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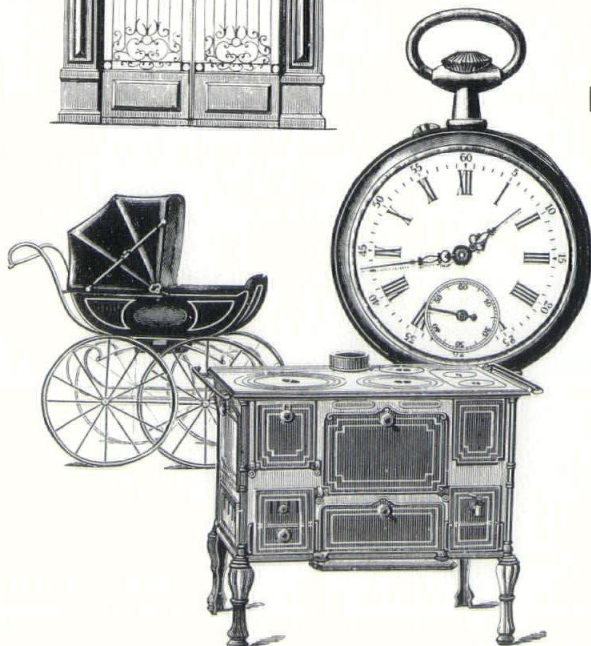
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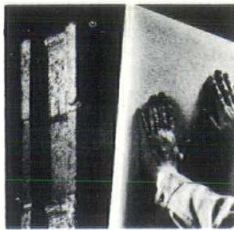
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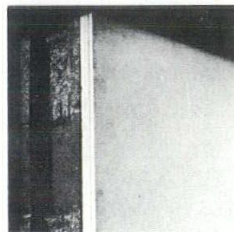
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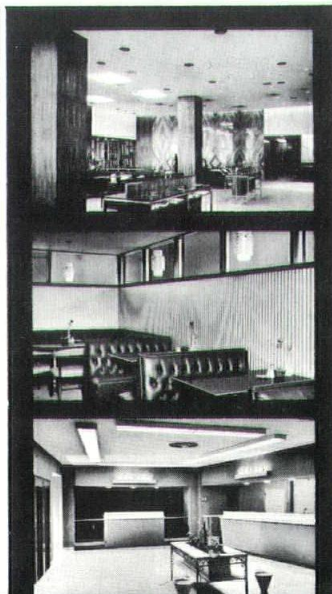
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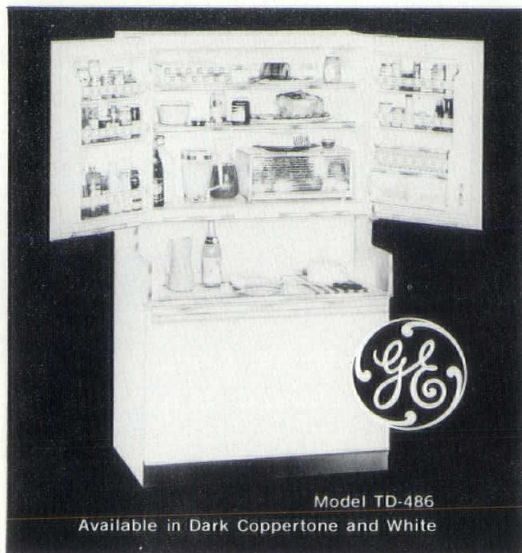
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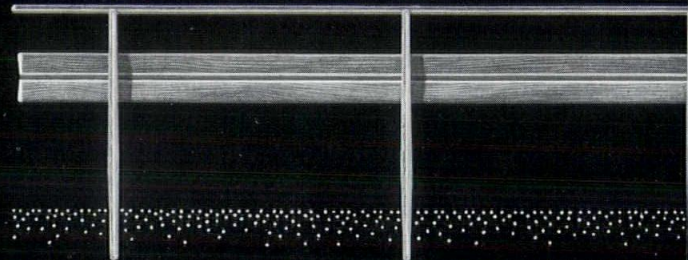
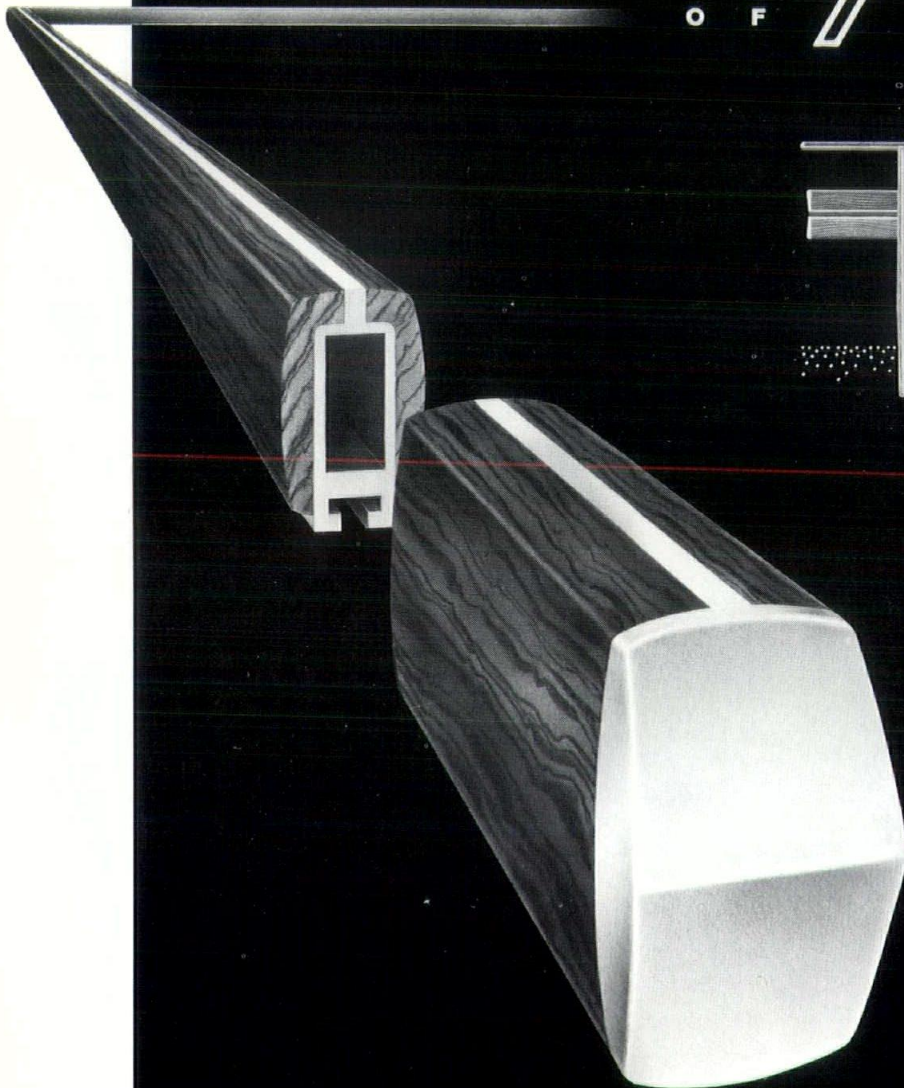
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The Need For Housing Kentucky's Older Citizens

