TOWN HALL AGENDA

1. Welcome and Introductions

2. Introduction to the House Renewal Program

3. Adams Renewal
   a. Overall Concept Design
   b. Highlights for Adams Phase 1
   c. Phase 2
   d. Phase 3

4. Looking Forward - Next Steps
Beyer Blinder Belle's prior House Renewal experience:
- Architects for Winthrop House Renewal
- Architects for the Renewal Swing Spaces (conversion of the Inn at Harvard)
INTRODUCTION TO HOUSE RENEWAL
- **Overcrowding addressed:** No students sleeping in common rooms; bedrooms sized to fit all student furniture without bunking required

- **Full upgrade of systems, including A/C, and 21st century technology:** (power, Wi-Fi, A/V), all seamlessly integrated within the House to serve today’s students

- **Carefully preserved, restored, and revitalized historic spaces**

- **Circulation patterns designed to foster interaction and community:** Spatially cohesive tutor advising groups, as well as informal break-out spaces for collaboration and gatherings

- **New and expanded student-oriented spaces and amenities** to support the full range of study, academic, and social activities

- **Spaces to be made accessible** for all community members

- **Environmental sustainability:** Leadership in design and construction
### HOUSE RENEWAL - TIMELINE

**INTRODUCTION TO HOUSE RENEWAL**

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>2006</td>
<td>Space Assessment of Houses</td>
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<tr>
<td>2007</td>
<td>Conditions Assessment of Houses</td>
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<tr>
<td>2011</td>
<td>Stone Hall Design Begins; Stone Hall Student Feedback Meetings</td>
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<tr>
<td>2012</td>
<td>Stone Hall Construction Begins</td>
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<tr>
<td>2013</td>
<td>Stone Hall Opens</td>
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<tr>
<td>2014</td>
<td>McKinlock Hall Opens</td>
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<tr>
<td>2015</td>
<td>Dunster House Opens</td>
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<tr>
<td>2015-2016</td>
<td><em>House Renewal Assessment</em></td>
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<tr>
<td>2017</td>
<td>Winthrop House Opens</td>
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<tr>
<td>2018-2019</td>
<td>Adams House Design Begins; Adams House Student Feedback Meetings</td>
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<tr>
<td>2019</td>
<td>Lowell House Opens</td>
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<td></td>
<td><strong>Adams: Claverly Hall Construction Begins</strong></td>
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<tr>
<td>2020</td>
<td>Claverly Opens, Randolph Construction Begins</td>
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**House Program Planning Committee (2008-‘09):**

- Met to review the role of the House system in the 21st century and to put forward recommendations related to the mission and purpose of House life.
- Multiple focus groups were conducted with students, faculty, Faculty Deans, Resident Deans, and staff.
- Survey sent to all undergraduates, which solicited input on House program planning.

*The House Program Planning Committee 2009 Report and the 2016 Interim Assessment are both available online.*
ADAMS RENEWAL: PROJECT PHASING

INTRODUCTION TO HOUSE RENEWAL

ADAMS HOUSE RENEWAL | Harvard House Renewal Project Management Office

PHASE 1

PHASE 2

PHASE 3

2019 2020 2021 2022 2023 2024

APTHORP BEGINS

RANDOLPH HALL & APTHORP HOUSE

PHASE I TO OPEN AUGUST 2020

PHASE II COMPLETE BY JANUARY 2022

RUSSELL, LIBRARY COMMONS, & WESTMORLY

PHASE III TO OPEN BY AUGUST 2024

JJA JJA JJA JJA JJA JJA

PHASE I TO OPEN AUGUST 2020

PHASE II COMPLETE BY JANUARY 2022

PHASE III TO OPEN BY AUGUST 2024
ADAMS: BUILDINGS FROM DIFFERENT ERAS

INTRODUCTION TO HOUSE RENEWAL

* BUILDING CONSTRUCTED BY HARVARD
What we heard...

Adams has a unique character. Residents describe Adams as historic, warm, quirky, regal, and Hogwartsian.

Maintain what makes Adams special. “Keep Adams weird”; preserve the Tunnel murals; maintain the character of the historic residential spaces.

Adams’ desirability has its downside. The Dining Hall is congested at peak hours, and the few available meeting spaces are in high demand.

The historic common spaces work well, but more types of spaces are needed. Can there be a “third” gathering space, one larger than the Lower Common Room, not as precious as the Dining Hall?

Accommodate social life in the Houses. Desire for appropriately-sized suite common rooms, and common spaces that can be lounges by day and party space on weekend nights.

Spaces for respite are also important. The courtyard, as well as small, quiet spaces for 1-2 people, are a desirable counterpoint to the hubbub elsewhere.

