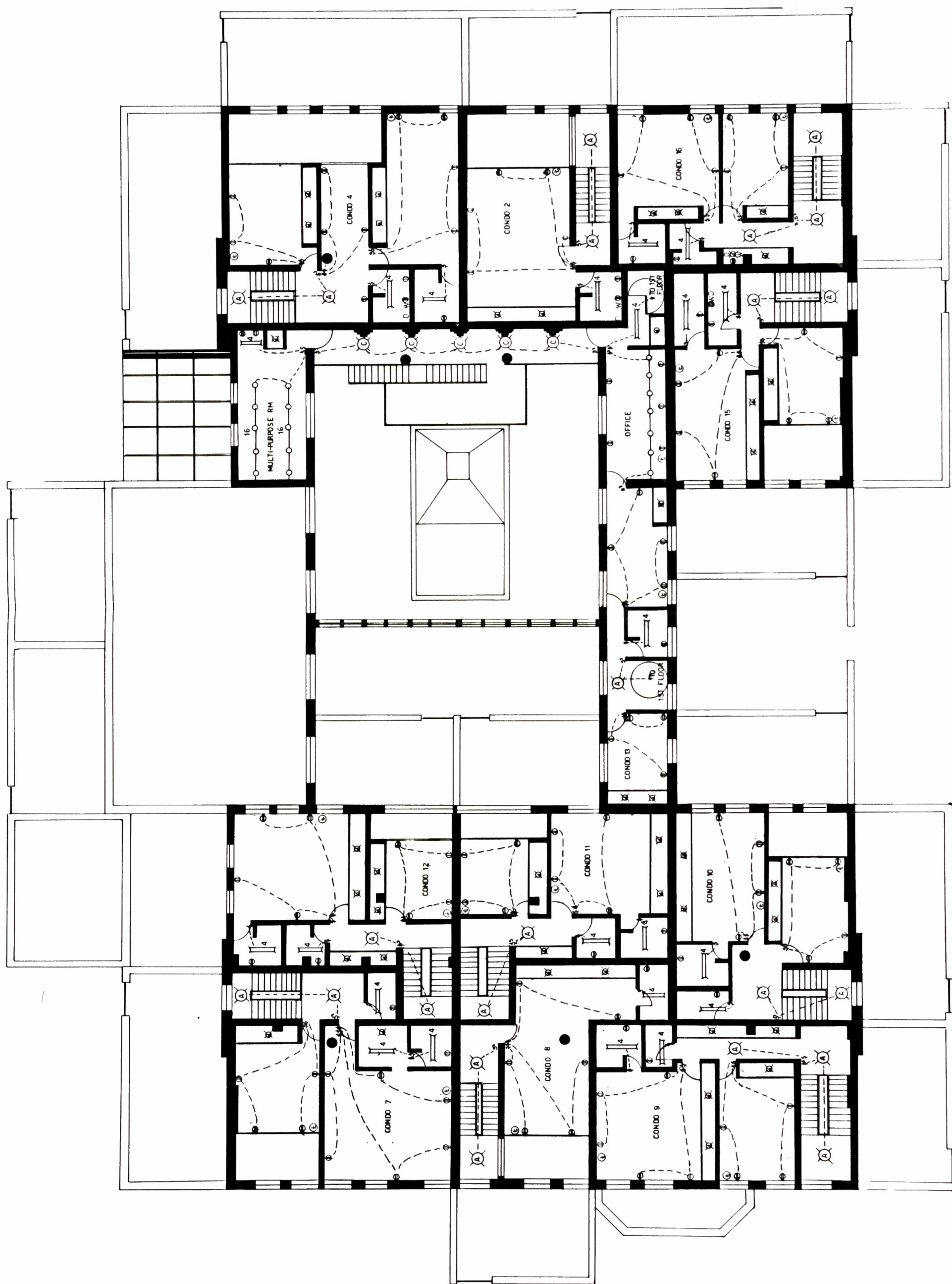




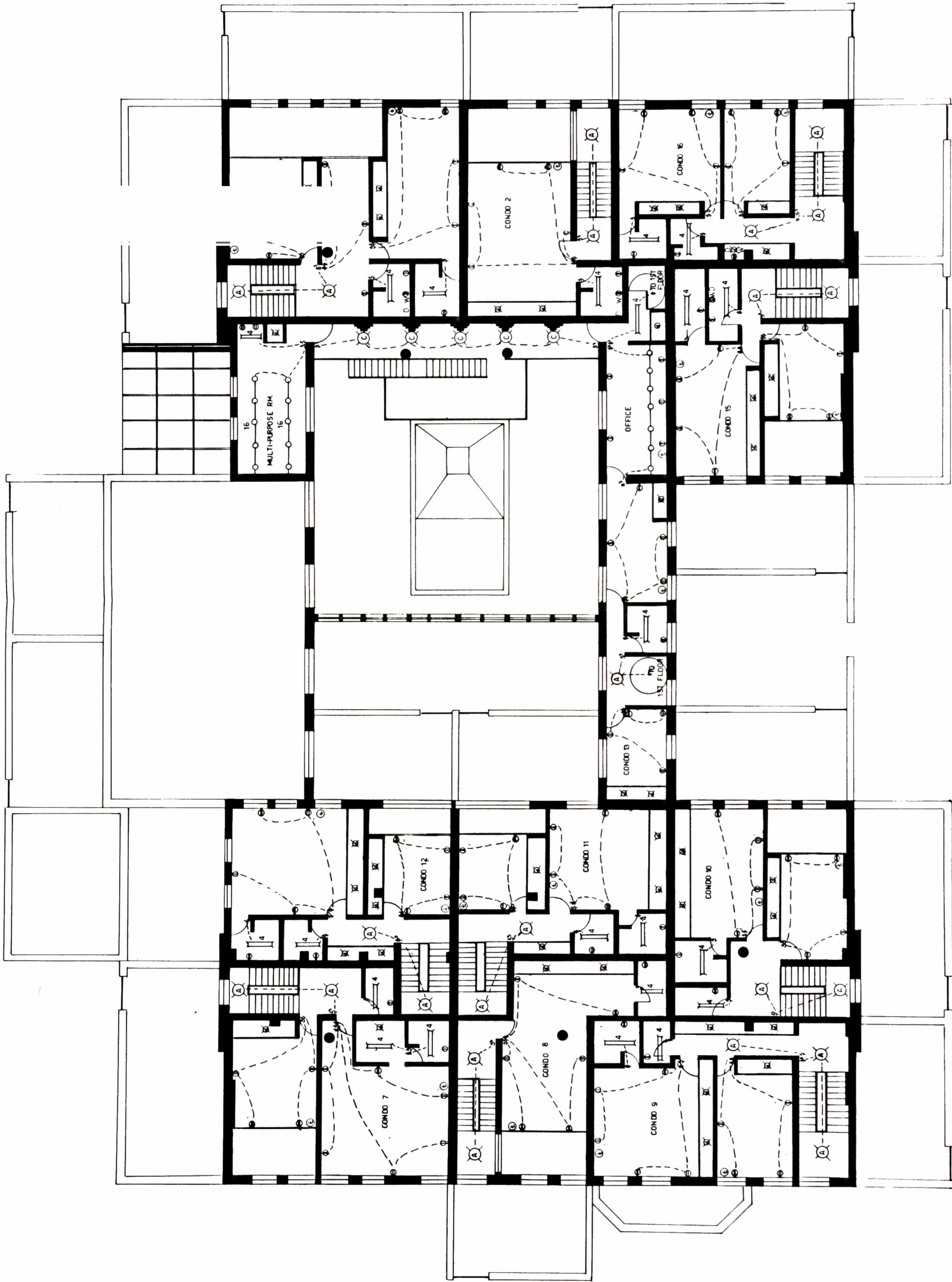
# LEGEND

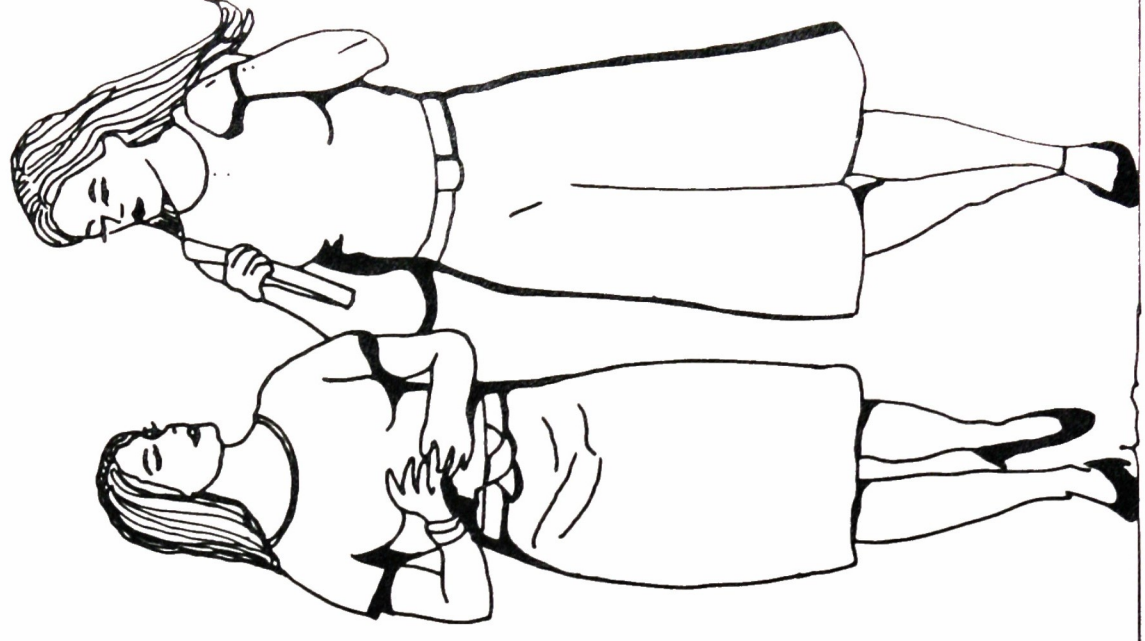
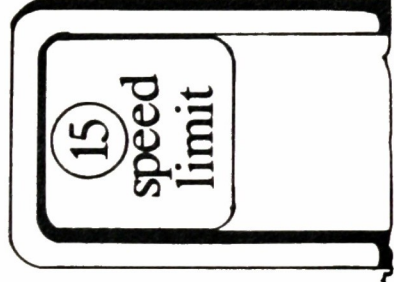
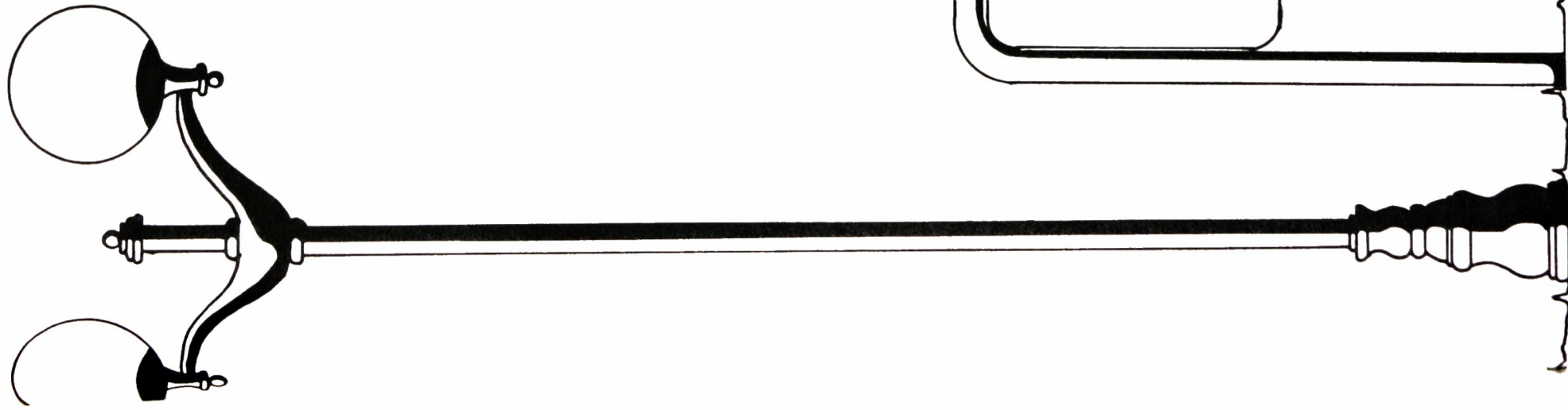
	PENDANT GLOBE		PEDESTAL DOUBLE GLOBE
	PENDANT LAMP		FLUORESCENT TRACK
	WALL-MOUNTED GLOBE		DROP PENDANT
	PEDESTAL DOUBLE GLOBE		APPLIANCE OUTLET
	FLUORESCENT TRACK		CONVENTIONAL OUTLET
	DROP PENDANT		TELEPHONE
	APPLIANCE OUTLET		DOORBELL
	CONVENTIONAL OUTLET		PANEL BOX
	TELEPHONE		EXHAUST FAN
	DOORBELL		SWITCH
	PANEL BOX		3-WAY SWITCH
	EXHAUST FAN		STOVE
	SWITCH		REFRIGERATOR
	3-WAY SWITCH		GARBAGE DISPOSAL
	STOVE		DISHWASHER
	REFRIGERATOR		WASHER
	GARBAGE DISPOSAL		DRYER
	DISHWASHER		WATERPROOF
	WASHER		
	DRYER		
	WATERPROOF		













