

HERITAGE MANOR Youngstown, Ohio



Herman Gibans Fodor, Inc. was commissioned to direct the interior renovation of Heritage Manor, a seventy-eight bed skilled nursing facility in Youngstown, Ohio. Initially, HGF carried out a detailed assessment of the existing conditions. This survey considered building code, maintenance, resident quality of life and aesthetic issues. Based on the assessment, a prioritized master plan for the renovation was developed and then implemented the following year.

The comprehensive modernization includes the renovation of all resident common areas, corridors and resident rooms. A major focus of this effort is to create a more home-like and welcoming environment for the residents and their families. This was accomplished by opening up resident areas to the corridors as well as adding a new window wall and courtyard access to an existing lounge.



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These improvements provide additional natural light and openness to the previously dark spaces. Dining rooms were further enhanced with new lighting, updated wall finishes and new wood-look sheet vinyl flooring.

All of the corridors were completely renovated with new ceilings, indirect lighting, wall finishes, chair rail and handrail system, integrated wall protection and patterned wood and stone look sheet vinyl flooring. A major objective was to create less-institutional nurse stations that were welcoming and accessible, while at the same time providing acoustical privacy for staff. This was accomplished by lowering the stone tile clad nurse station to desk height and installing a custom oak and glass window for sound control.



Nurse Station before renovation



Nurse Station after renovation

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The existing therapy suite was also completely reconfigured and expanded. The new space includes areas for physical and occupational therapy along with provisions for activities of daily living therapy. The entire renovation program is signaled with the complete remodeling of the existing entrance lobby. New slip resistance porcelain ceramic tiles were installed along with new furniture, lighting and finishes. In addition to basic architectural services, HGF provided complete interior design services including the selection of furniture, upholstery fabrics and finishes.

