

ADAMS HOUSE RENEWAL

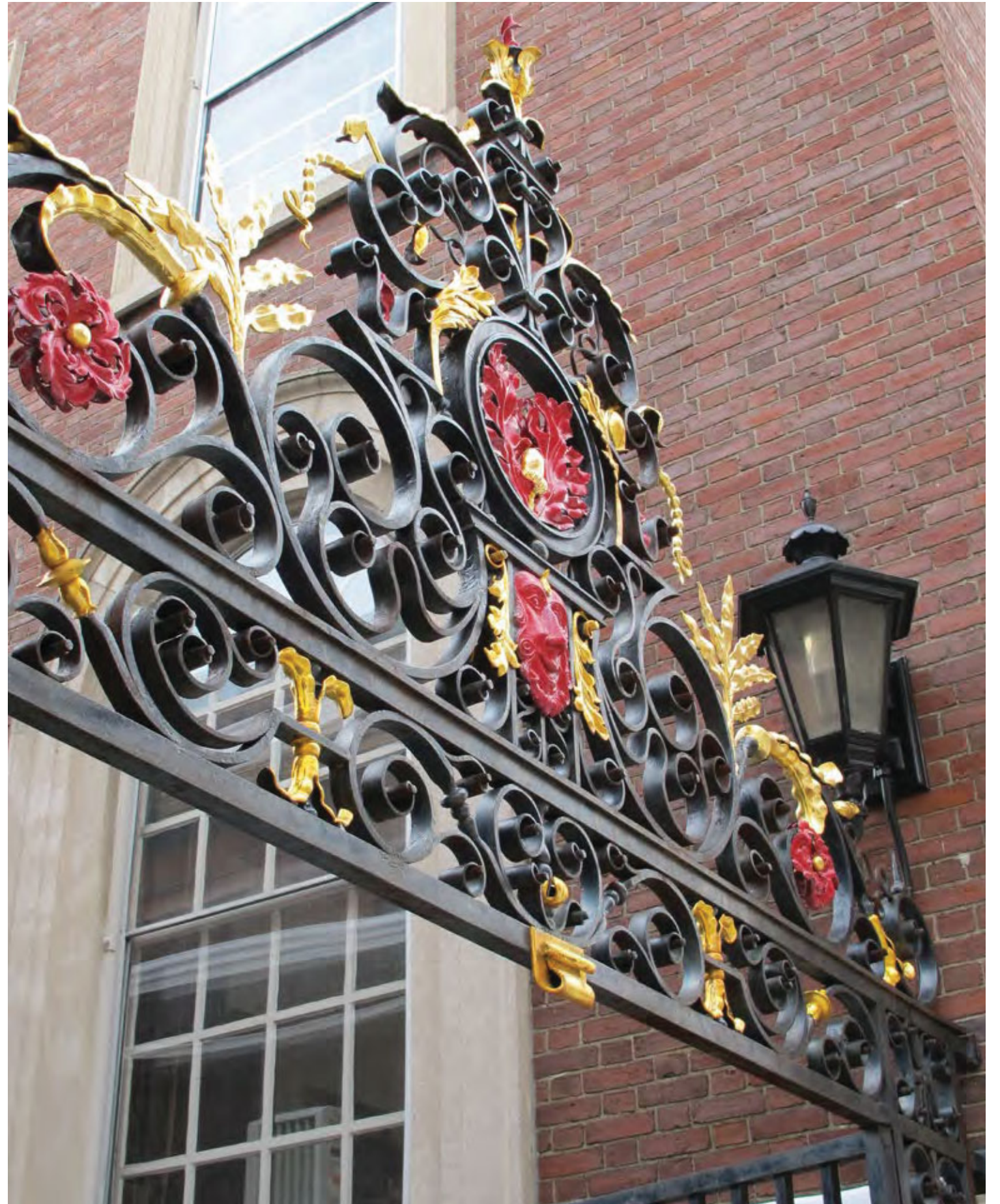
Adams Town Hall - February 26, 2020

**NOTE:
DESIGN IN PROGRESS
NOT OFFICIAL RECORD**

**BEYER
BLINDER
BELLE**

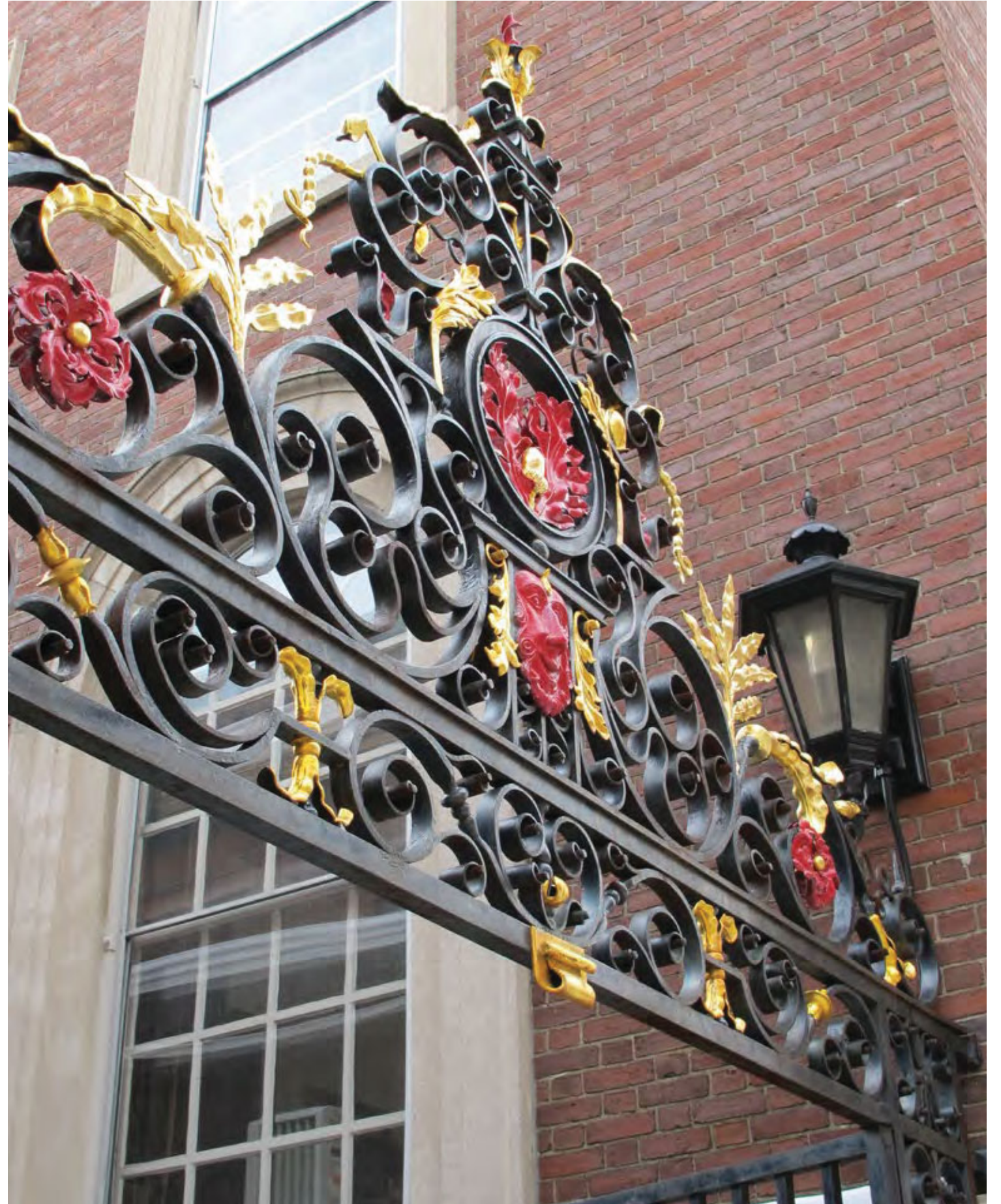


Harvard House Renewal Project Management Office



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: WHO WE ARE

INTRODUCTION TO HOUSE RENEWAL



Elizabeth Leber

AIA, LEED AP, Partner
Partner-in-Charge



Aaron Lamport (Dunster '90)

AIA, LEED AP, Associate Partner
Senior Project Manager



Nathaniel Rogers (Quincy '05)

AIA, Senior Associate
Project Architect

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*)

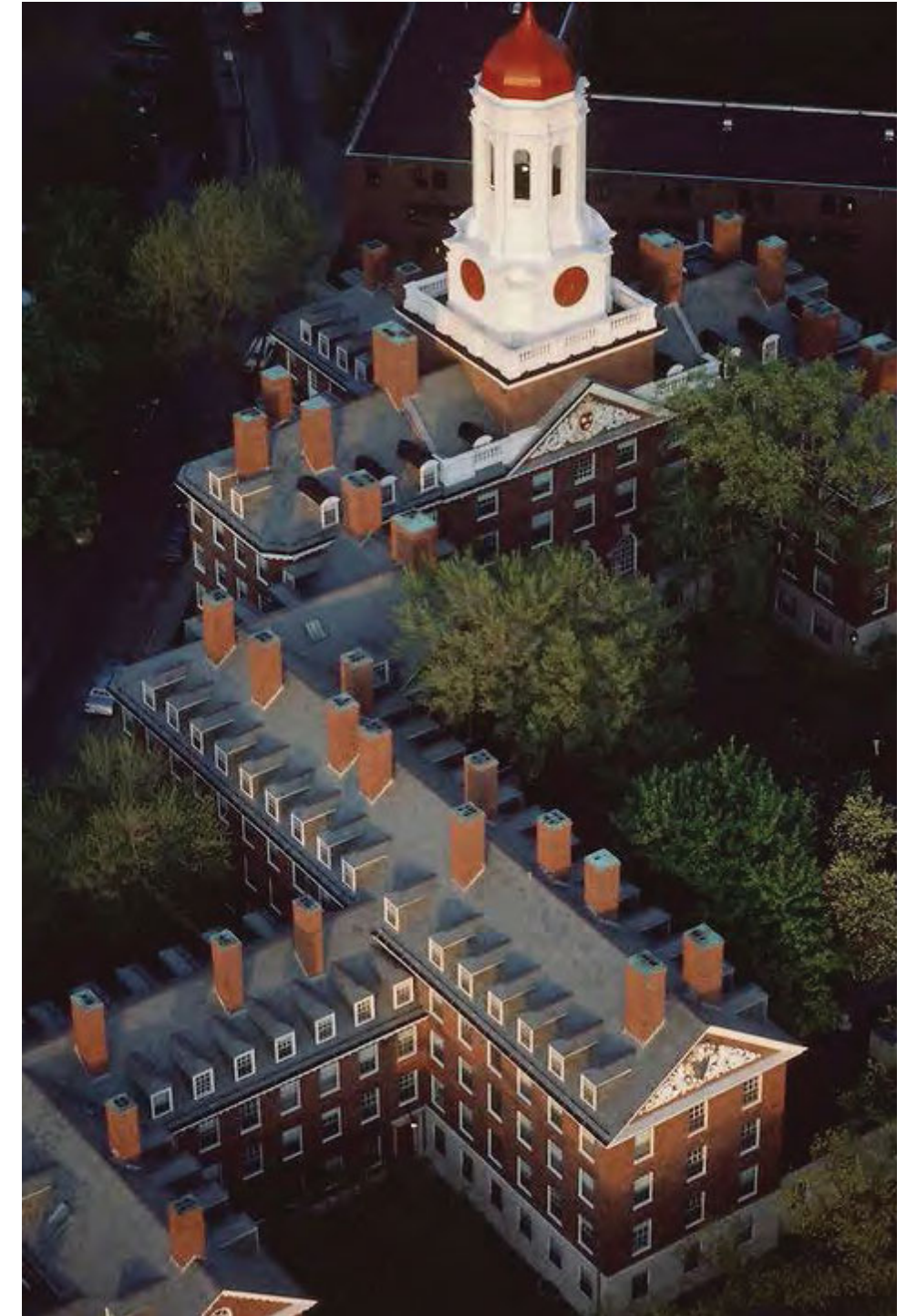


INTRODUCTION TO HOUSE RENEWAL

HOUSE RENEWAL - KEY PRINCIPLES

INTRODUCTION TO HOUSE RENEWAL

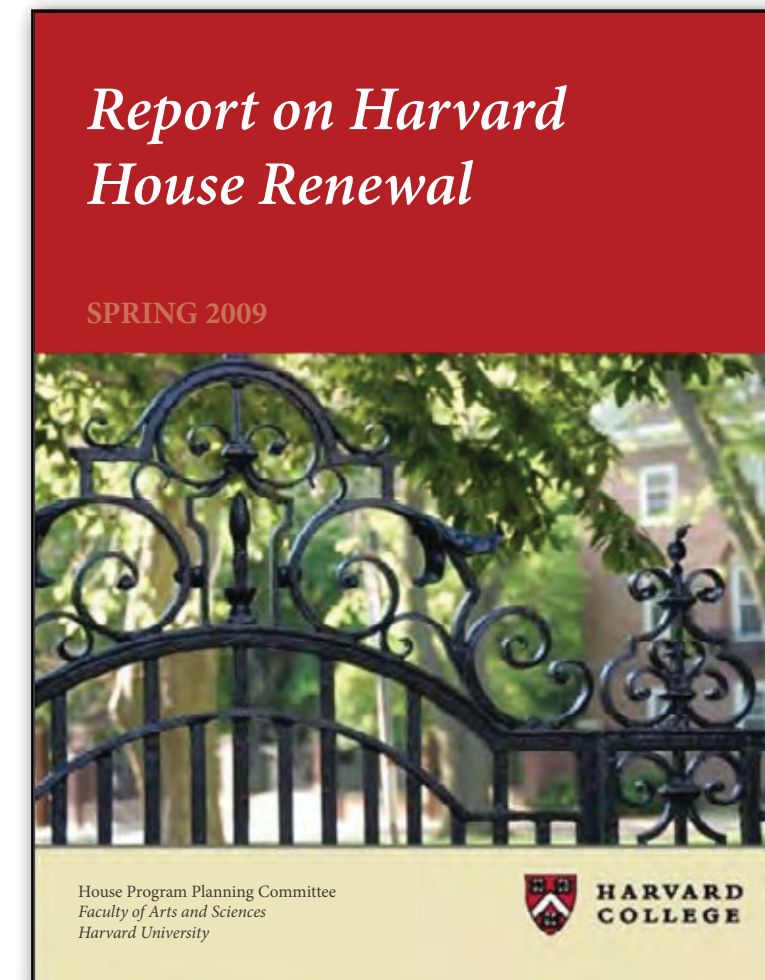
- **Overcrowding addressed:** No students sleeping in common rooms; bedrooms sized to fit all student furniture without bunking required
- **Full upgrade of systems, including A/C, and 21st century technology:** (power, Wi-Fi, A/V), all seamlessly integrated within the House to serve today's students
- **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

— 2006	Space Assessment of Houses
— 2007	Conditions Assessment of Houses
— 2008-2009	House Programming and Planning: 9-Month Review of House System
— 2011	Stone Hall Design Begins; Stone Hall Student Feedback Meetings
— 2012	Stone Hall Construction Begins
— 2013	Stone Hall Opens
— 2014	McKinlock Hall Opens
— 2015	Dunster House Opens
— 2015-2016	<i>House Renewal Assessment*</i>
— 2017	Winthrop House Opens
— 2018-2019	Adams House Design Begins; Adams House Student Feedback Meetings
— 2019	Lowell House Opens Adams: Claverly Hall Construction Begins
— 2020	Claverly Opens, Randolph Construction Begins