Up-to-date amenities are desired. The gym, private dining, and student kitchens are in need of upgrades. Residential space is dilapidated.
HOUSE-WIDE ENGAGEMENT TO DATE
INTRODUCTION TO HOUSE RENEWAL

- FEBRUARY 2018: Adams Town Hall 1
- MARCH 2018: Student Feedback Meeting #1
- MID-APRIL 2018: Student Feedback Meeting #2
- LATE-APRIL 2018: Student Feedback Meeting #3
- FEBRUARY 2019: Adams Town Hall 2
- APRIL 2019: Student Feedback Meeting for Phase 1 FF&E
- FEBRUARY 26, 2020: Adams Town Hall 3
- MARCH 25, 2020: Lottery Info Session for 2020 Lottery
  (including more information on Claverly housing)
ADAMS INTERIORS - TREASURED ASSETS
INTRODUCTION TO HOUSE RENEWAL

GOLD STAIR HALL
DINING HALL
LIBRARY
LOWER COMMON ROOM
UPPER COMMON ROOM
ADAMS POOL THEATER
FDR SUITE
A-ENTRY LOBBY & STAIR
B-ENTRY LOBBY & STAIR
C-ENTRY FOYER
G-ENTRY LOBBY & STAIR
E- AND I-ELLPTICAL STAIRS
H-ENTRY COOLIDGE ROOM
CLAVERLY ENTRY LOBBY
CLAVERLY MAIN STAIR

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26 February 2020 | Beyer Blinder Belle
REFLECTING A SENSE OF PLACE THROUGH DESIGN
INTRODUCTION TO HOUSE RENEWAL
REFLECTING A SENSE OF PLACE THROUGH DESIGN
INTRODUCTION TO HOUSE RENEWAL
INTRODUCTION TO HOUSE RENEWAL

- At the time of a 2017 survey, 20% of students were sleeping in common rooms
- Another 16% were sleeping in double bedrooms smaller than Renewal standard
- A variety of strategies for screening the bed from the common room were observed
- Limited instances of bunked beds; building elements such as dormers present a challenge
EXISTING - INFRASTRUCTURE BEYOND SERVICE LIFE

INTRODUCTION TO HOUSE RENEWAL
SUMMARY OF OPPORTUNITIES AND CHALLENGES

OCCUPANCY:
- Buildings built by separate owners as private off-campus housing
- Retrofitte, not purpose-built, for the House System
- Designed to house 350 students - now accommodates 450
- Residential layouts do not conform to modern life safety and accessibility codes

PHYSICAL CONSTRAINTS:
- Dense urban site adjacent to Harvard Square
- Non-accessible due to interior level changes and sloping site
- Low ceiling heights in basements limit potential uses
- Ceiling heights in the Randolph attic preclude program use by code

PROGRAM SHORTCOMINGS:
- Dining Hall overburdened by students from other houses; House meeting spaces do not meet student demand
- The HPPC Program for Student Life cannot be fully accommodated in Adams within its existing footprint and envelope.
OVERALL PROPOSED PLAN - THIRD FLOOR
PROPOSED DESIGN

CLAYERLY HALL
RANDOLPH HALL
APTHORP HOUSE
SUPPORT/Mechanical
HOUSE SERVICES
FOOD SERVICE
MECHANICAL
STUDENT LIFE
BEDROOM
COMMON ROOM
TOILETS
TUTOR SUITE
VERTICAL CIRCULATION
COMMON CIRCULATION

DESIGN IN PROGRESS
OVERALL PROPOSED PLAN - BASEMENT LEVEL

PROPOSED DESIGN

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DESIGN IN PROGRESS

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PHASE I: CLAVERLY HALL
MID-BLOCK ENTRY LOUNGE
PHASE I: CLAVERLY HALL

PROPOSED ENTRY FROM LINDEN

PROPOSED PLAN

EXISTING MILLWORK RELOCATED FROM CLAVERLY SUITE #9

1. NORTH ELEVATION

SALVAGED MANTEL

2. SOUTH ELEVATION

3. WEST ELEVATION
CLAYERLY COMMON ROOM

PHASE I: CLAYERLY HALL

EXISTING PLAN

PROPOSED PLAN

1. SOUTH ELEVATION

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PHASE I: CLAVERLY HALL

CLAVERLY MULTIPURPOSE ROOM - EXISTING SPACES

KEEPS

CLAVERLY SEMINAR ROOM
(FORMER SQUASH COURT)

MOUNTAINEERING CLUB
(SWIMMING POOL BELOW)
MULTI-PURPOSE & POOL ROOMS - FLEXIBILITY THROUGH FURNITURE
PHASE I: CLAVERLY HALL

TYPICAL DAYTIME

STUDENT MEAL - COMMUNAL TABLE

PARTY/EVENT
STUDY NOOKS BEHIND THE MAIN STAIR

PHASE I: CLAVERLY HALL

LEVEL 1
STAIR LANDING

LEVEL 2
STAIR LANDING

LEVEL 3
STAIR LANDING

LEVEL 4
STAIR LANDING

TYPE 1

TYPE 2

TYPE 3

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FINDING A NEW HOME FOR THE ELEVATOR POEM
PHASE I: CLAVERLY HALL

It gives a lovely light!