The need for all types of elderly housing in Kentucky is far higher than the national average but in the area of independent living facilities (apartments or single dwelling units where no personal care services are provided) this need is particularly acute. We would be far behind in providing housing for our older citizens if we had only the average percentage of elderly in our state. The fact is that in Kentucky the senior citizens, 60 years and older, in the 1960 census comprised 14.21 per cent of our population while the projected national percentage for 1970 — not 1960 — is only 11 per cent. There are several reasons for this inconsistency with the national average and it is not that we are that much better fed or have that much better medical care.

As with most of our sociological problems the "Economic Depression" of the Eastern half of our state contributes its dis-proportionate share. Some may revolt at the suggestion of "Depression" or "Depressed Area" but they remain the best words to describe the very real situation that exists in the mountain regions of Kentucky.

In order to talk about the older citizens of Kentucky one must begin with the younger citizens, not only the much discussed high-school drop-outs, but the high school graduates without technical skills or the finan-

cial means to further their education. These young people linger around their homes for only a short time before they leave, seeking an area of "more opportunity". Some come to the more industrialized areas of Northern, Central and Western Kentucky but most emigrate to our neighbor states to the North. Thus, the average age of the remaining population rises. After years of earning, spending and paying taxes in another area and they reach 60 or 65 years of age, they return home to retire. Their lack of any real skills has enabled them only to make a minimal living and nothing has been put aside for these later years. They are ready to retire but have no means to do so.

The state and federal government provide assistance to 216,000 out of a total elderly population of 290,000. This leaves only 74,000 who have no financial problems and are capable of providing themselves with retirement housing. The remainder subsist on only monthly old age assistance and social security checks and this is not sufficient to rent, let alone buy, retirement housing even if it were available — which it isn't. In fact there are only 240 units of privately built retirement housing in the state and even these are beyond the reach of the largest percentage of our elderly.

Twenty-five per cent or more of public housing in Kentucky is rented by older citizens even though this was not planned initially. Public Housing specifically for the elderly is just now beginning to be built. 194 units are complete in Paducah, Owensboro, Hickman and Mount Sterling and about 800 more are in advanced stages of planning or under construction. This, though, will only satisfy about half of the present reservations and applications. Low-rent, federally assisted housing for the elderly is not the best nor the complete solution to the problem, but it is one of the few means available to the great number of our cities and counties which are no longer bondable. Private enterprise will not invest in these areas which have such a weak economic

base.

The largest need for housing falls into two major areas where PHA is completely unable to assist. Those persons with an income of more than about \$200 to \$250 per month cannot be housed in public housing and cannot afford the little privately financed retirement housing that exists. In fact almost none is available in the \$6000 to \$8000 price range which is so prevalent in states such as Arizona and Florida. The greater need, though, is for the 75,000 families, between 25% and 30% over 65, which have an annual income of less than \$600 per year. These people cannot even afford the \$15 to \$20 minimum