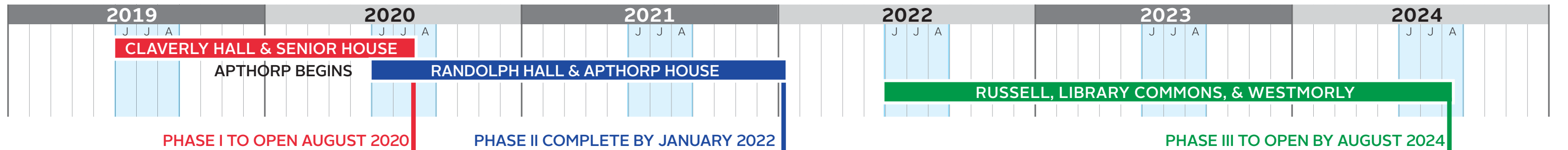
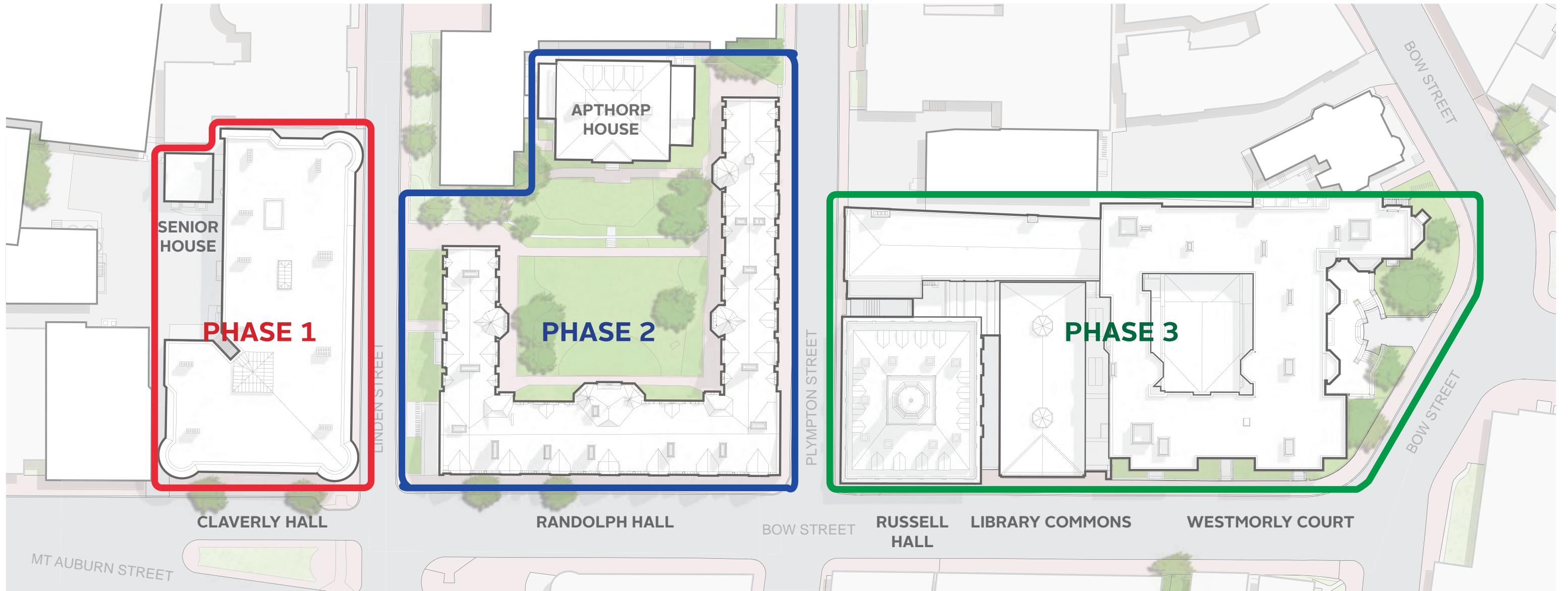
House Program Planning Committee (2008-'09):

- 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.*

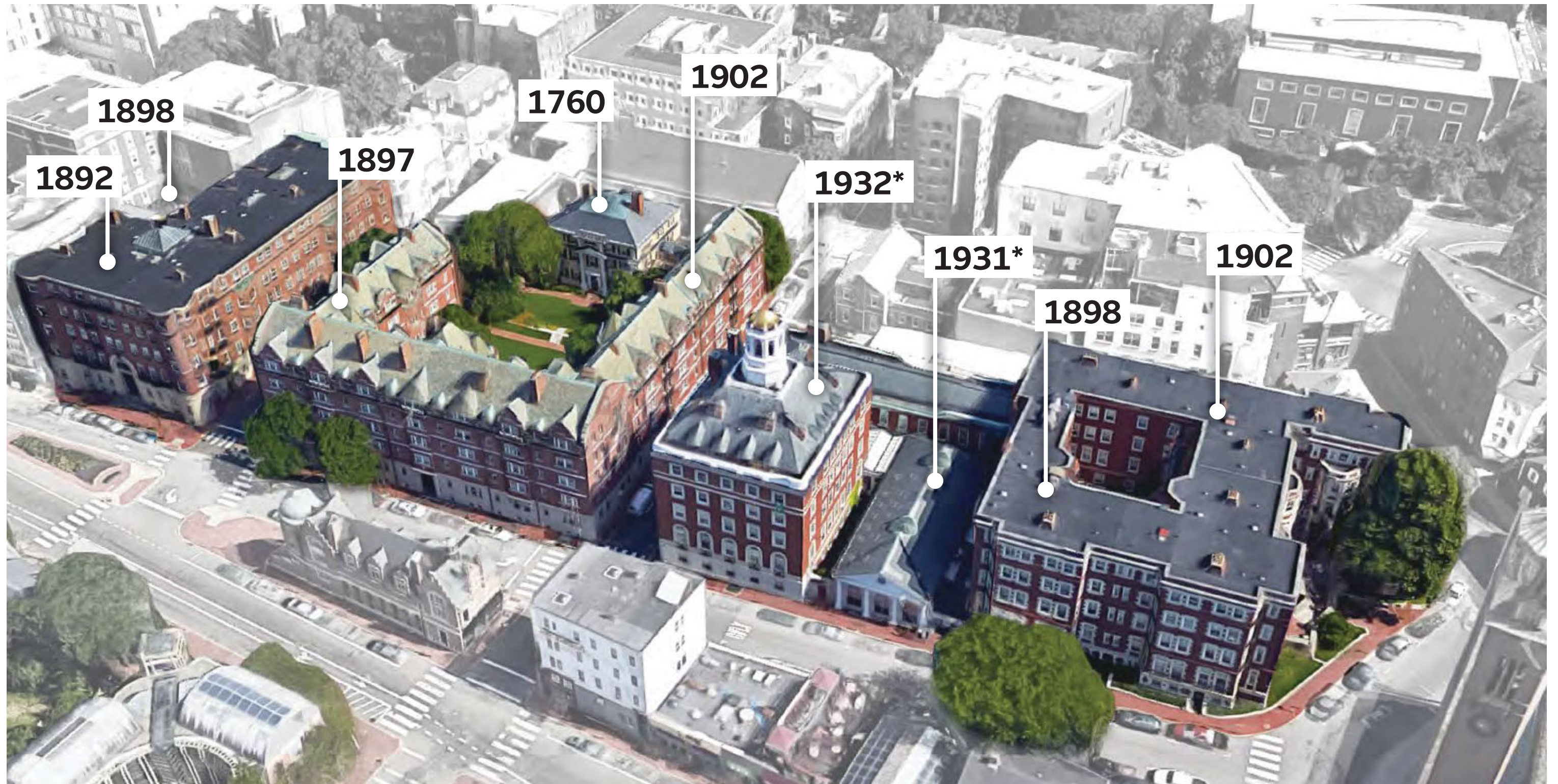
ADAMS RENEWAL: PROJECT PHASING

INTRODUCTION TO HOUSE RENEWAL



ADAMS: BUILDINGS FROM DIFFERENT ERAS

INTRODUCTION TO HOUSE RENEWAL



* BUILDING CONSTRUCTED BY HARVARD

THEMES FROM THE ADAMS SPRING 2018 TOWN HALL

INTRODUCTION TO HOUSE RENEWAL

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.

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.

Adams’ desirability has its downside.

The Dining Hall is congested at peak hours, and the few available meeting spaces are in high demand.

What we heard...

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?

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.

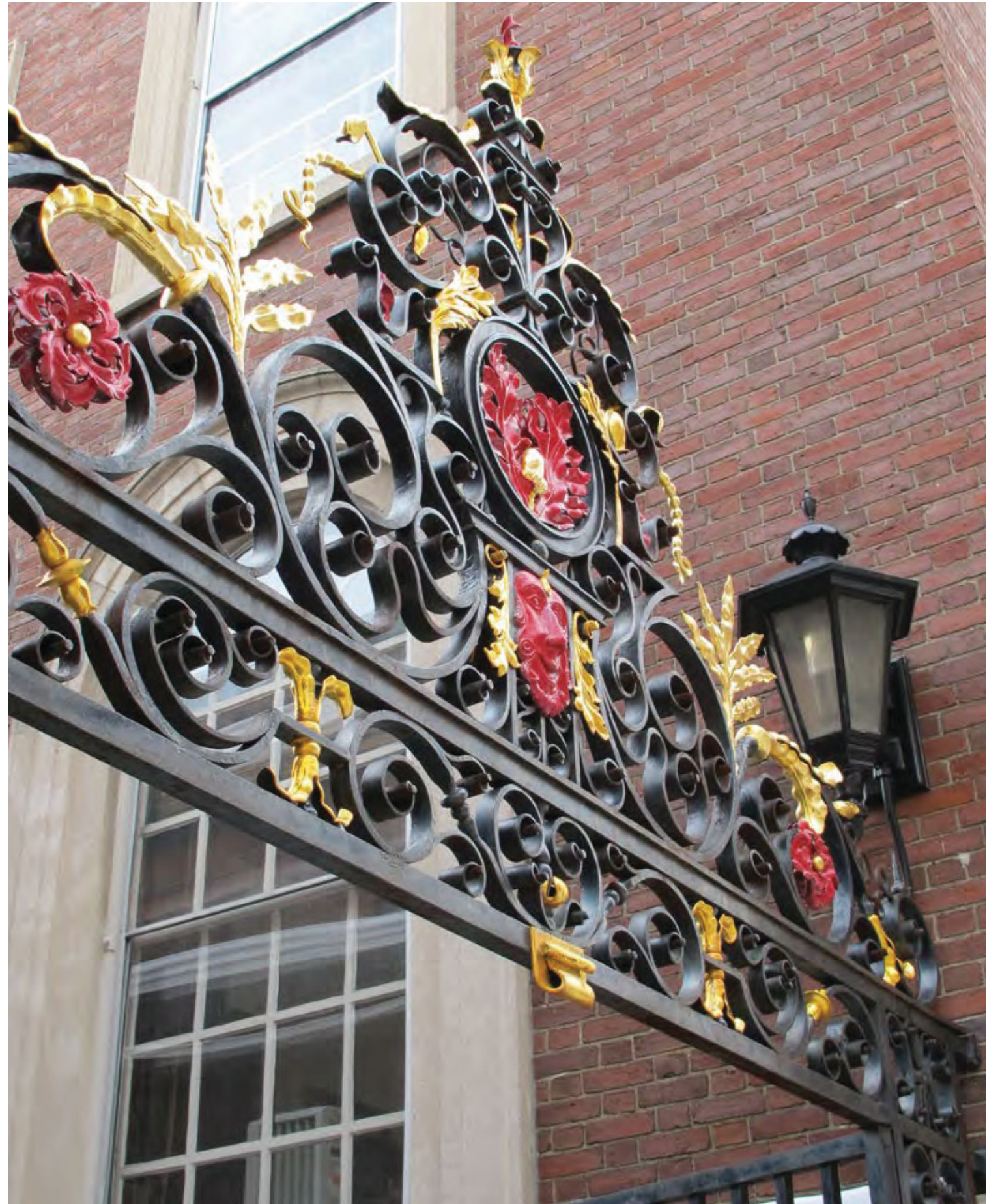
Up-to-date amenities are desired.

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)