But ah, my foes, and oh, my friends—

It will not last the night;

My candle burns at both ends;

both ends: burns
my candle.
PHASE II: RANDOLPH HALL
G-ENTRY LOBBY AND ADJACENT SPACES - PROPOSED
PHASE II: DESIGN HIGHLIGHTS

H STAIR AND STUDY NOOKS
WEST LOUNGE
SERENITY/PHONE BOOTH C
EAST LOUNGE
PHONE BOOTH A
PHONE BOOTH B
G ENTRY
TO RESIDENTIAL
TO RESIDENTIAL
TO RESIDENTIAL
TO RESIDENTIAL
ACTIVATING SPACES OFF THE G-ENTRY (BOW ST.) LOBBY

PHASE II: DESIGN HIGHLIGHTS

PHONE BOOTH C (RENDERING)

WEST LOUNGE (RENDERING)

13'-6" x 5'-9"

PHONE BOOTH C

WEST LOUNGE

EAST LOUNGE

PHONE BOOTH A

PHONE BOOTH B

6'-6" x 5'-9" ea.
NEW LOWER LEVEL LOUNGE (EAST WING)

PHASE II: DESIGN HIGHLIGHTS
COURTYARD LANDSCAPE - INTEGRATING ACCESSIBILITY

PHASE II: DESIGN HIGHLIGHTS

EXISTING COURTYARD LANDSCAPE

PROPOSED COURTYARD LANDSCAPE

ADAMS HOUSE RENEWAL | Harvard House Renewal Project Management Office

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PHASE III: DESIGN HIGHLIGHTS
• New plan increases dining capacity by 35-50 seats; adds a series of new meeting and break-out spaces

• Creates network of accessible routes which can either bypass or access Dining Hall

• Encloses part of the open-air light court between the Dining Hall and Russell for all-weather use

• Lowers the Conservatory floor to the same level as the Dining Hall

• Removes student bedrooms from Russell ground floor due to lack of privacy

• New glass elevator in Conservatory provides accessible connections to student life spaces above (Library, etc.) without impacting Gold Stair Hall
PROPOSED FIRST FLOOR AND LOFT
PHASE III: DESIGN HIGHLIGHTS

- A new rooftop addition, the “Loft,” is proposed directly above the Dining Hall
- The Loft is accessed via an interior bridge over the Conservatory from the new elevator
- The new elevator is front/back opening to provide accessibility to all spaces
- New circulation routes will also link the Loft to the House Offices and the Westmorly B-Entry Hallway
- The existing ceiling height and historic finishes of the Dining Hall will be maintained
LOFT - CONCEPT SECTION PERSPECTIVE

PHASE III: DESIGN HIGHLIGHTS
LOFT PLAN - FLEXIBLE SETUP AND USE

PHASE III: DESIGN HIGHLIGHTS

SAMPLE DAYTIME CONFIGURATION 1
SAMPLE DAYTIME CONFIGURATION 2
LECTURE LAYOUT: 100 SEATS
WESTMORLY POOL THEATER - EXISTING CONDITIONS

PHASE III: DESIGN HIGHLIGHTS

- The most-used undergrad theater outside the traditional theaters
- Not universally accessible. No entry lobby, lack of visibility
- No backstage area; dressing room is adjacent to public entrance
- Fixed seating means little flexibility in how the space is used
- Worn, tired finishes; most historic elements lost or in poor condition
• Better wayfinding, combined with a more generous and accessible arrival sequence

• Universally accessible routes to both “house” and stage levels

• New Green Room and storage as part of new backstage suite

• New adjustable riser system and loose ganged seating allows for flexibility in programming, seating and stage configurations

• Restoration of key finishes and fixtures to bring back the luster and atmosphere of the original pool

• Comprehensive HVAC, lighting, and A/V systems upgrades
HISTORIC PHOTO, LOOKING SOUTH (1902)

PHASE III: DESIGN HIGHLIGHTS
HISTORIC PHOTO, LOOKING NORTH (1902)

PHASE III: DESIGN HIGHLIGHTS
POOL THEATER - CONCEPTUAL RENDERING

PHASE III: DESIGN HIGHLIGHTS
POOL THEATER - CONCEPTUAL RENDERINGS

PHASE III: DESIGN HIGHLIGHTS
LOOKING FORWARD

Adams Lottery Info Session / Q&A
Wed, March 25 (Wed after Spring Recess)

Adams Lottery (Claverly, Russell, Westmorly, Swing buildings)
- Lottery “Office Hours” 4/6 - 4/9
- Lottery Forms Due 4/10
- Lottery 4/13 - 4/15

Randolph Hall Construction Begins
June 1, 2020

Claverly and Senior House to Open
August 2020

Randolph Furnishings - Student Feedback Meeting
Date TBD, Fall Semester, 2020
- Furniture layouts for public spaces