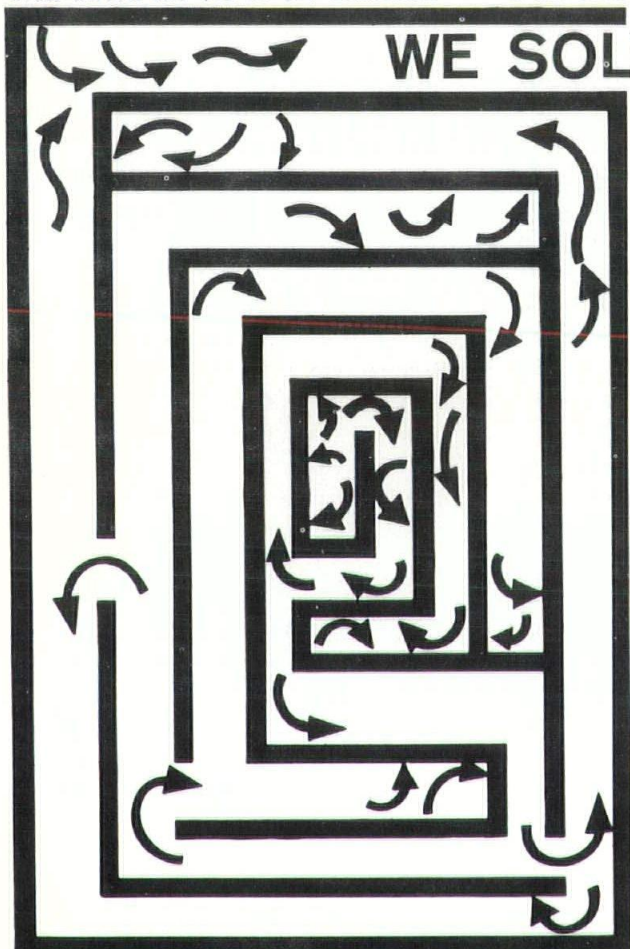
monthly rents required by a Public Housing Authority. This leaves only shacks and run-down Nursing Homes as the existing solutions, if you can by any stretch of the imagination call these solutions. In some Eastern counties sub-standard units compose 75% of the only available supply.

The problems are many and the available means for solving them are few. One solution for rural areas and communities with populations under 2500 is a 100% direct loan up to \$100,000 from the Farmer's Home Administration, repayable in 50 years. The Farmer's Home Administration will also insure loans up to \$200,000 if the loan is made by a bank, repay-

able in 40 years. Few banks, though, will loan money for 40 years; even so, not one direct loan has been applied for in Kentucky.

We have been concerned here with only independent retirement housing. Because, not only is this one of the most under-built areas, it is one of the most needed. As long as the older citizen is encouraged to be an independent, active part of the community, his needs are most easily and economically satisfied.

R. E. Olden, Member
Editorial Council K/A



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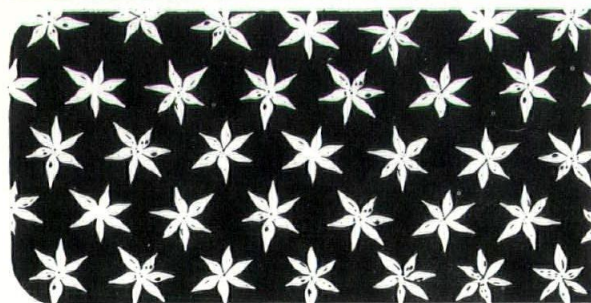
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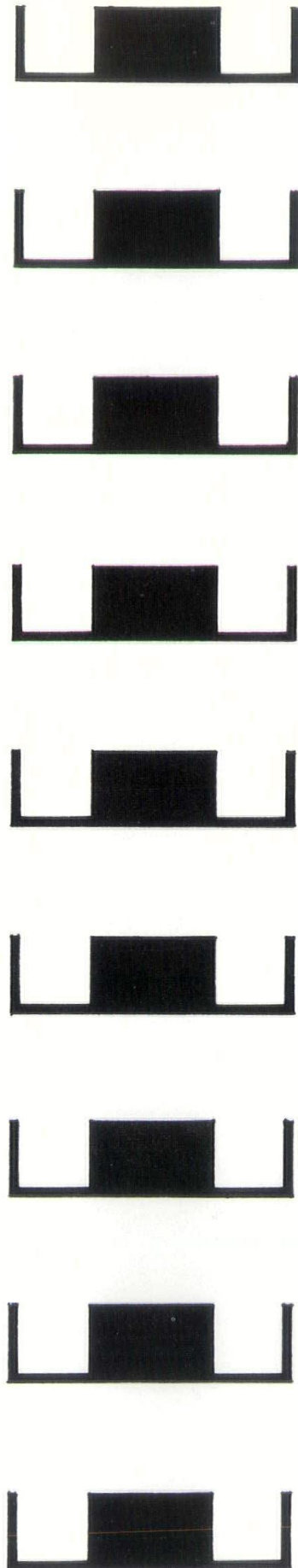
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Low Rent Housing For The Ashland, Kentucky Elderly



In the concept guiding preparation of the building and site studies for this project, it is considered important by the Architect to maintain a high degree of individuality and variety within the envelope of the building and avoid entirely the sterile, project atmosphere. Thus, even though the basic unit layouts are similar throughout the building, their location on each given floor has been varied. Within economic limits a "typical" floor plan is to be avoided. This same variety is reflected in the exterior enclosure of the building where each apartment unit receives individual expression. The interior layout of the corridors of the dwelling floors provides recesses giving an individuality to the apartment entrances. This planning also serves to break up the feeling of a long, somewhat restricted, institutional corridor.