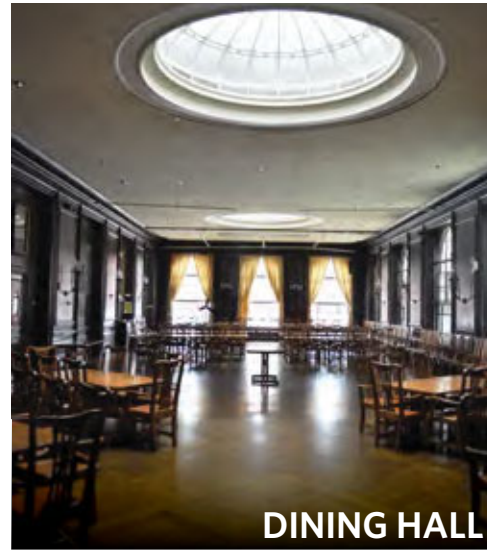


ADAMS INTERIORS - TREASURED ASSETS

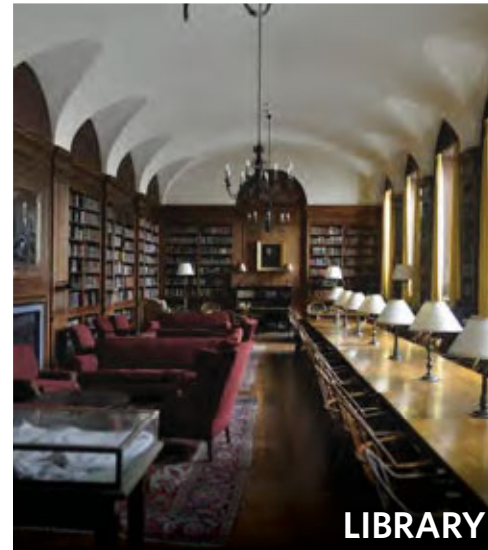
INTRODUCTION TO HOUSE RENEWAL



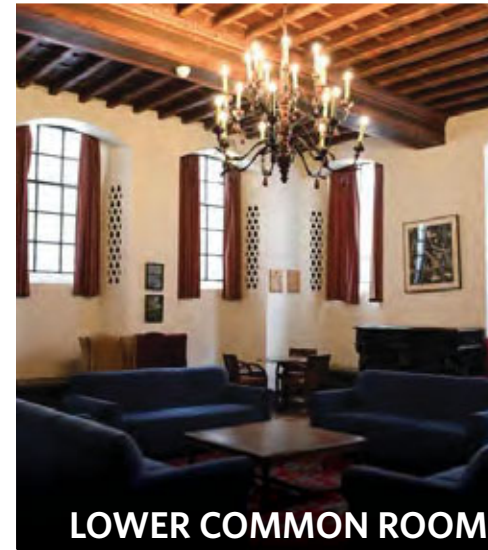
GOLD STAIR HALL



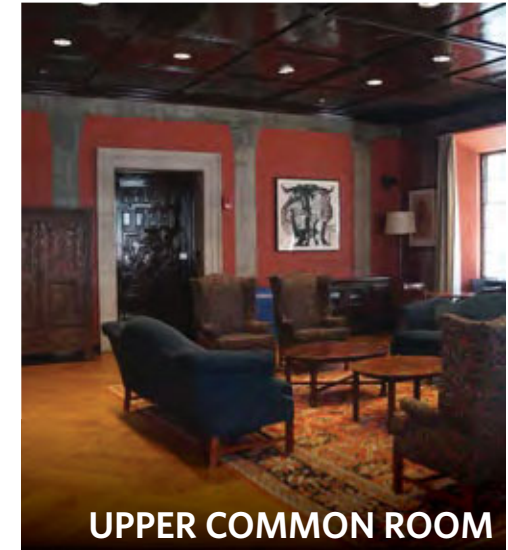
DINING HALL



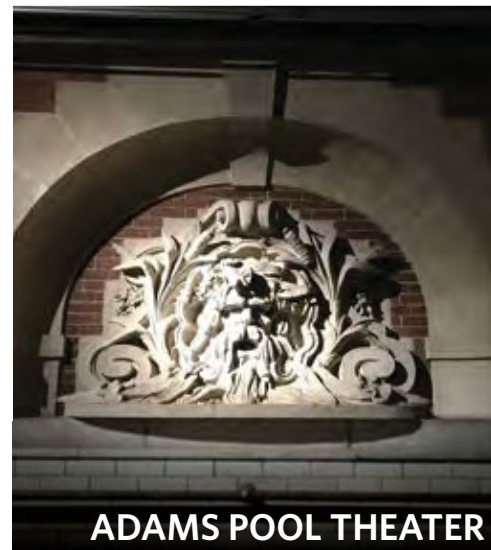
LIBRARY



LOWER COMMON ROOM



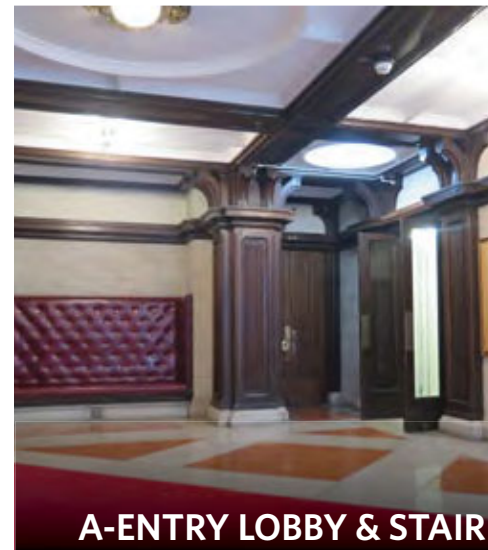
UPPER COMMON ROOM



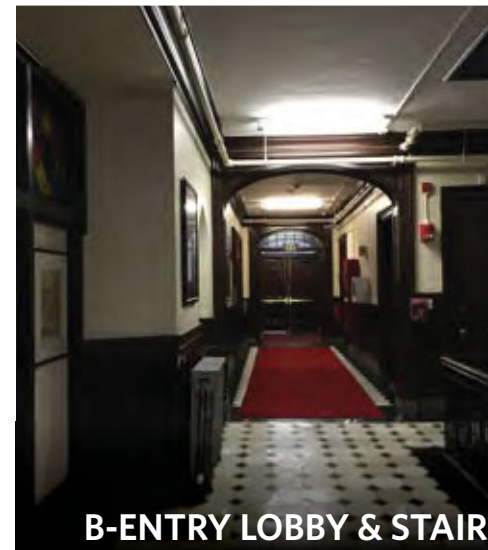
ADAMS POOL THEATER



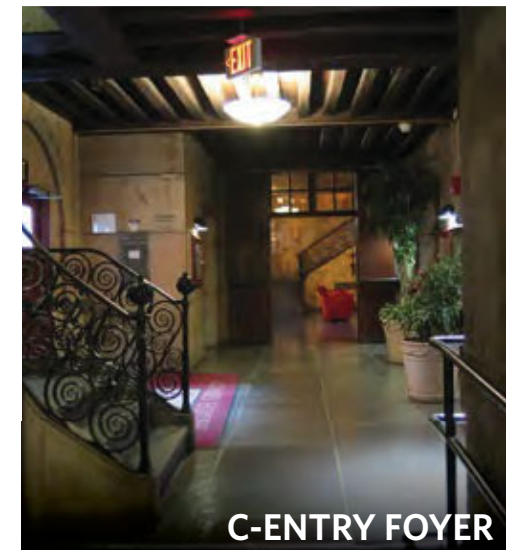
FDR SUITE



A-ENTRY LOBBY & STAIR



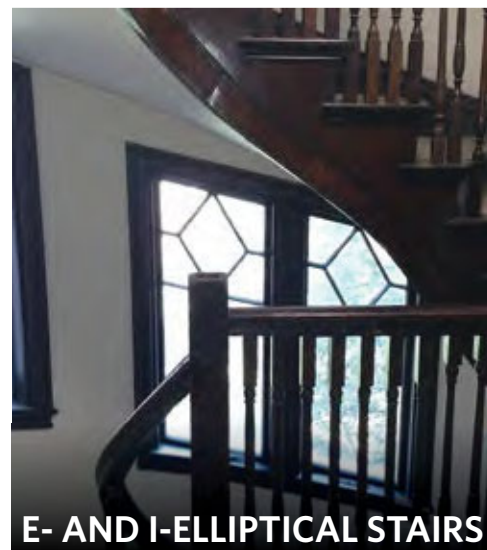
B-ENTRY LOBBY & STAIR



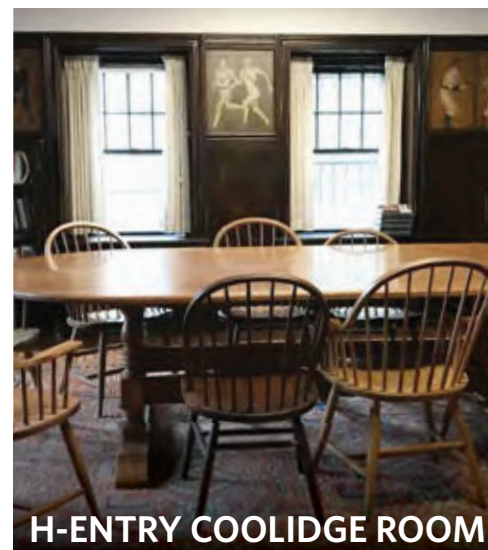
C-ENTRY FOYER



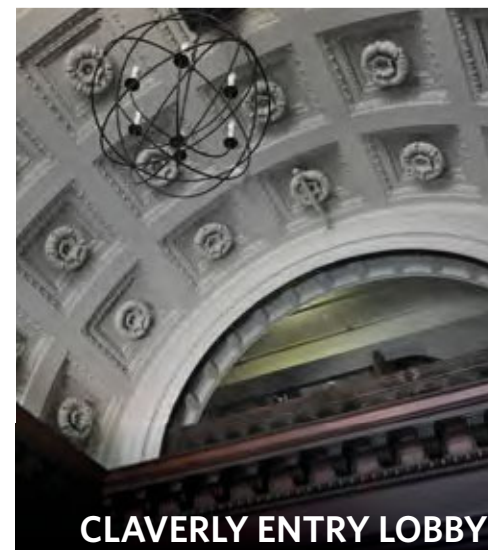
G-ENTRY LOBBY & STAIR



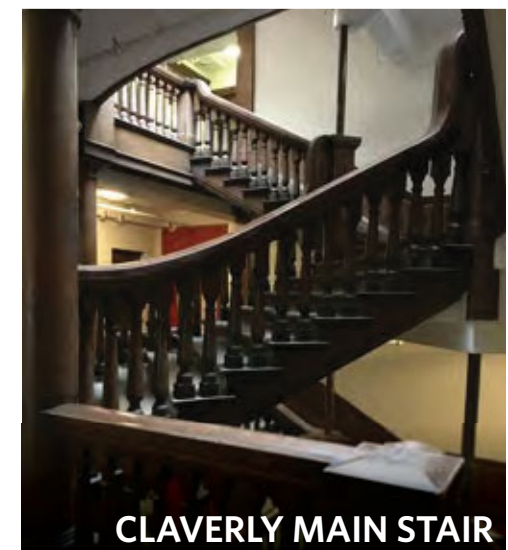
E- AND I-ELLIPTICAL STAIRS



H-ENTRY COOLIDGE ROOM



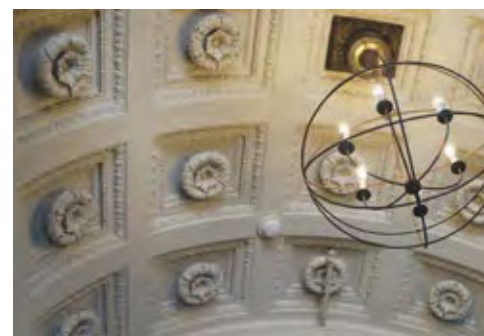
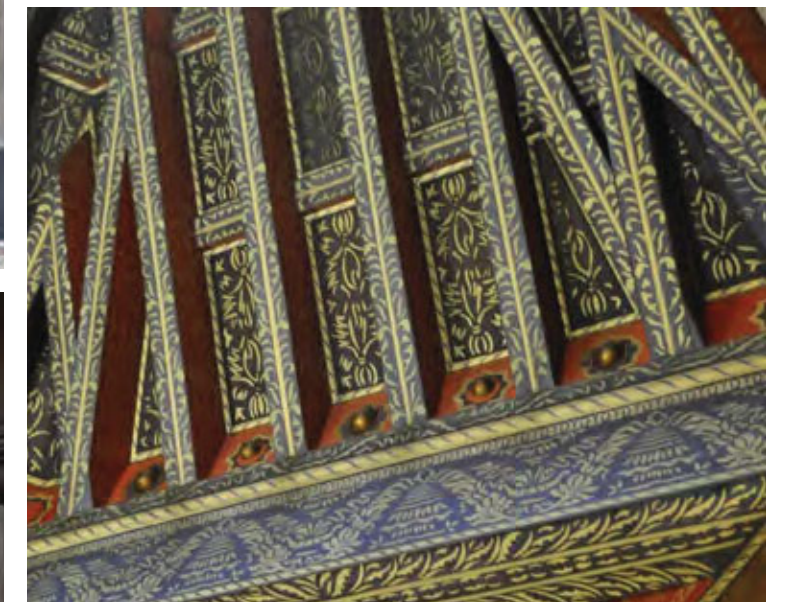
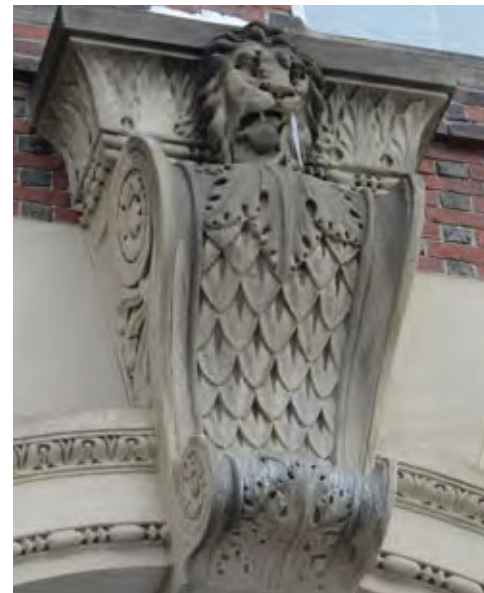
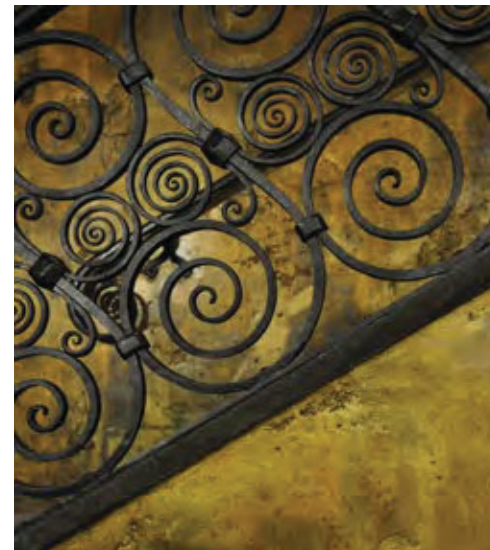
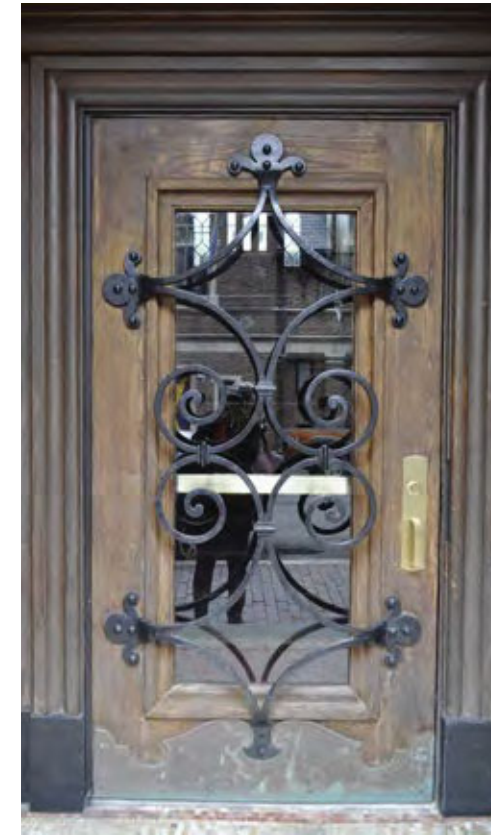
CLAVERLY ENTRY LOBBY



CLAVERLY MAIN STAIR

REFLECTING A SENSE OF PLACE THROUGH DESIGN

INTRODUCTION TO HOUSE RENEWAL



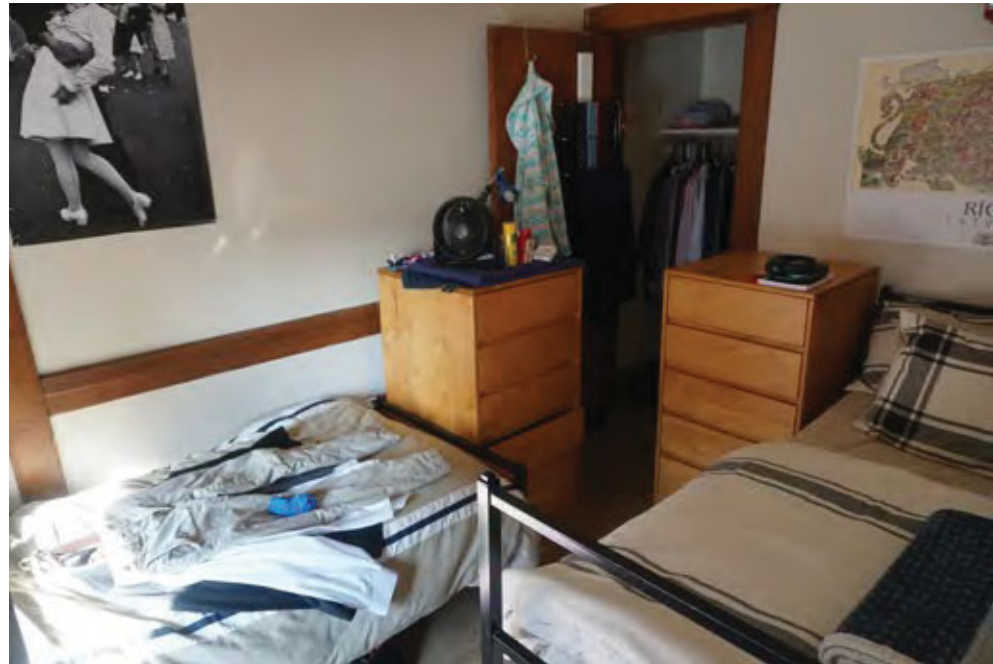
REFLECTING A SENSE OF PLACE THROUGH DESIGN

INTRODUCTION TO HOUSE RENEWAL



EXISTING - RESIDENTIAL OVERCROWDING IN ADAMS

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:

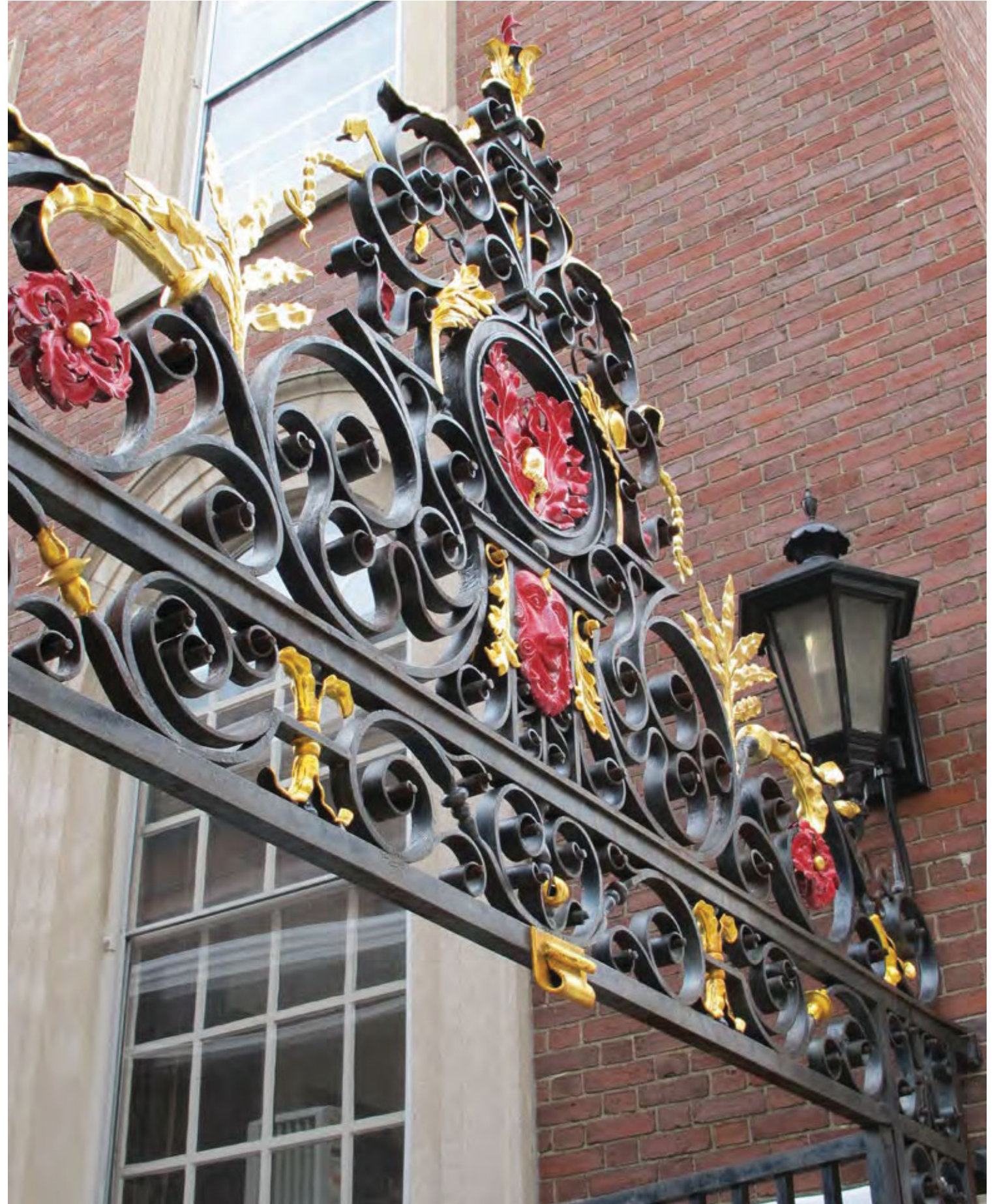
- Buildings built by separate owners as private off-campus housing
- Retrofitted, not purpose-built, for the House System
- Designed to house 350 students - now accommodates 450
- Residential layouts do not conform to modern life safety and accessibility codes

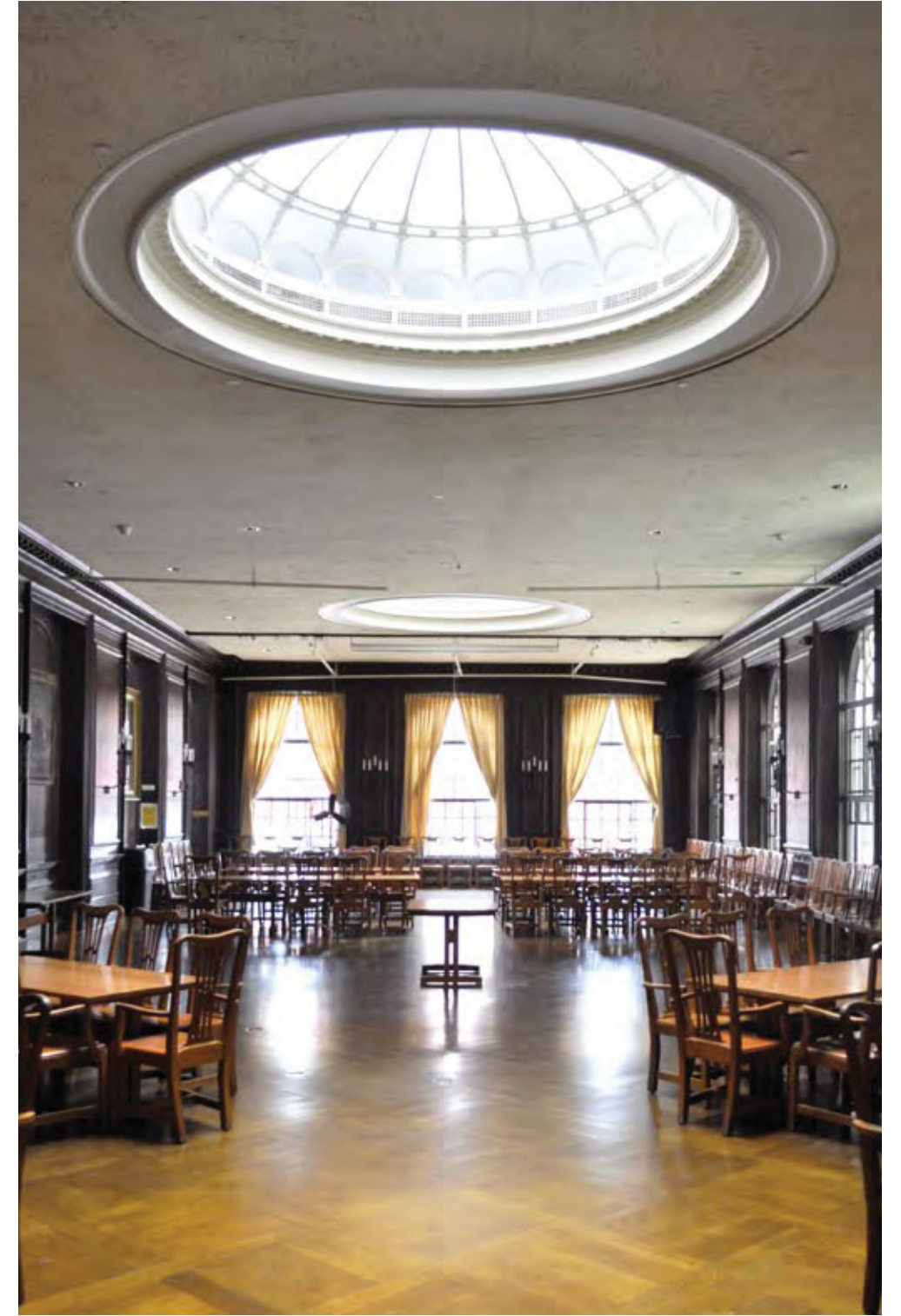
PHYSICAL CONSTRAINTS:

- 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.