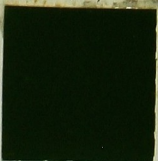




building wall  
courtyard wall



gate  
main door  
sign



sign lettering

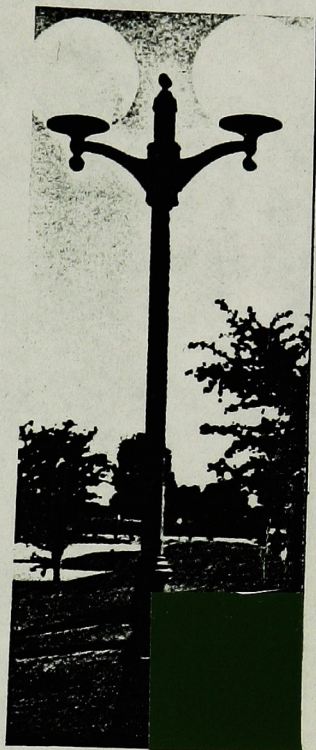


Plate XXXIX

Exhibit

(see Plates XL-XLII)

Plates XL through XLII illustrate colored examples of drawings shown in previous descriptions in this thesis and represent the exhibit presentation of my work in the first show, April 8-April 22, 1983.



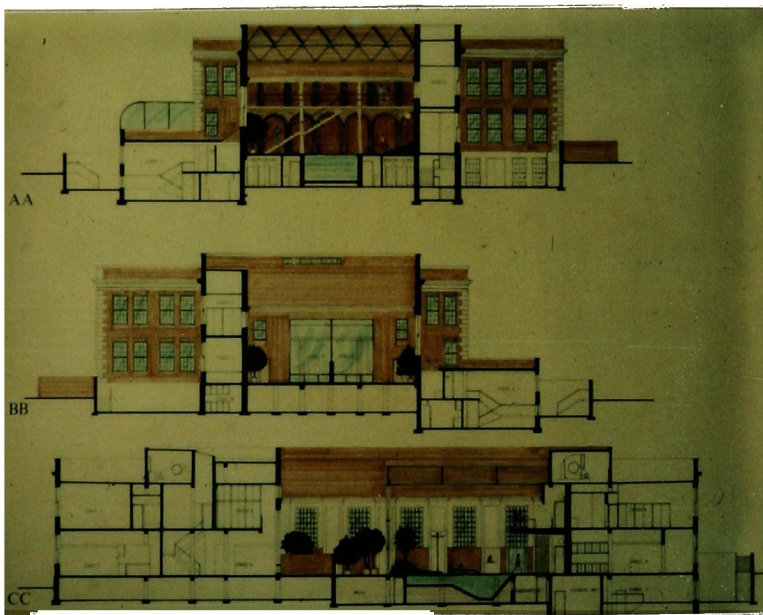
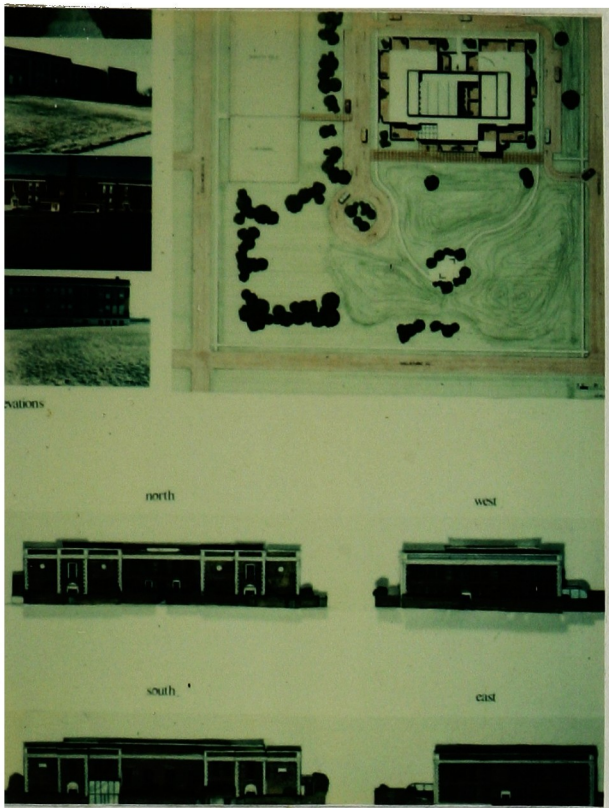


Plate XL

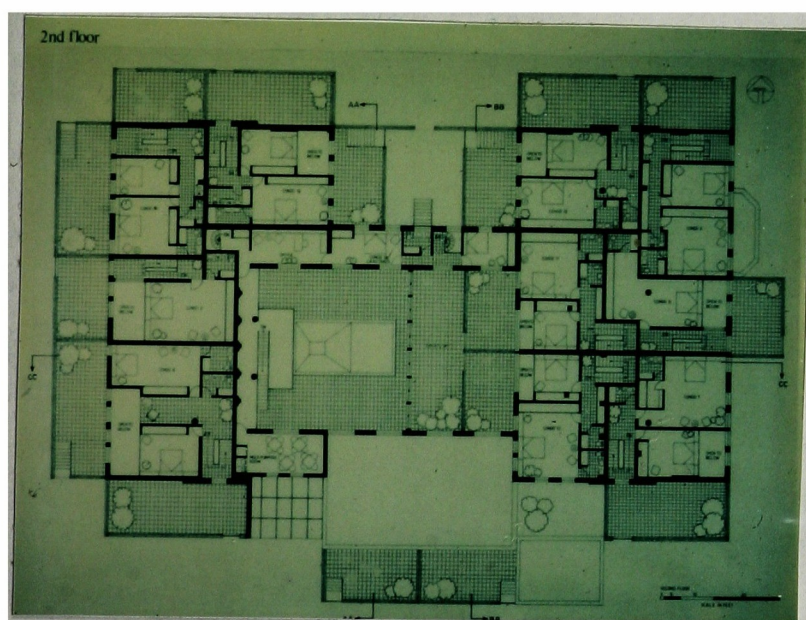


Plate XLI





Plate XLII

## CONCLUSION

Given the scope of the work in this proposal, it is possible to utilize the data and design development to generate an authentic project. More research would be needed in the areas of site development, financing and structural applications before alterations could commence.

Five other proposals were submitted to the City of Rochester by area developers. Lowell Colvin offered to buy the school and convert it into 24 apartments. Colvin would also develop the remaining site and build 90 condominiums. Confier Development Corporation would convert the building into 24 condominiums and the remaining site into 15 condominiums. Commings Supply and S.J. Kessler proposed to convert the building into 20 condominiums and Gerald Wilson suggested using it as a security vault for storing valuables.