Within each type of dwelling unit the basic planning is similar. The large kitchens provide space for dining in locations convenient to food preparation. In addition, the living areas are spacious enough to permit occasional entertainment, dinner guests or bridge games. The kitchens and bathrooms are conveniently grouped along the corridors to free the perimeter walls for maximum access to light and air for the living and sleeping areas. This grouping is also advantageous in terms of organizing an economical vertical and horizontal

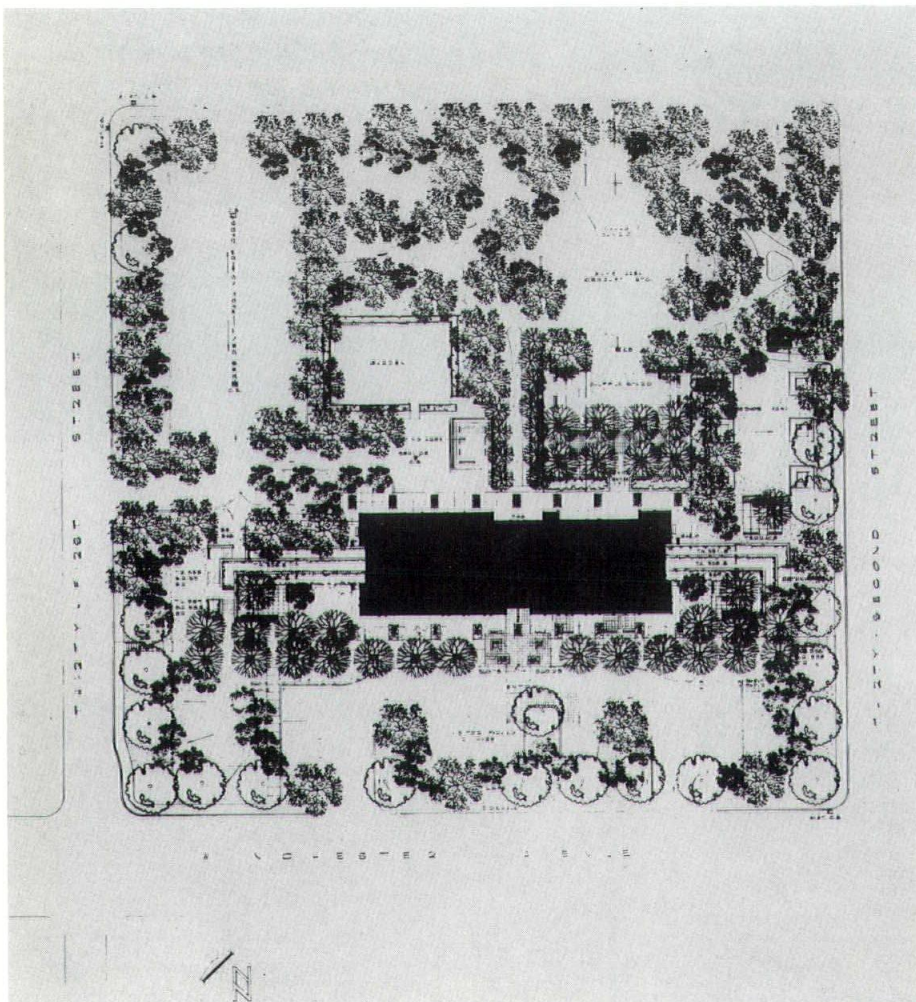
plumbing and mechanical ventilation layout.

The choice, sizing and scheduling of the two electrical elevators is made to permit a high degree of flexibility of use by tenants and management. Both are provided with automatic control for passenger operation. In addition, the larger elevator has provision for key-overide operation, in case of emergency. This elevator is sized to provide space for the occasional accommodation of a hospital litter or the moving in or out of furnishings. The relation of the elevators to their lobby easily allows for the reverse flow of traffic which occurs on the Ground Floor. Located centrally on each floor adjacent to

the elevator core are the incinerator shaft and an electrical distribution room. No provision is made for custodial space on any but the ground floor within the maintenance area, because the need of these facilities on the dwelling floors rarely justifies the cost of the space they require.

The stair towers on each end of the building are located to allow remote means of egress from each floor. Benches are provided on each landing for the convenience of the residents in normal day to day use. Major vertical circulation will be borne by the elevators but the residents should not be discouraged from using the stairs for short vertical trips.