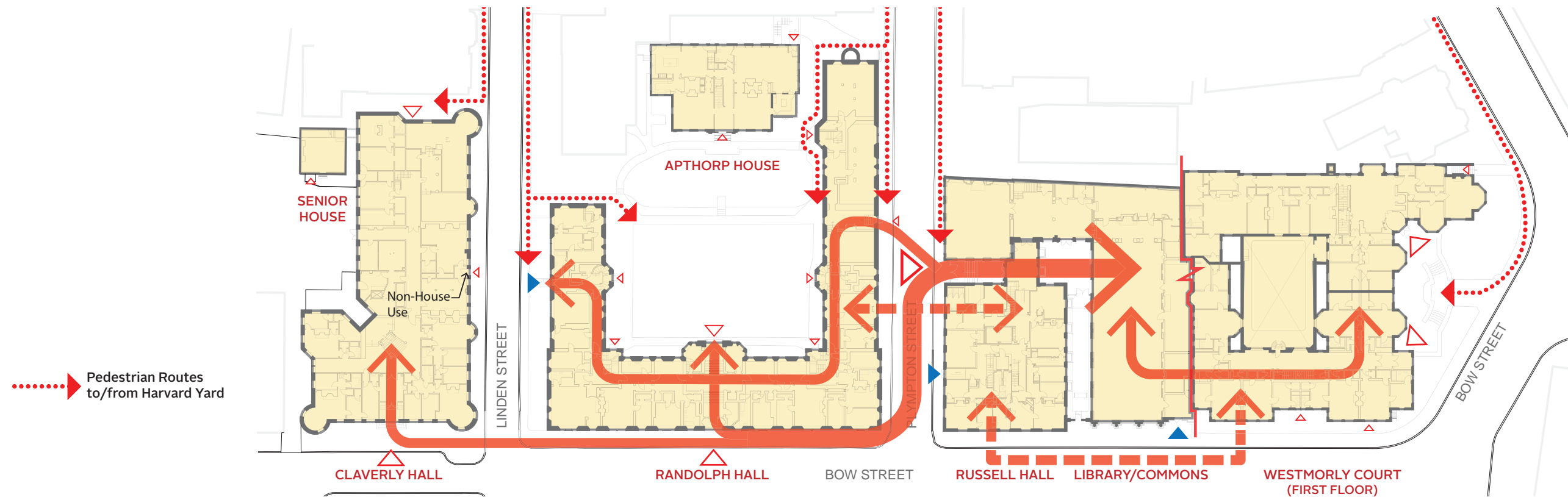




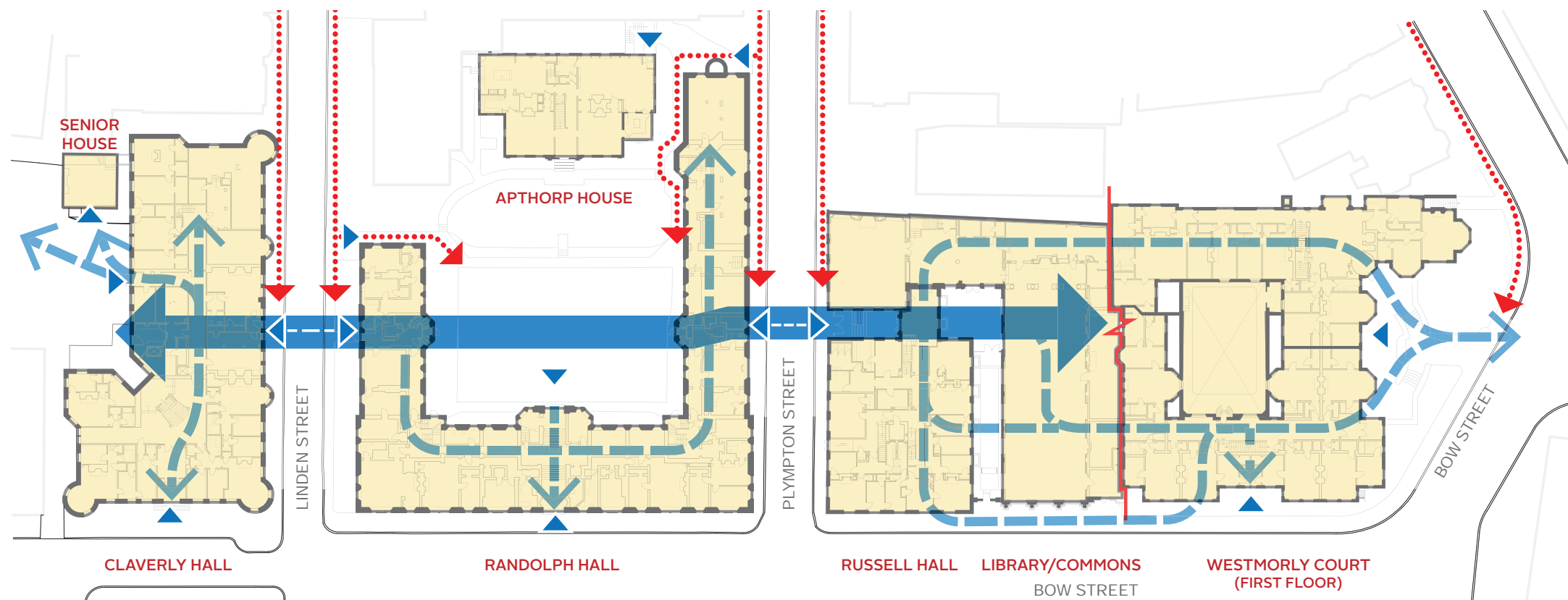
PROPOSED DESIGN

SITE CIRCULATION DIAGRAM: CONNECTING ONE COMMUNITY

PROPOSED DESIGN



EXISTING

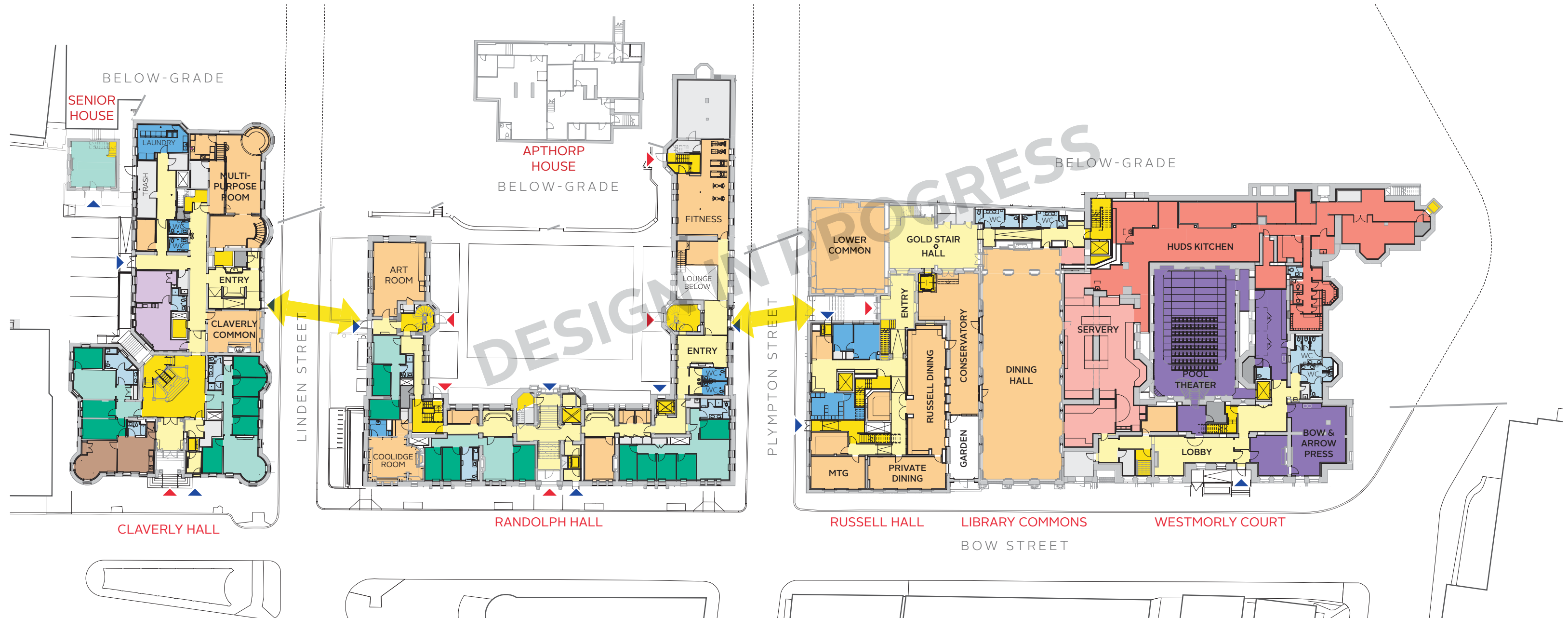


CONCEPT

OVERALL PROPOSED PLAN - GROUND FLOOR

PROPOSED DESIGN

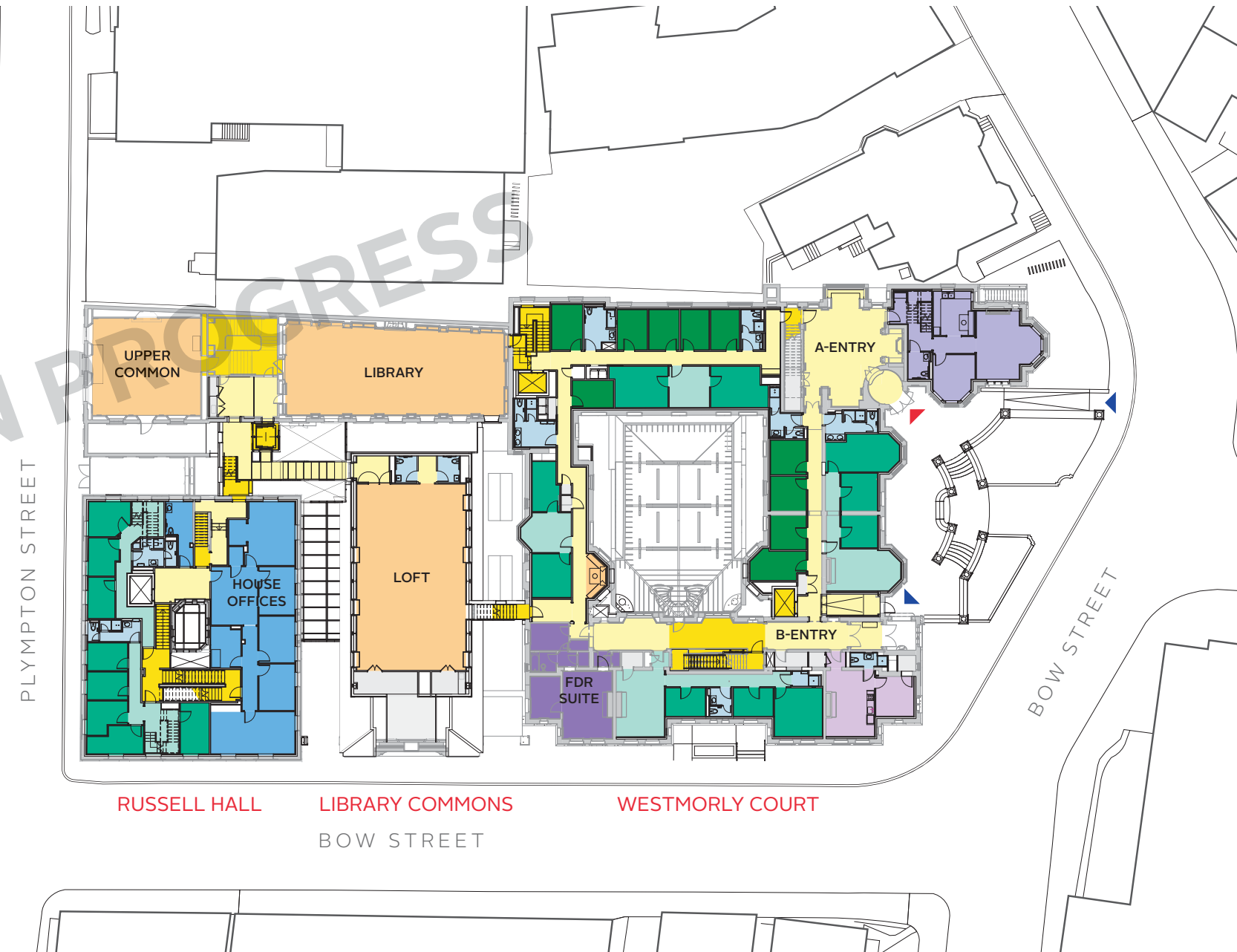
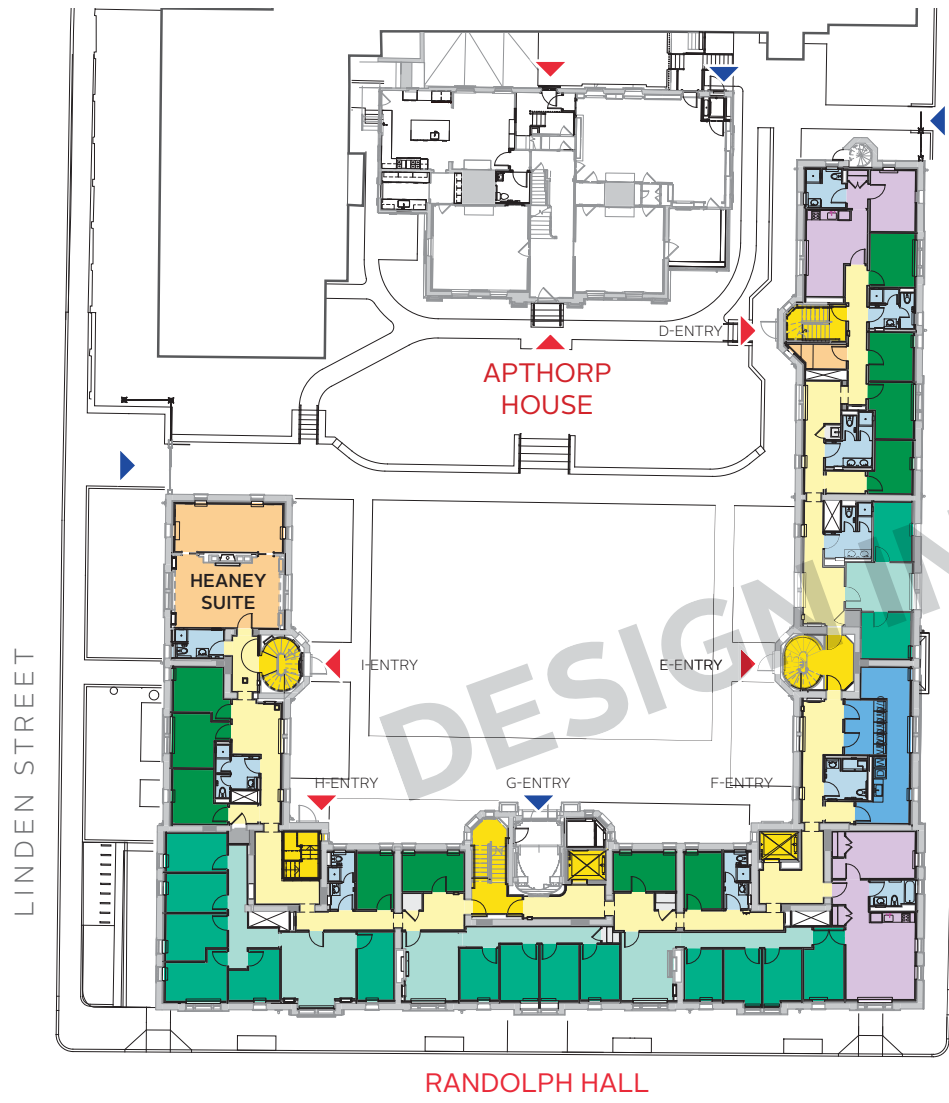
- STUDENT LIFE
- SHARED STUDENT LIFE
- HOUSE SERVICES
- FOOD SERVICE
- MECHANICAL
- SUPPORT/MECHANICAL
- BEDROOM
- COMMON ROOM
- TOILETS
- TUTOR SUITE
- VERTICAL CIRCULATION
- COMMON CIRCULATION



OVERALL PROPOSED PLAN - FIRST FLOOR

PROPOSED DESIGN

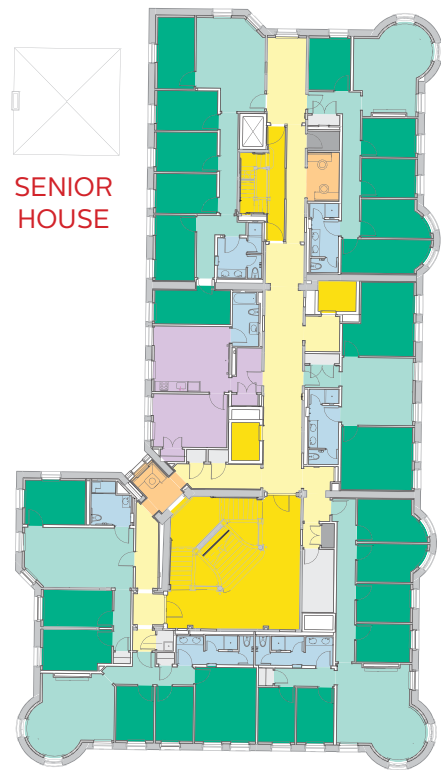
- STUDENT LIFE
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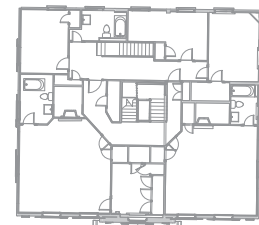
OVERALL PROPOSED PLAN - THIRD FLOOR

PROPOSED DESIGN

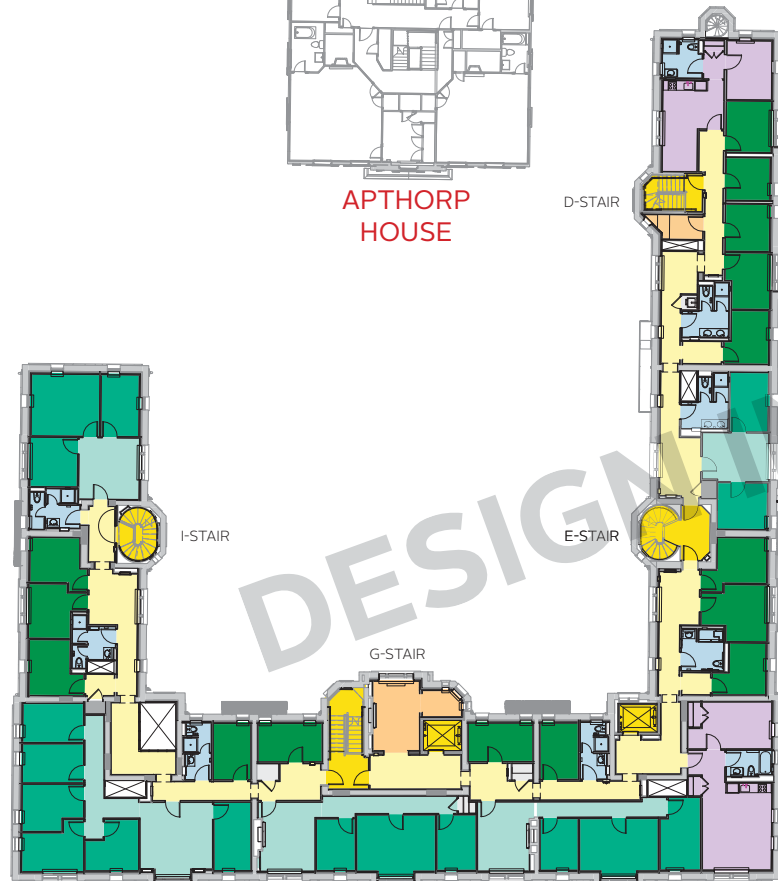
- STUDENT LIFE
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- COMMON CIRCULATION