The proposal and bid that were accepted, were presented by the Medical Center Associates. They will convert the school into medical offices and facilities. The proximity to Strong Memorial Hospital, University of Rochester, warrants this practical, minimal alteration proposal.



## FOOTNOTES

<sup>1</sup>Charles Noble, Phillip Johnson. (New York: Anchor Press, 1972), p. 17.

<sup>2</sup>Constantine Doxiades, Architectural Space in Ancient Greece, trans. by J. Tyrwhitt (Cambridge: MIT Press, 1972), p. 3.

<sup>3</sup>Harry Siegel, A Guide to Business Principles and Practices for Interior Designers. (New York: Whitney Library of Design, 1982), pp. 39-43.

<sup>4</sup>Note: The courtyards are 4'-0" below the existing grade but foundation walls are still below the frost line in compliance with the New York State Building Code.

Housing and Building Code Bureau, New York State Building Construction Code: General Building Construction. (New York: Housing and Building Code Bureau, 1979, §C301.c.

<sup>5</sup>Housing and Building Code Bureau, §C301.c.

<sup>6</sup>John Follis and David Hammer, Architectural Signing and Graphics. (New York: Whitney Library of Design, 1979), p. 34.

<sup>7</sup>Ibid., p. 68.

<sup>8</sup>Ibid., p. 45.

Plates I, II, V-XVIII are reprinted from:

Sear-Brown Associates (Engineering consultants to the City of Rochester). School #49, City of Rochester, Report to the Developers' Meeting on June 18, 1982, City Hall, Rochester, New York.

## BIBLIOGRAPHY

- Aist, Herbert L. "The Marketing Scene: Condo Conversion Part I". House and Home, February, 1973, p. 60.
- Aist, Herbert L. "The Marketing Scene: Condo Conversion Part II". House and Home, March, 1973, p. 64.
- Bergdoll, Barry. "Subsidized Doric" Progressive Architecture, October, 1982, pp. 74-79.
- Coulton, J.J. Ancient Greek Architects at Work. Ithaca, New York: Cornell University Press, 1977.
- Dinsmoor, W.B. The Architecture of Ancient Greece. New York: W.W. Norton Co., 1975.
- Doxiades, Constantine. Architectural Space in Ancient Greece. Translated and edited by J. Tyrwhitt. Cambridge: MIT Press, 1972.
- Follis, John, and Hanmer, David. Architectural Signing and Graphics. New York: Whitney Library of Design, 1979.
- "Greater London Council Housing, Paddington". Architectural Record, March, 1975, pp. 144-145.
- Housing and Building Code Bureau. New York State Construction Code: General Building Construction. New York, 1979.
- Housing and Building Code Bureau. New York State Construction Code: Multiple Dwellings. New York, 1980.
- Housing and Building Code Bureau. New York State Construction Code: One and Two Family Dwellings. New York, 1973.
- Insall, David. The Care of Old Buildings Today: A Practical Guide. New York: Whitney Library of Design, 1972.
- National Trust for Historic Preservation. Old and New Architecture: Design Relationship. Washington, D.C.: The Preservation Trust Press, 1980.
- "A New Old Language" Progressive Architecture, October, 1979, pp. 54-59.
- Noble, Charles. Phillip Johnson. New York: Simon and Schuster, 1972.



Pamero, Julius and Zelrik, Martin. Human Dimension and Interior Space. New York: Whitney Library of Design, 1979.

Ramsey, George, and Sleeper, Harold. Architectural Graphic Standards, edited by Robert Packard. 7th ed. New York: John Wiley and Sons, 1981.

Sear-Brown Associates. (Engineering Consultants to the City of Rochester) School #49, City of Rochester, Report to the Developers' Meeting, on June 18, 1982, City Hall, Rochester, New York, Rochester, New York, 1982.

Siegel, Harry. A Guide to Business Principles and Practices for Interior Designers. New York: Whitney Library of Design, 1968.