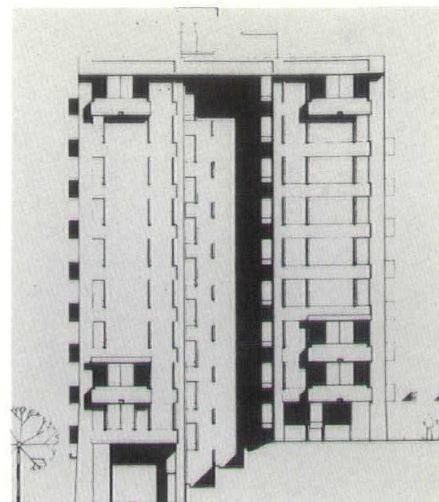
The community facility is located



Architects

McLoney and Tune
R. E. Olden/Associate
Project Architect
Lexington, Kentucky

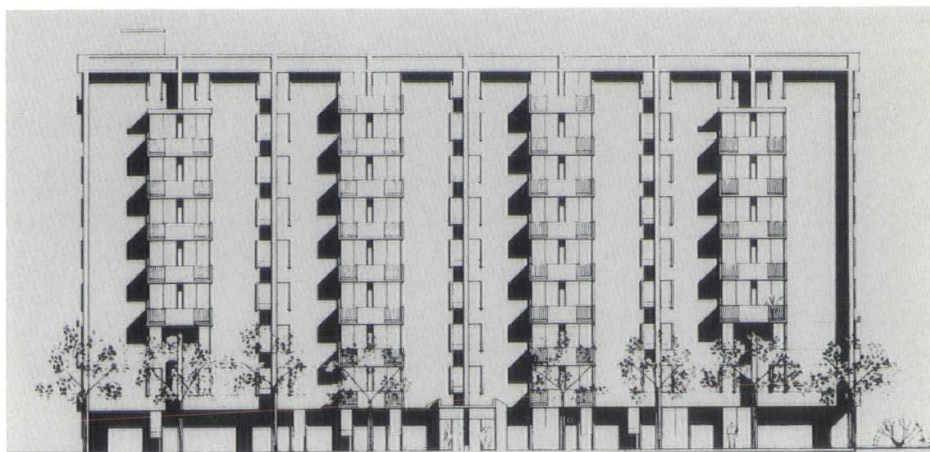
James E. Moore
Associate Architect
Ashland, Kentucky

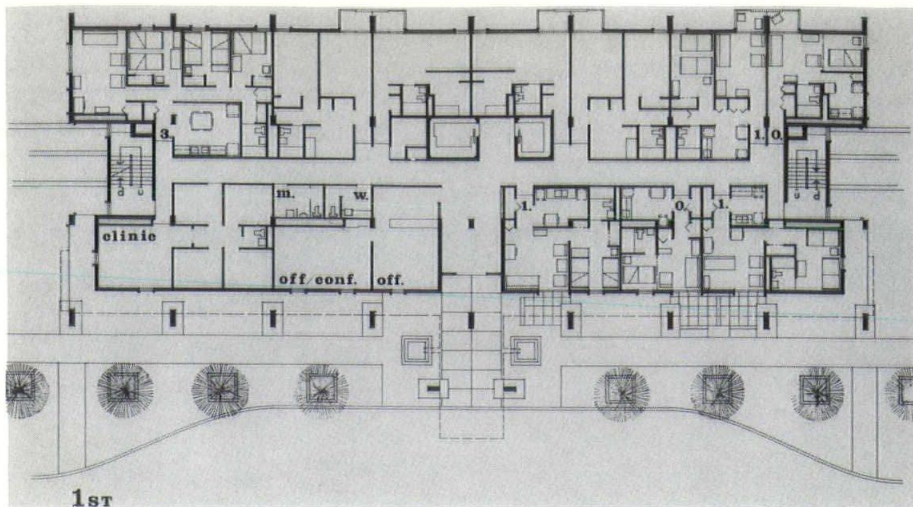


on the ground floor with a close inter-relationship to the landscaped outdoor areas. This facility is planned for flexibility of use and volunteer resident operation. The area may be zoned to provide a variety of spaces and functions as future needs may require. Space is given on the Ground Floor to a group laundry room for use by the residents. This area is designed to accommodate the day to day laundering needs as well as stimulate sociability by serving as an extension of the community space and providing means of meeting other residents. The age and background of these tenants indicate an unfamiliarity with (and even a resistance to the use of) automatic

clothes washing and drying equipment. Therefore, space is allocated in the laundry room for lockable clothes drying cages and the storage of some tenant owned "wringer-type" washing machines. In addition, a small drying yard is located outdoors. The maintenance shop and storage area is located conveniently on the ground floor between the lobby and the mechanical room.

The First Floor contains a lobby sized to accommodate resident and visitor traffic. Mail delivery is handled in this area. Immediately adjacent to the lobby are the management offices. A small clinic — to be furnished, equipped and operated by community agencies is provided on



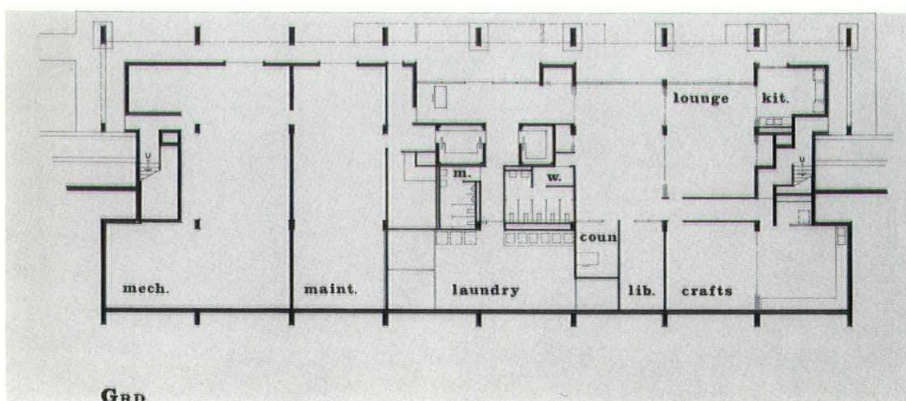


Landscape Architects
Scruggs and Hammond
Lexington, Kentucky

this floor. A three bedroom apartment unit (general occupancy type) is located on this floor to serve a resident building manager. The remainder of the First Floor is devoted to dwelling units for elderly residents.