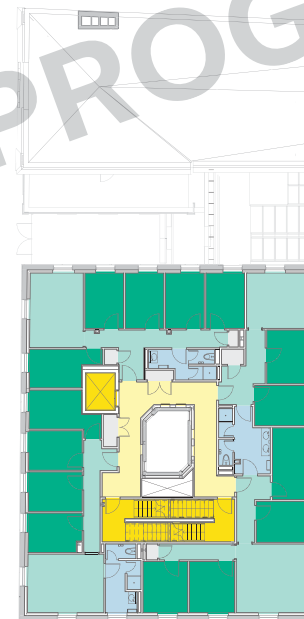
CLAVERLY HALL



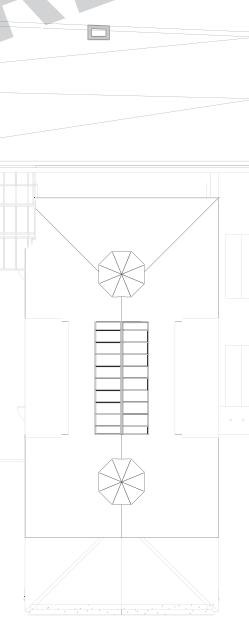
APTHORP HOUSE



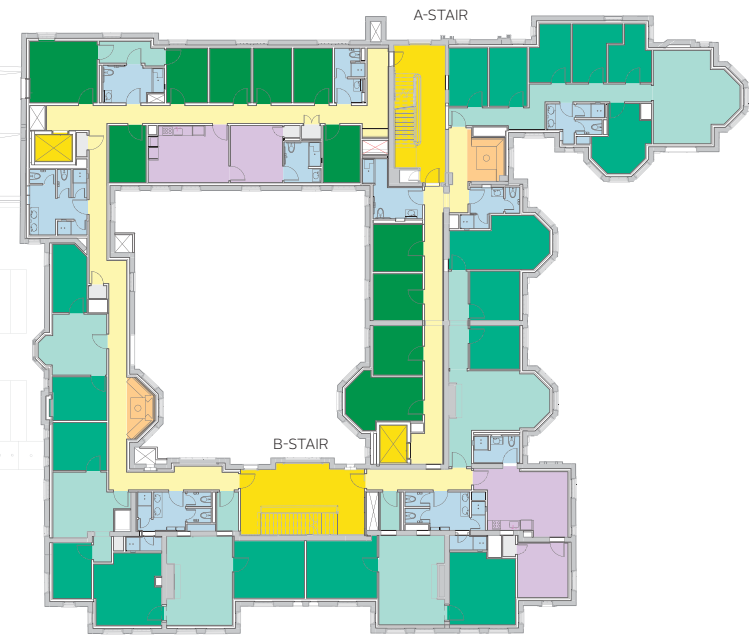
RANDOLPH HALL



RUSSELL HALL



LIBRARY COMMONS

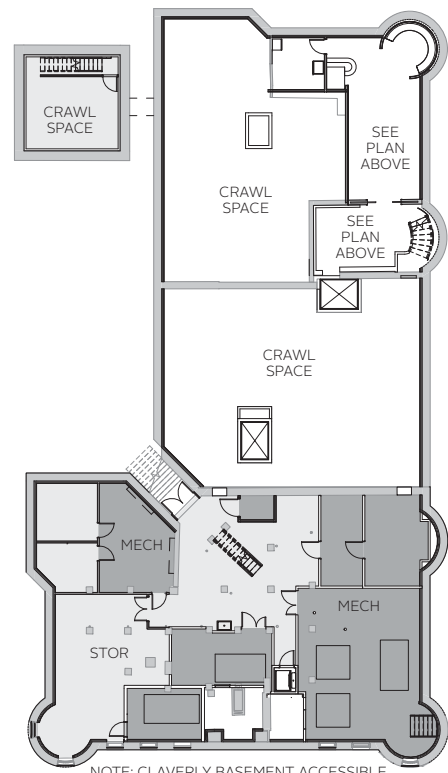


WESTMORLY COURT

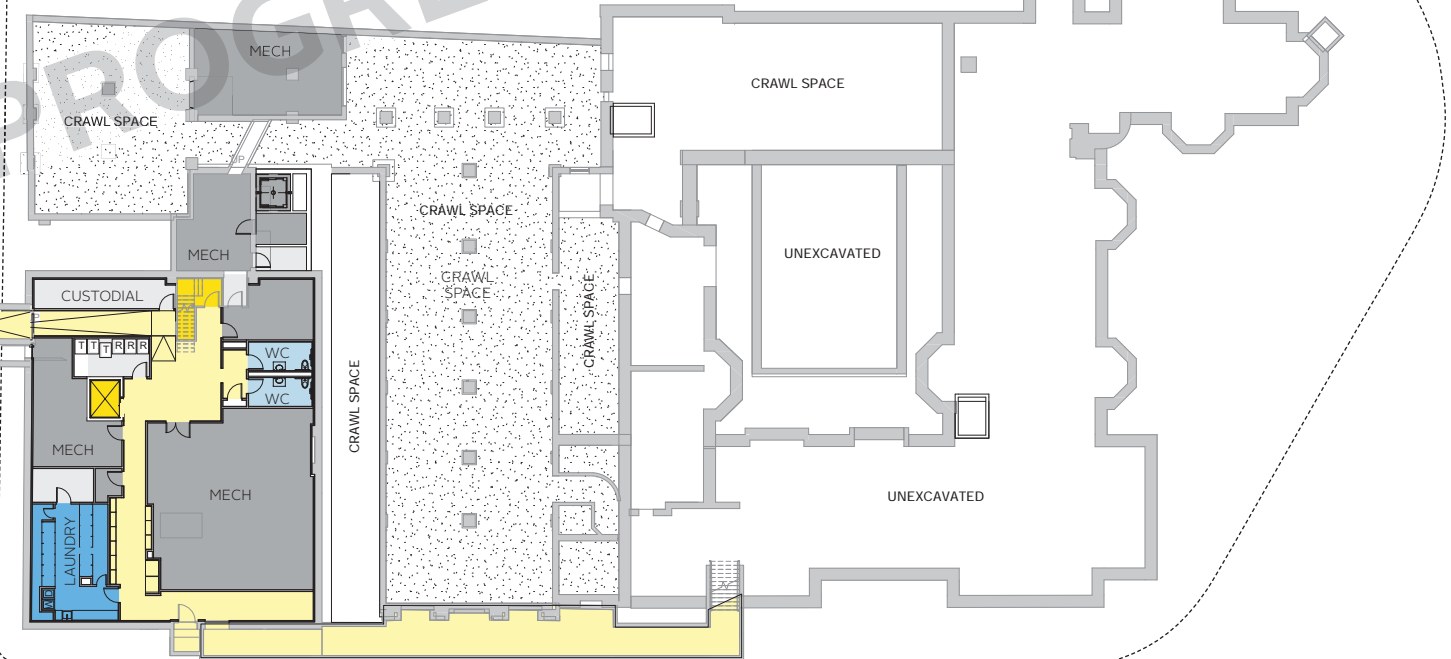
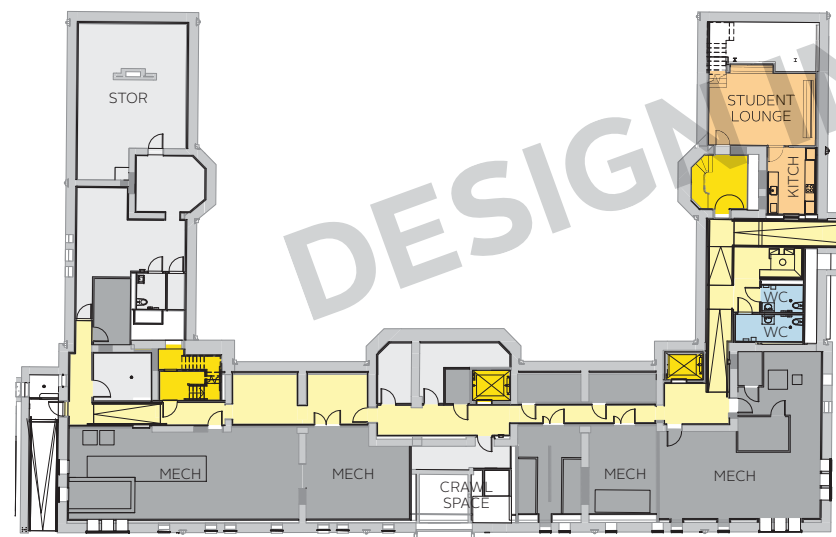
OVERALL PROPOSED PLAN - BASEMENT LEVEL

PROPOSED DESIGN

- STUDENT LIFE
- SHARED STUDENT LIFE
- HOUSE SERVICES
- FOOD SERVICE
- MECHANICAL
- SUPPORT/MECHANICAL
- BEDROOM
- COMMON ROOM
- TOILETS
- TUTOR SUITE
- VERTICAL CIRCULATION
- COMMON CIRCULATION



