

# Easy Access Housing

**1996** *Design Awards Program*



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**HONORABLE  
MENTION**

*Project Elements*



## Renovation of Zinder Residence

*Sands Point, New York*

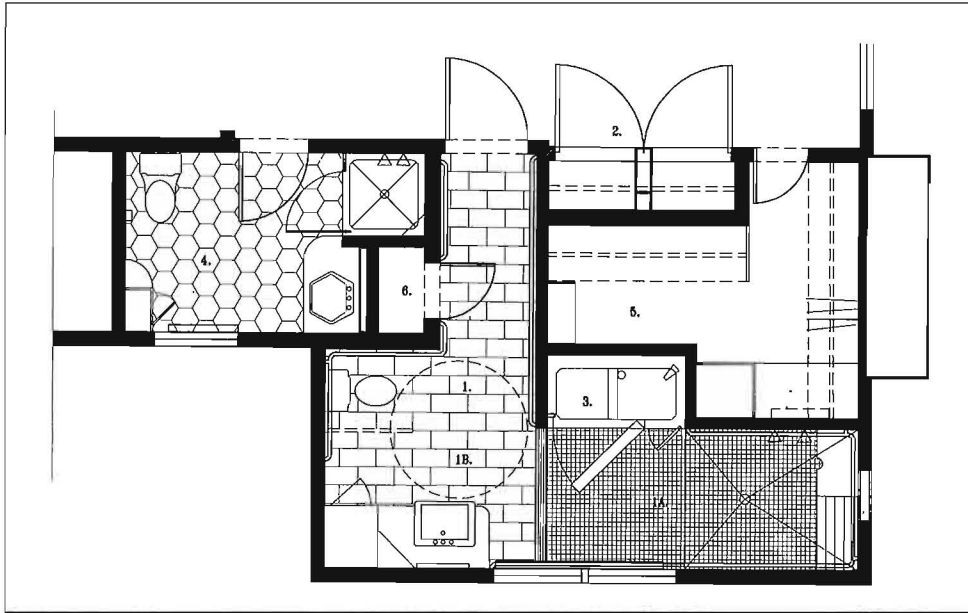
### ARCHITECT'S STATEMENT

This project was designed for my father who, in 1993, suffered a massive stroke which left him permanently paralyzed on the left side of his body. Having just purchased a large two-story home, he was all at once unable to get around the house, go upstairs to his bedroom, or use the existing bathrooms. My mother wanted to retain the warmth of the home, and thus we designed changes to provide accessibility without making the home feel institutional.

Our first concern was to provide access to the second floor where the master bedroom is located. We extended the bedroom to add a residential elevator, and vaulted the ceiling to re-proportion the space.

The second part of the project was to redesign the bathroom, keeping in mind that the main users are two separate individuals, one of whom is in a wheelchair, and is hoping to become able again; the other an able person. To accomplish this, the existing bathroom was

divided in two. My father's bathroom was extended into the old dressing room and split with a strip drain in a wet area, and a dry area. Nylon-clad grab bars were placed throughout the bathroom with a fold-up bar at the toilet to allow for greater wheelchair accessibility, and to provide for a time when a wheelchair will not be needed. The sink and counter were cantilevered to allow wheelchair access, with drawers and cubbies placed to his right side. The wet area has an accessible whirlpool with a side door access, and an



Bathroom floor plan

open shower placed out of direct line of sight from the bedroom. The old radiators were large and interfered with the grab bars and wheelchair access; they were replaced by low-profile radiators.

Materials played an important role in making the space feel non-institutional. The materials used for my father's bathroom were selected to provide the image of a sauna, or steam room.

#### JURY COMMENTS

The jury felt that this project deserved a Citation for the bathroom. A number of elements have been fit into a difficult area, but provide good access. For example, the tub with the opening side, as well as the roll-in shower, all have a drain at the front. The grab bars run the entire length.

The materials used in my mother's bathroom were used to make the small space feel larger.



#### OWNER

Samuel & Maxine Zinder

#### DATA

##### Status of Project

Completed 1996

##### Total Construction

Cost

\$150,000

##### Building Area

850 GSF

#### CREDITS

##### Architect

Joshua B. Zinder

210 Main Street

Cold Spring, NY 10516

##### Photographer

Mick Hales Photography

Carmel, NY