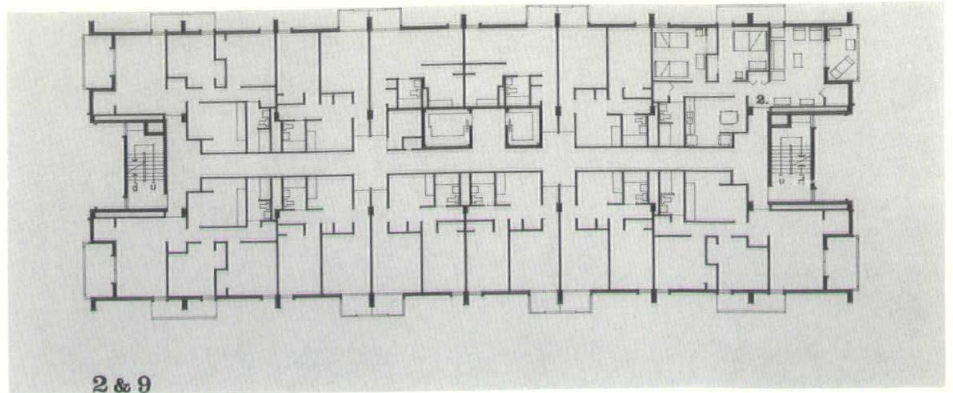
The site design retains as many of the large existing trees as feasible. These trees will relieve greatly the stark appearance of the new project and give proper scale to the building itself. The location of new planting and landscaping is planned to be in sympathy with, and a reinforcement to, the existing trees. Parking areas are sized to provide for adequate, normal parking needs of residents and visitors. On-street parking will accommodate additional peak visitor

parking. This use of on-street parking for overflow permits sizing parking areas within the site for normal use only and avoids entirely the location of the building in a "sea of asphalt". Outdoor pedestrian areas are planned with the same variety of space, size and use as the building, allowing for both large and intimate groups, all carefully zoned in relation to the site, the building and each other. The pedestrian visitors will gravitate to the Winchester Avenue entrance where control is maintained by the management office. The residents themselves will naturally be drawn to the Greenup Avenue entrance which will encourage use of the community facilities.



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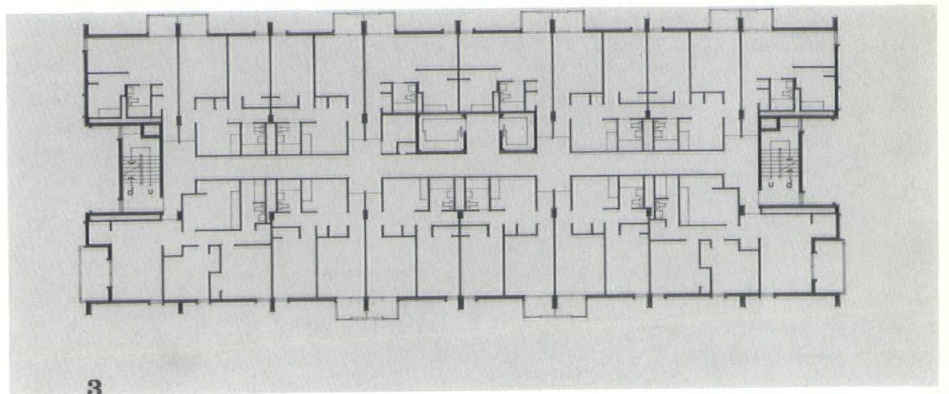


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The view of the building from the surrounding neighborhood exposes a strong architectural composition in concrete and brick, completely devoid of the usual sterility or superficial decoration so familiar in many tall buildings. There is a strong interplay of light, shade, shadow and texture amplifying a limited palette of color and material — a reddish brick complementing the gray-white exposed concrete of the structural frame. Each unit is provided with a small, private balcony proportioned to the size of the apartment with access by sliding glass door. Balconies for the smaller dwelling units cantilever from the facade beyond the deep perimeter columns. The two-bedroom

units have recessed balconies piercing the facade and reinforcing the three-dimensional quality of the exterior. The "in-set" stair towers and setbacks at grade levels provide a similar function.

For all this variety of texture and pattern a close examination will reveal many basic underlying economies. All windows and sliding glass doors are the same size and not so large as to complicate mechanical equipment design by excessive heat loss or gain. The structural system is an integral part of the design and no money has been spent to conceal or "decorate" it. There is a simplicity in choice of materials and their application which is indicative of



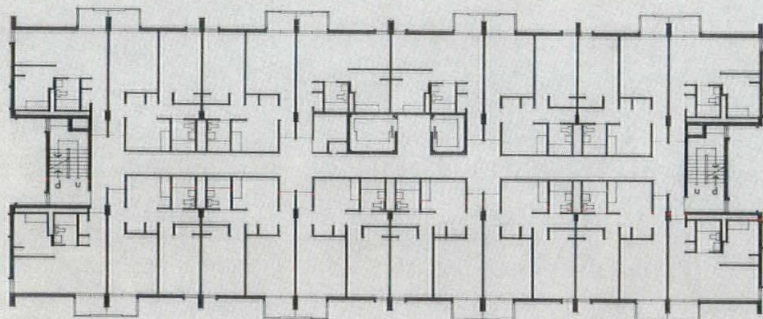
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economical construction.

Much of the knowledge reflected in the design of this project has been gleaned from considerable research into this type of elderly residential complex on the part of the Architect. A study of similar facilities and their management which was made in Columbus and Cleveland, Ohio by the Architect was particularly informa-

tive and revealing. Consultants with the University of Kentucky and the State of Kentucky such as Dr. Earl Kauffman, Director of the "Governor's Council on the Aging" have provided much enlightenment in this total planning for the older American.