NOTE: CLAVERLY BASEMENT ACCESSIBLE TO MAINTENANCE STAFF ONLY

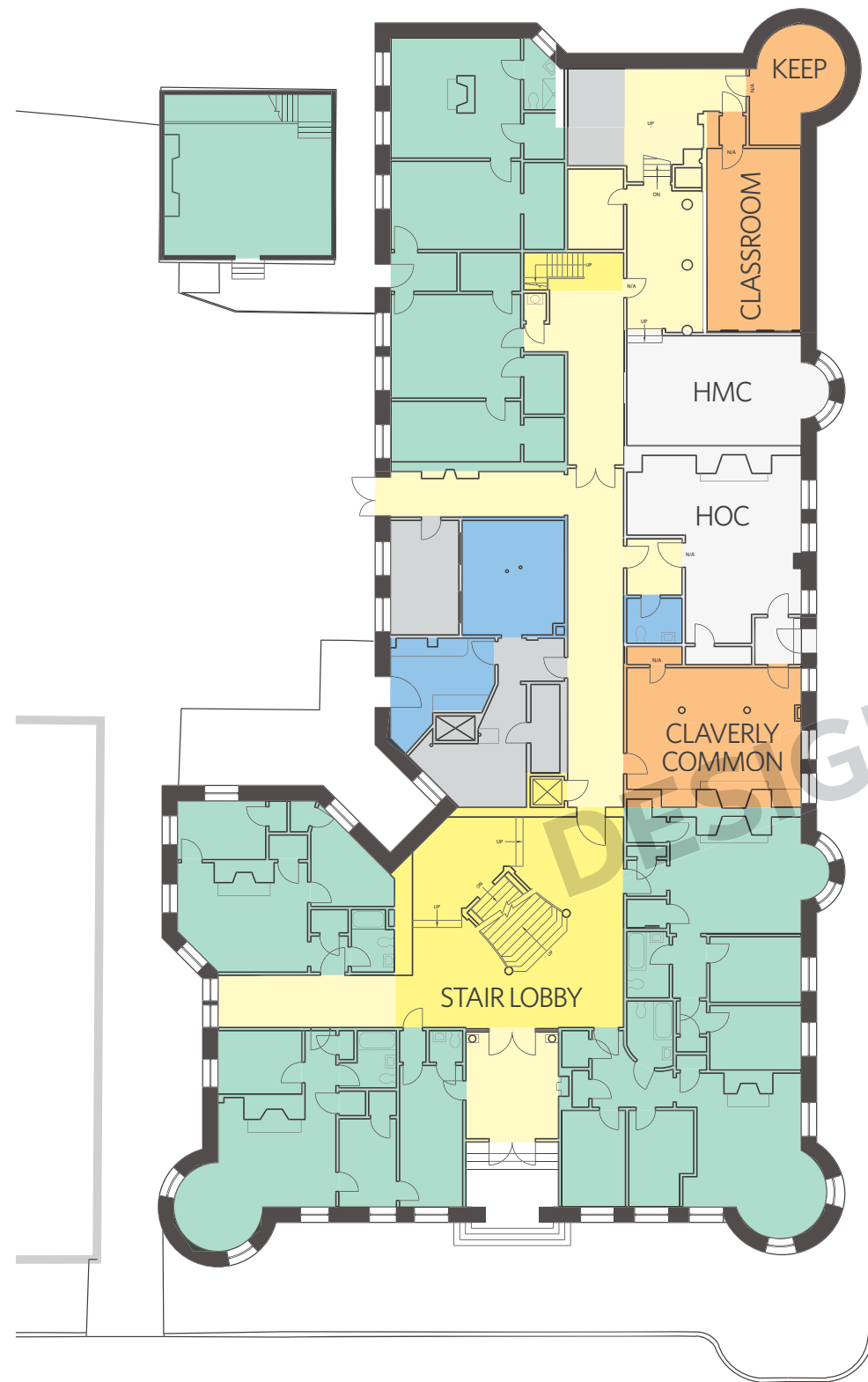




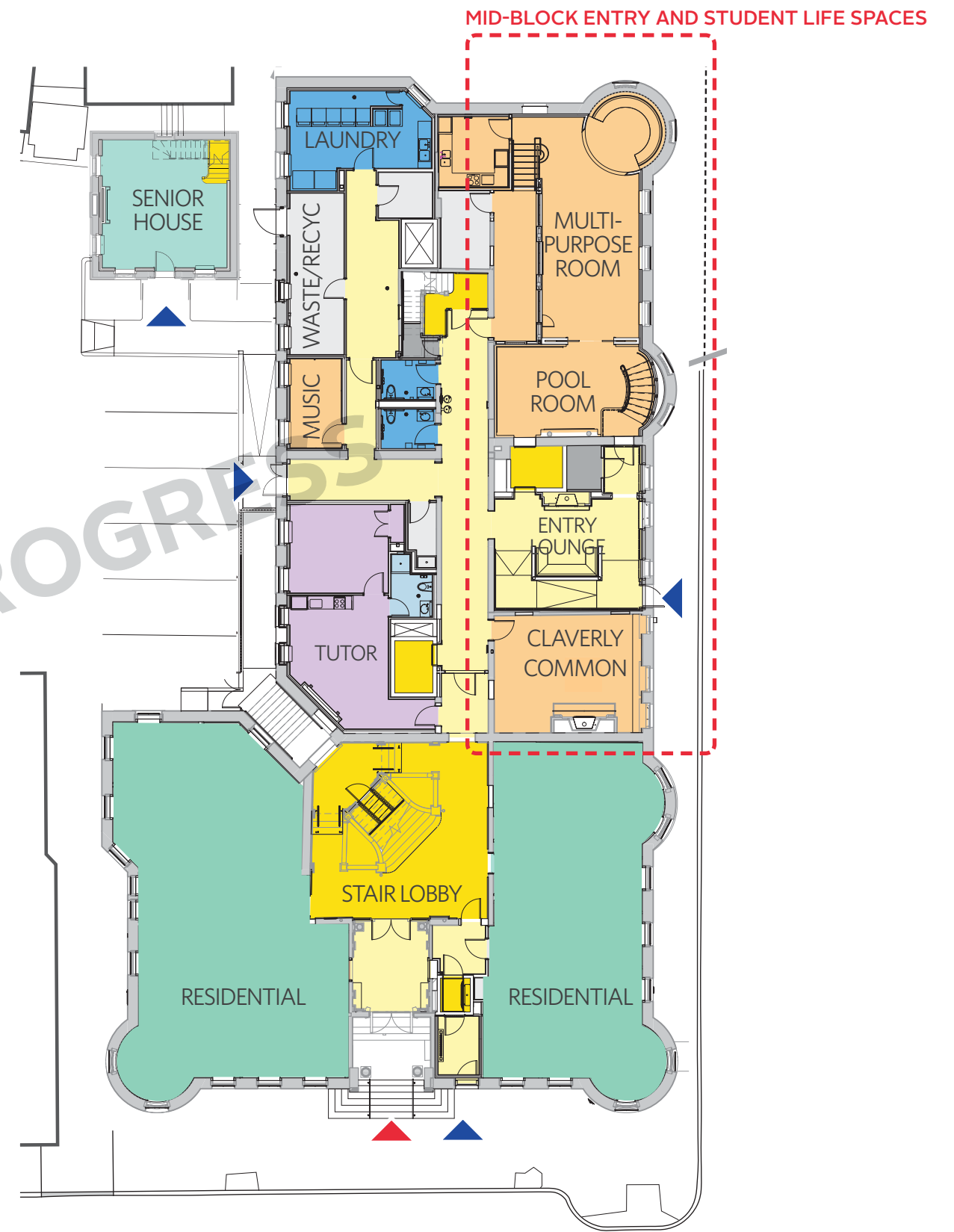
PHASE I: CLAVERLY HALL

PROPOSED FLOOR PLANS

PHASE I: CLAVERLY HALL



EXISTING GROUND FLOOR PLAN



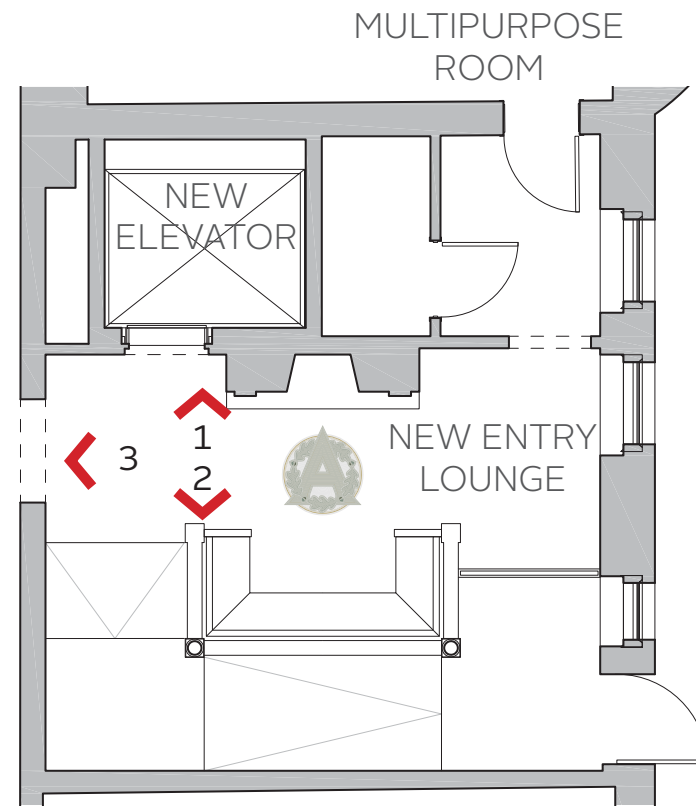
PROPOSED GROUND FLOOR PLAN

MID-BLOCK ENTRY LOUNGE

PHASE I: CLAVERLY HALL



PROPOSED ENTRY FROM LINDEN



PROPOSED PLAN

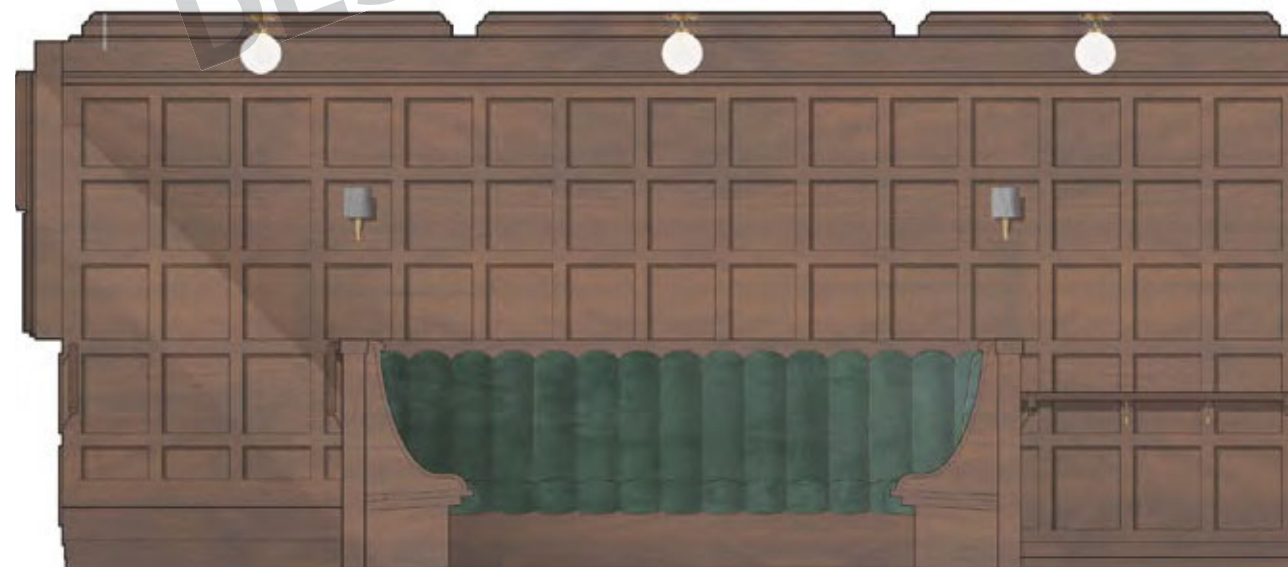


1. NORTH ELEVATION

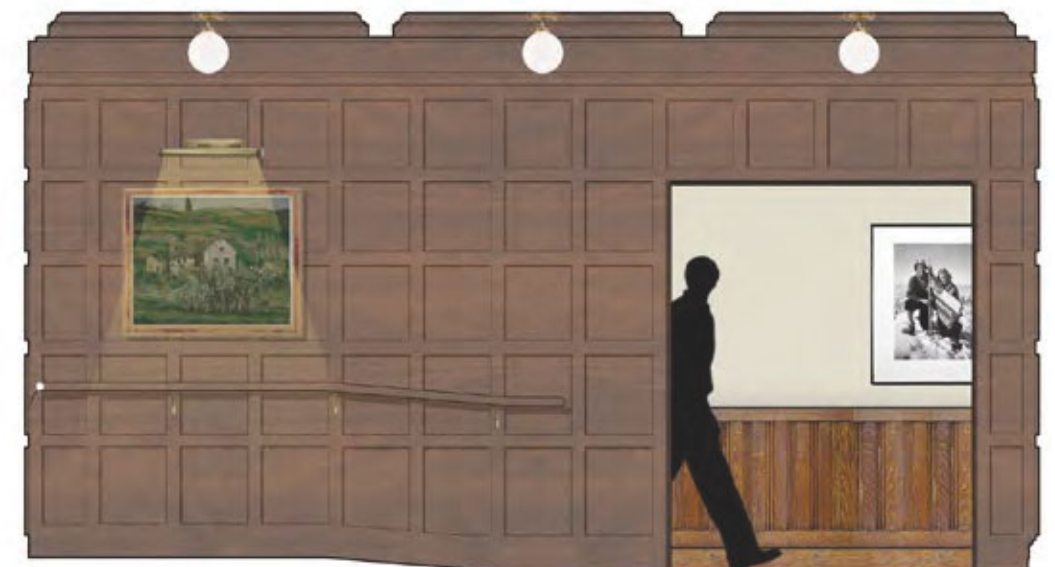
SALVAGED MANTEL



EXISTING MILLWORK RELOCATED FROM CLAVERLY SUITE #9



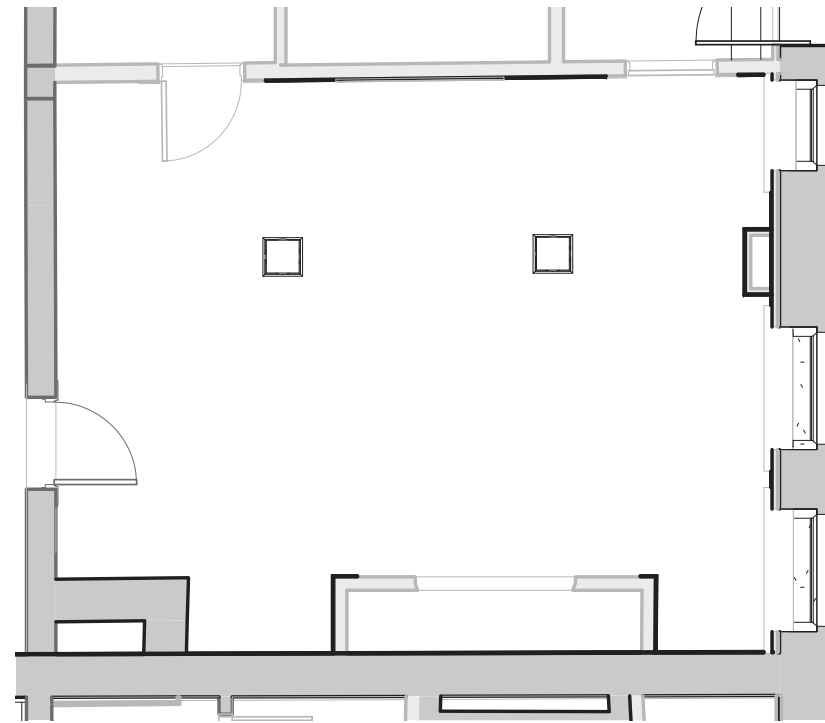
2. SOUTH ELEVATION



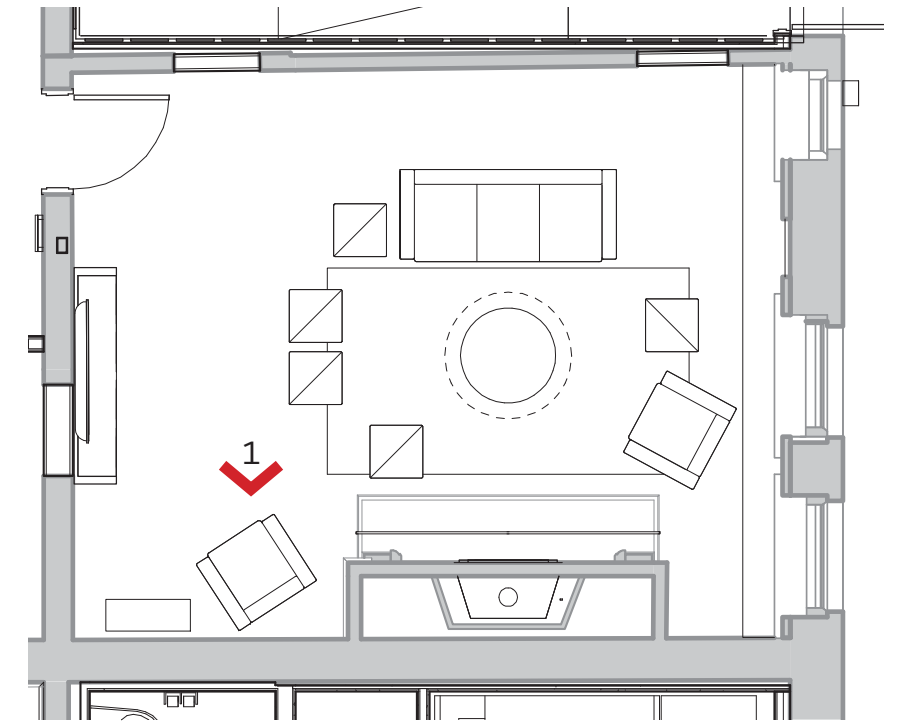
3. WEST ELEVATION

CLAVERLY COMMON ROOM

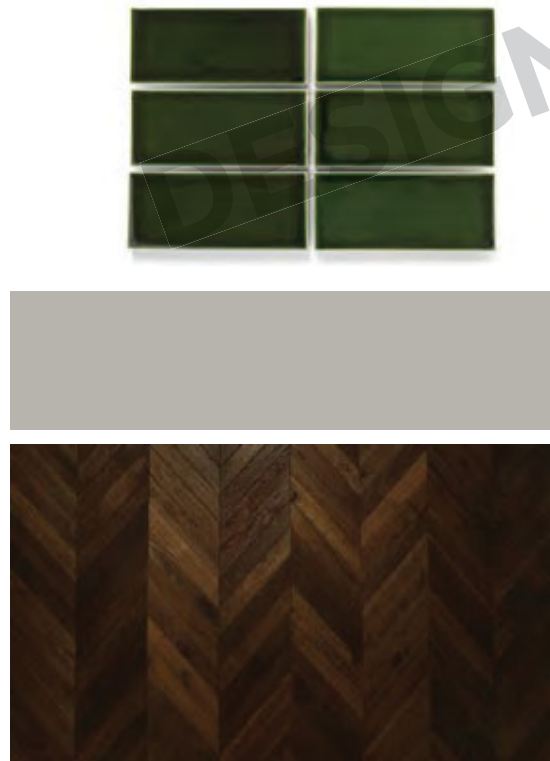
PHASE I: CLAVERLY HALL



EXISTING PLAN



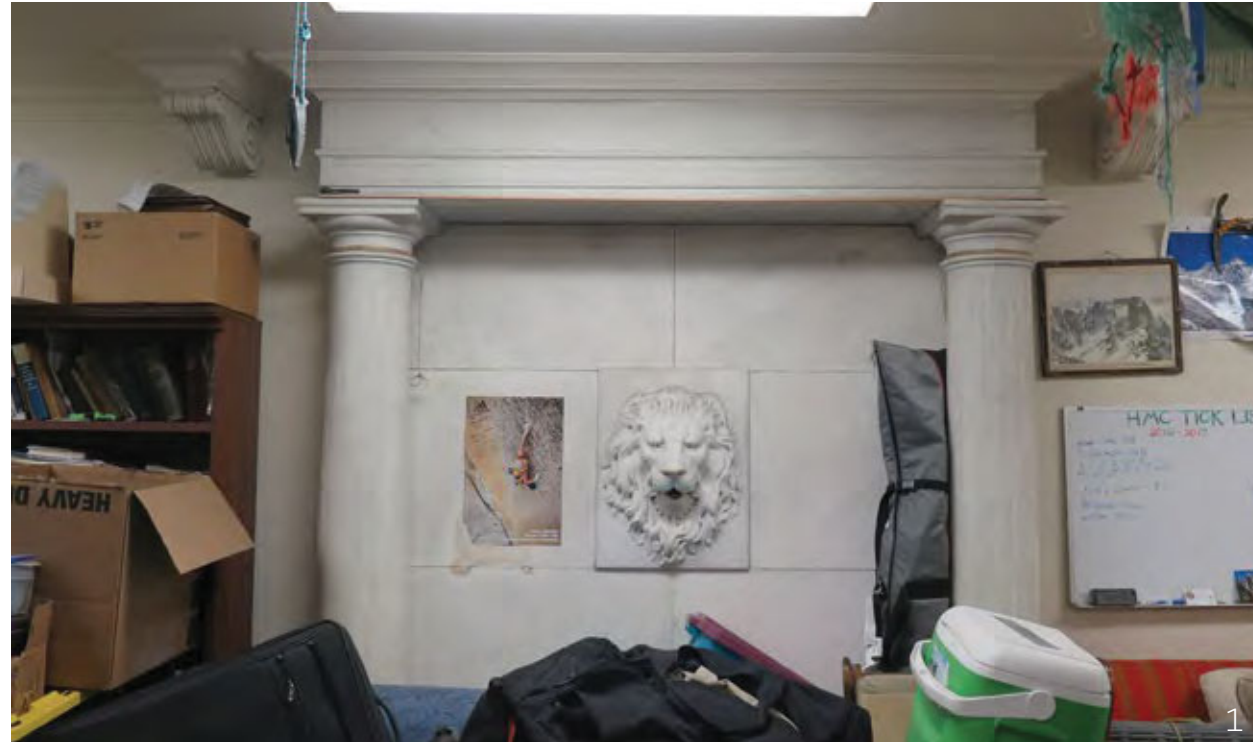
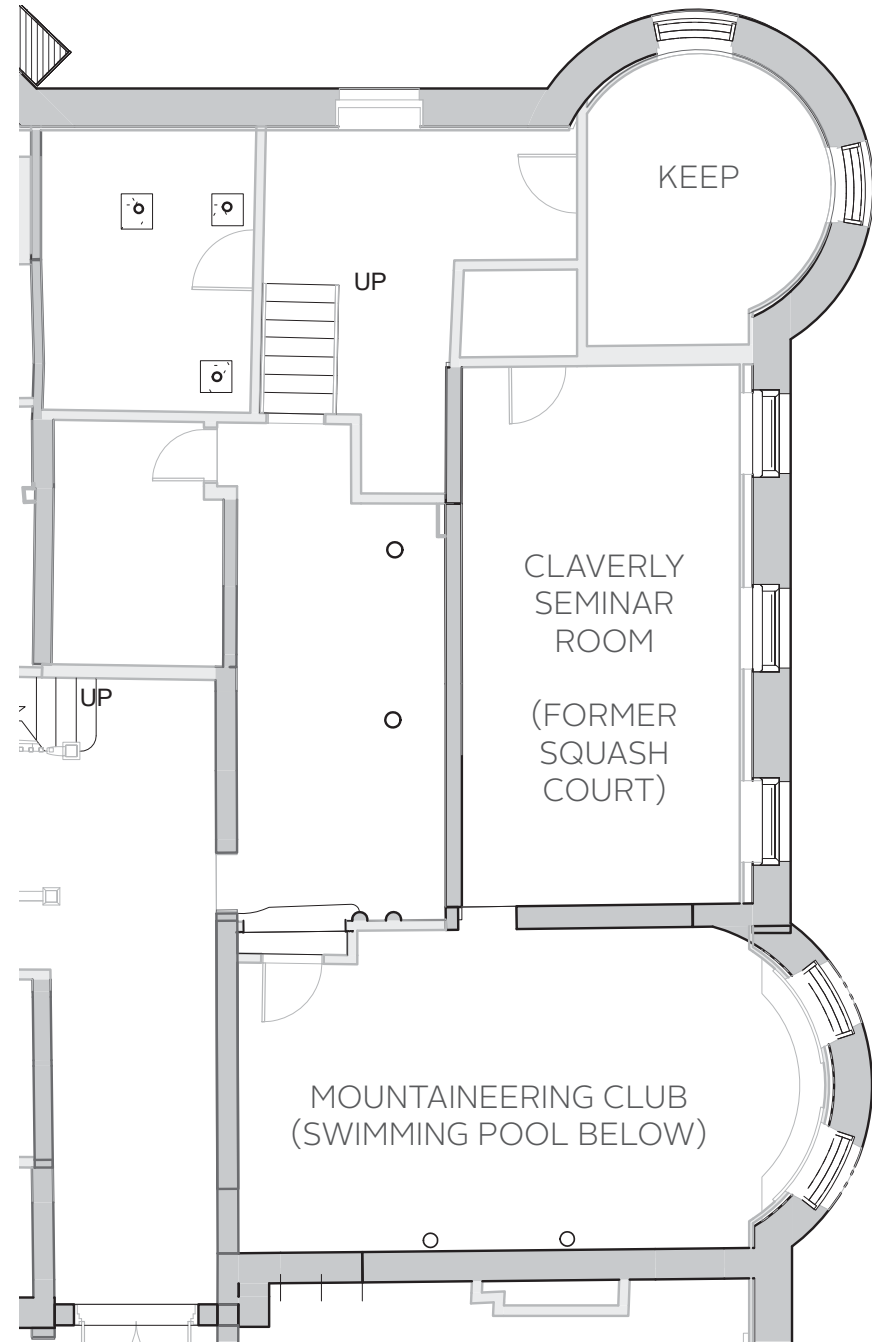
PROPOSED PLAN



