

Amie Gross Architects and Team win 1998 Award of Merit for Hofstein House at Clinton Court Residential Project

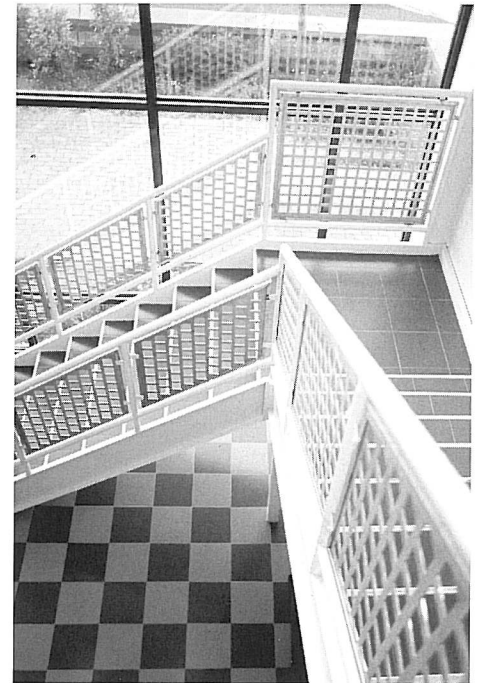
F.W. Dodge

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featured the following article in its Magazine.



Hofstein House at Clinton Court in Hempstead, N.Y. is being called "a breakthrough residential development" – Long Island's first permanent apartment complex for adults with psychiatric disabilities. This \$3.5 million, four-story, 22,000-sq.-ft., 25-unit facility was faced with a limited budget and design constraints imposed by the U.S. Department of Housing and Urban Development (HUD). With this as a primary challenge, the only solution was to use inexpensive and low-maintenance materials to make an attractive, operative building. Another project challenge was its sloping site. The slope required that the building be designed and constructed to fit the unique site. First, the site had severe grade changes which had to be accommodated. Berming and drainage was the solution to this challenge. The site also had water seepage because of the slope. The solution was the development of a sump pump system and drywells to remediate the seepage. The slope also challenged the development team to maximize the site. This was accomplished using bar joist construction to allow a floor-to-ceiling height. It also resulted in having two entrances to the building. Designing community spaces to facilitate social interaction was also an important challenge. These spaces include a grand stairway, a library – which provides a quiet, soothing environment for residents – a large dining



hall and a laundry room accessed through one of the lounges so that residents must pass each other going in and out while also providing a convenient, comfortable and an attractive place to wait. Creating a visually stimulating space was also a challenge. This was done using color, pattern and texture. Tiles were used in a checkerboard effect to create a light-hearted, fun environment. **The jury called this project's design "extremely sensitive" and "responsive" given the "bureaucratic challenge" faced by the development team. The jury also said that this "building serves the needs of its occupants with a warm and open feeling."**