R. E. Olden



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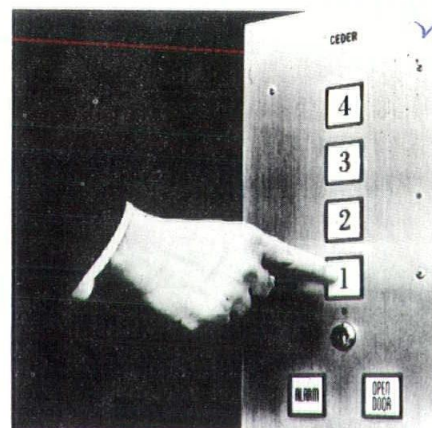
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The Gerontologist: A Resource For Architects

Dr. Earl Kauffman, Director
Council on Aging
University of Kentucky

Designing housing for the elderly is becoming an increasingly important source of professional responsibility for architects. This is not a fly-by-night fad, nor a public fancy which is lacking in solid socio-economic foundations. Perhaps the time has come to up-date Abraham Lincoln by paraphrasing his observation that the Lord must love the poor — he made so many of them; today we might say the same about the elderly — there are so many of them.

In quick capsule-form the statistics on aging can be summarized as follows:

1. In 1900 there were 3,000,000 people 65 and above; now there are over 18,000,000; by the year 1975 there may be 21,800,000.
2. Of these, in 1975, there will be 9,300,000 men and 12,500,000 women.
3. The life span is stretching out. Men who are now 40 years of age can expect to live to be 73; women now 40 can look forward to reaching the age of 78.
4. 70 out of 100 elderly live in cities.
5. Retirement is becoming commonplace. By 1975 more than 70 per cent of the 65 year old men will be retired.
6. Per capita incomes are rising: from \$1593 in 1950 to an estimated \$2500 in 1977.
7. The plus-65-year age group repre-

sents 15.4 per cent of the voting power of the nation.

The above data indicates a potential market for a vast array of housing plans and programs. More significant, however, is the size of the group soon to be senior citizens — those who are now between 45 and 64. The population in this age bracket increased by 20,000,000 in the fifty years from 1900 to 1950, and it is expected to grow by 13,000,000 — to a total of 43,800,000 by 1975, an increase of 65 per cent in only twenty-five years.

Designing housing for the elderly is far more involved than adapting set models to these new clients. No one knows this better than architects who have had experience in meeting the requirements of public and private finance agencies. Experience is a stern taskmaster and dear is the price of errors. Careers are at stake and professional reputations are on the line when a firm decides to enter the field of housing the elderly. It is not so surprising, therefore, that architects are turning to all resources available, including the social scientists, especially gerontologists, for assistance. These specialists may not know an I-beam from a lintel but they may ease the concern of those who plan and design by providing an informed insight into the basic needs of the elderly.

The gerontologists (specialists in the psycho-sociological processes of aging) would probably counsel architects designing housing for the elderly thusly:

1. *Principle:* Beware of rationalizing from your general training and experience to the particular needs of the aging. They have many characteristics which are unique to their retirement status and physical as well as social limitations.

Illustration: Your value system is almost sure to be oriented to work — this is the predominate ethic in American life. But retired people are generally denied the opportunity to engage in customary work. This means that you must design substi-

tutes such as facilities for active and passive social interaction.

2. *Principle:* We all have a tendency to think of the vigorous 65 year old retiree as the prototype of all senior citizens. After all they are just about like us. Even in their early retirement they act pretty natural.

Illustration: Sooner or later after retirement the momentum of the years on the job begins to play out. The transition phase from work to complete retirement ends and a new kind of personality emerges characterized by the phenomenon of disengagement. We don't know much about this entity except to note his needs for more protective services and the necessity for keeping him socially involved and physically active.

3. *Principle:* Social and physical activity is an *a priori* condition to the maintenance of health and independence.

Illustration: For practically everyone retirement is a severe traumatic shock. Too often the individual's reaction is to withdraw. Sedentary habits replace the once active daily regime. With inactivity comes social and physical deterioration followed by the increased dependency upon family, friends, and society. At this point the cost of physical and social maintenance becomes a burden upon families and the community.

It is possible to incorporate *programs* into the design of housing for elderly. This suggests more than the provision of space for recreation; it implies a conscious effort to relate people to their physical and social environments. Where people walk, what they see, where they wait for the mail or elevators, how they do such housekeeping chores as laundry — these are problems of environmental planning.

4. *Principle:* New housing must serve as a bridge between the security of the known past and the uncertainties of the future for which society has neglected to provide an adequate description.

Illustration: Work has its well known systems of values; there is



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very little work in retirement. Therefore, most people approach retirement without a chart to guide them into their new lives. To complicate their lives it is sometimes necessary, by choice or external design, for them to take up residence in new surroundings. Their new homes are often built under the most stringent economic restrictions which eliminate all but the absolute minimum essentials. To move often means to discard old friends, familiar places, and even precious possessions. Somehow there must be designs which permit the retention of indispensable family possessions. These pictures, bric-a-brac, pieces of furniture, are the girders in the bridge between the past and the future.

Summary: All good architects learned long ago how to relate the art of line and form to the engineering of stress and strength. They are constantly alert to the relations of functions to design. Economy, efficiency, durability are their watchwords. Into the equations with which they work they may want to add the psycho-social factors of active social involvement. This is especially important at this time when we are moving into the development of a great sub-culture composed of elderly people.

The social scientists, especially the gerontologist, may become a valuable resource for the architects who will render such a great influence on shaping the life that people will live in the years of their retirement. The fact that the architect is often the first person on the community scene who is knowledgeable about the human equation of aging places him in an especially significant position. It is he who will often carry the responsibility of developing guidelines for mobilizing and utilizing community resources in the services of the aging. In the discharge of this function, which is related to the success of the housing projects and to growing professional reputations, the gerontologist may be of greatest value to the architect.

**Third Annual Concrete
Conference At Lexington**

Byron Romanowitz, AIA, architect with the firm of Brock, Johnson and Romanowitz, is one of four persons scheduled to discuss specific aspects of "Floor Systems in Reinforced Concrete Buildings" at the upcoming Third Annual Concrete Conference at the University of Kentucky.

The Third Annual Concrete Conference again will be held at Carnahan House, Lexington. It will convene at 9 a.m. Dec. 11 and will adjourn on Dec. 12 at noon.

The complete program of the conference:

Friday, Dec. 11

- 9:00 a.m. Registration
- 9:30 a.m. Opening of conference — Dean R. E. Shaver
- 9:40 a.m. Morning Session, Mr. George Long, Exec. Sec. AGC, presiding
- 9:45 a.m. Chemical Studies on Chemical Admixtures, N. R. Greening, Research Chemist PCA
- 11:15 a.m. Design and Construction Police Building, Philadelphia, Pa. — Warren Cunningham of Geddes, Brecher, Qualls and Cunningham.
- 12:15 p.m. Lunch
- 1:10 p.m. Afternoon Session, Robert Brown, W. T. Congleton Co., presiding
- 1:15 p.m. Concrete Masonry Walls and Mortars — C. F. Roth, Midwest Regional Mortar Specialist, PCA
- 2:45 p.m. Demonstration of Finishing of Concrete Slabs and Making Test Specimens — R. E. McKean, Quality Concrete Engineer, PCA Indiana District
- 4:30 p.m. Discussion
- 5:00 p.m. Adjourn

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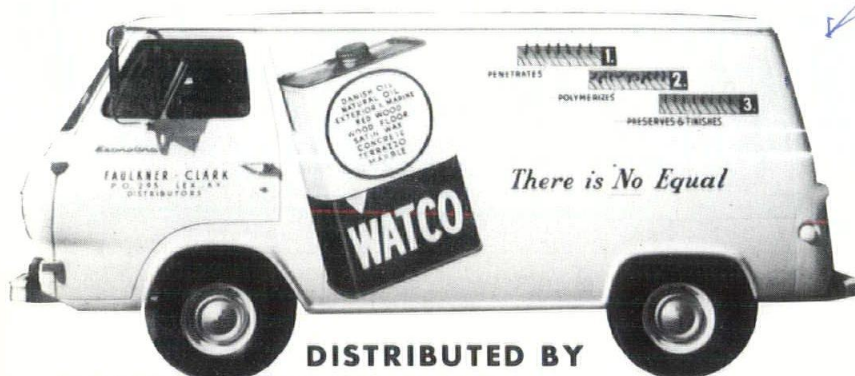
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6:00 p.m. Dutch Social Hour, Imperial House

7:00 p.m. Buffet Dinner, Imperial House

Concrete at the World's Fair — an illustrated lecture, Robert E. Fischer, Senior Editor, Architectural Record

Saturday, Dec. 12

9:00 a.m. Morning Session — John W. Vonderheide, K.S.P.E. Exec. Director presiding

9:05 a.m. Floor Systems in Reinforced Concrete Buildings, D. E. Hoeffel
Byron Romanowitz, Architect Brock, Johnson and Romanowitz
James Hudson, Electrical Engineer, Square D Co., Austin Campbell

11:15 a.m. "Old Wives Tales" — about Concrete, Homer Neisz, Farm Engineer, Kentucky District PCA

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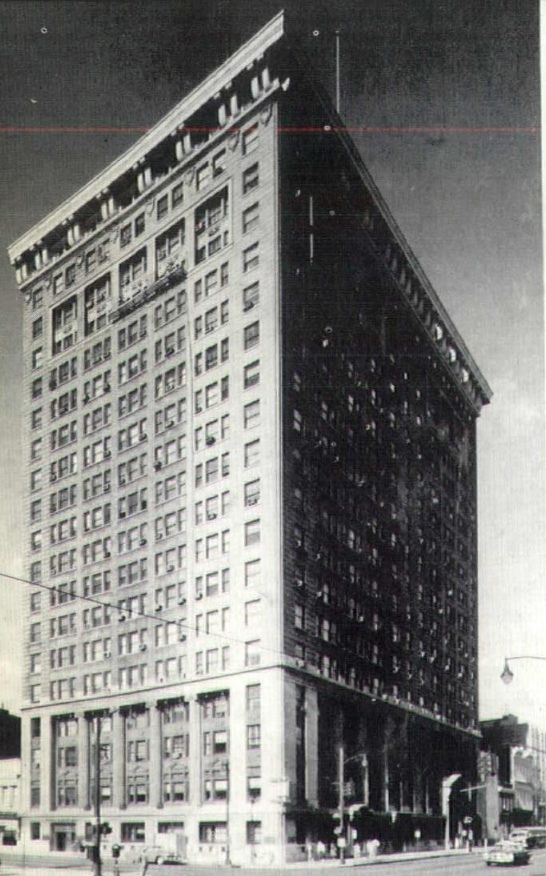
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