1. SOUTH ELEVATION

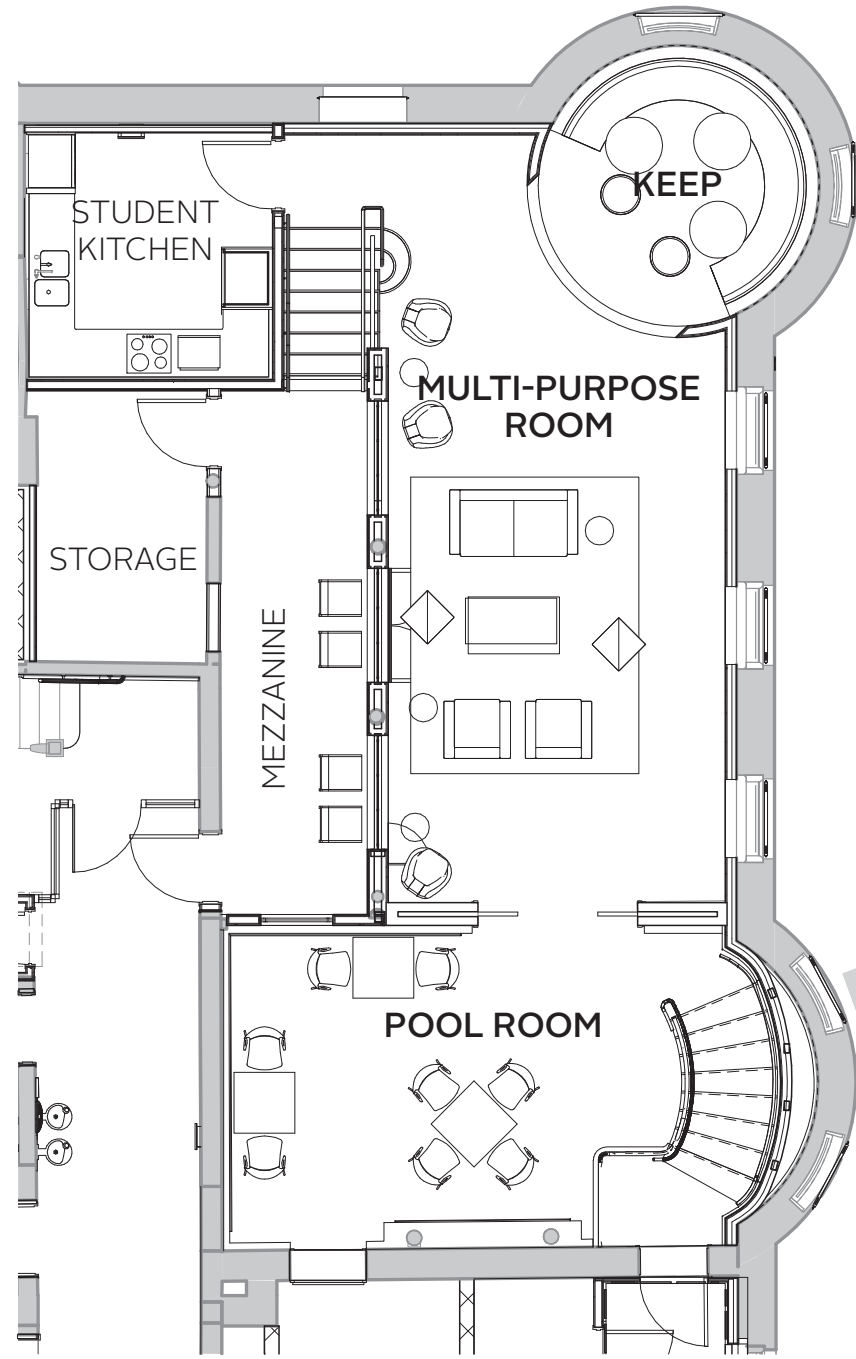
CLAVERLY MULTIPURPOSE ROOM - EXISTING SPACES

PHASE I: CLAVERLY HALL



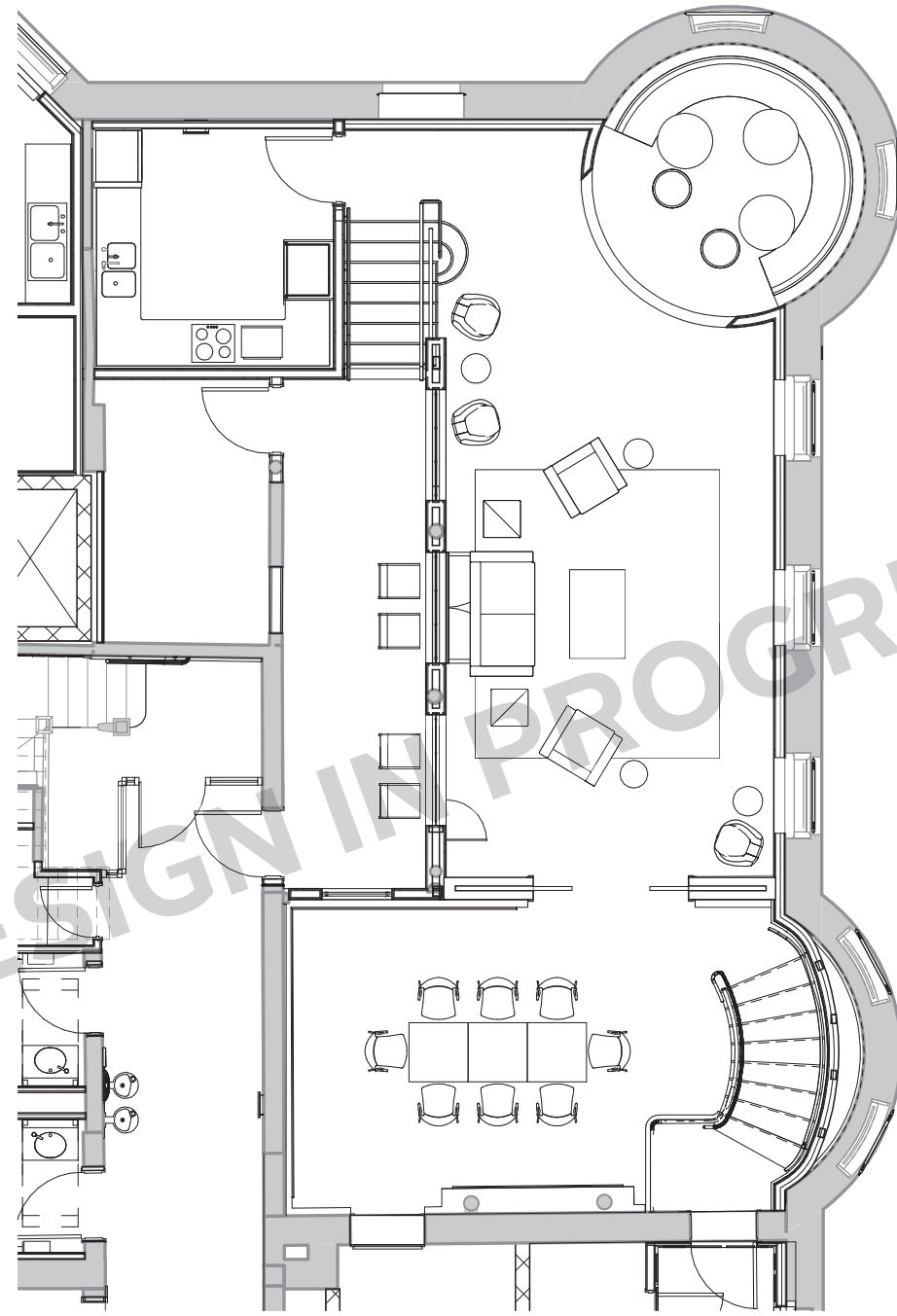
MULTI-PURPOSE & POOL ROOMS - FLEXIBILITY THROUGH FURNITURE

PHASE I: CLAVERLY HALL

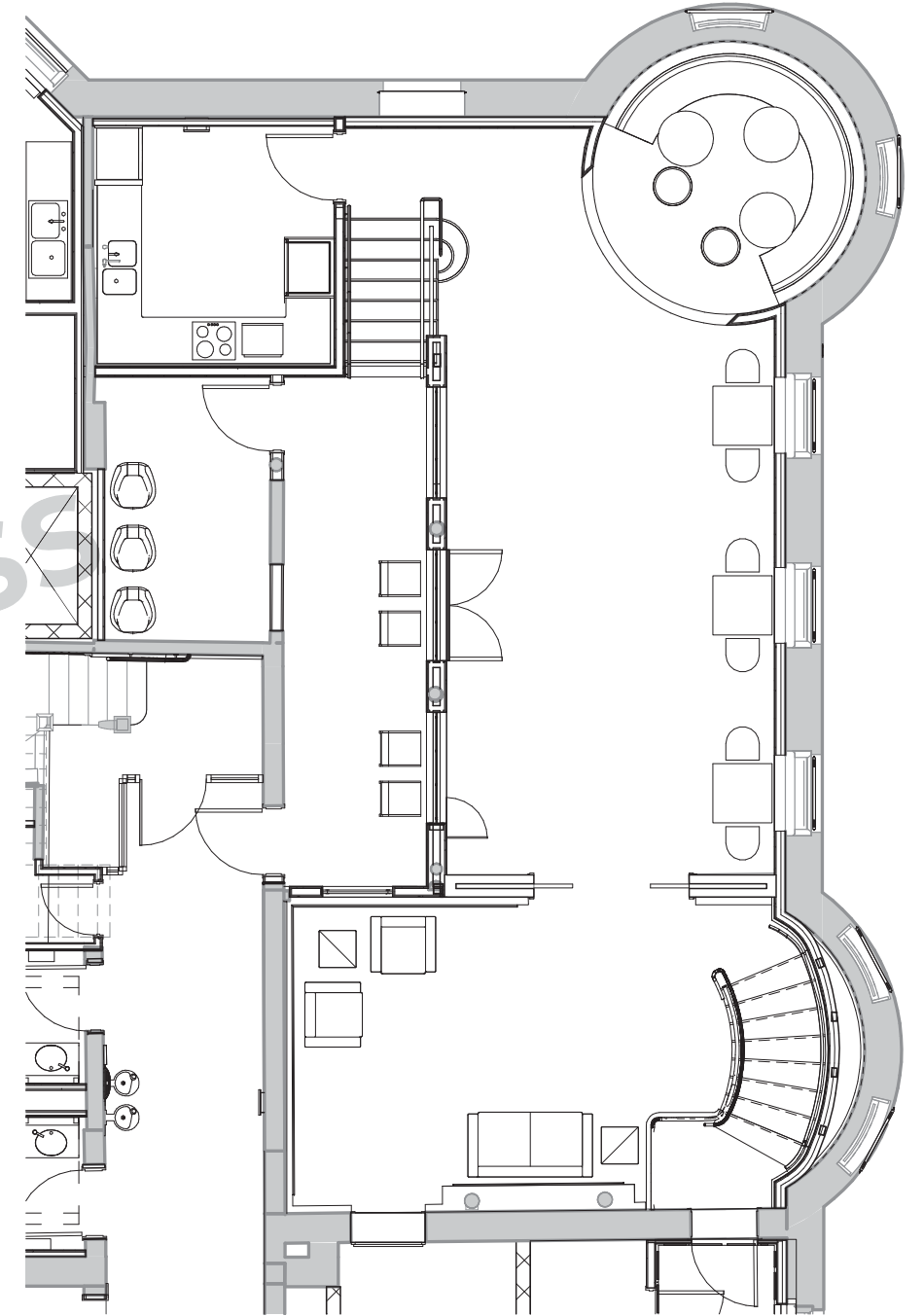


NEW ENTRY LOUNGE

TYPICAL DAYTIME



STUDENT MEAL - COMMUNAL TABLE



PARTY/EVENT

MULTI-PURPOSE ROOM, LOOKING SOUTH

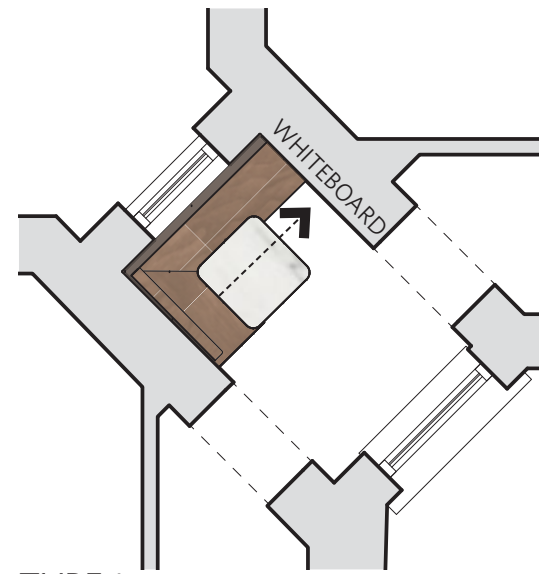


POOL ROOM, LOOKING NORTH

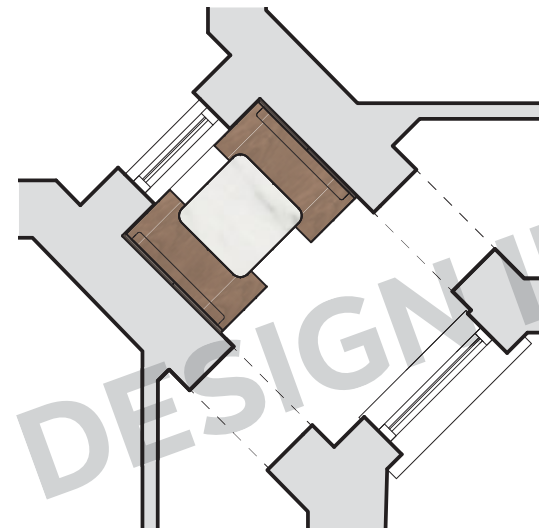


STUDY NOOKS BEHIND THE MAIN STAIR

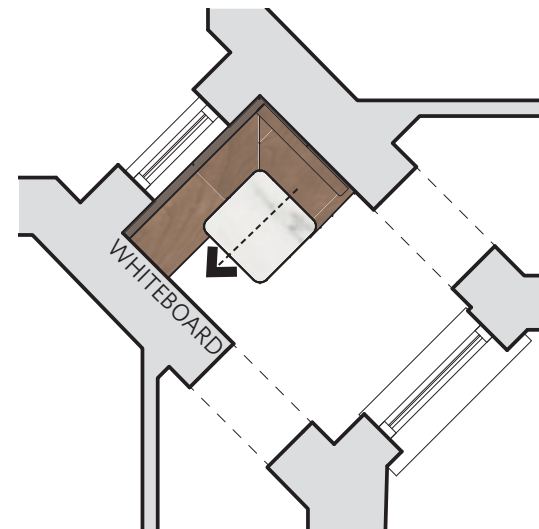
PHASE I: CLAVERLY HALL



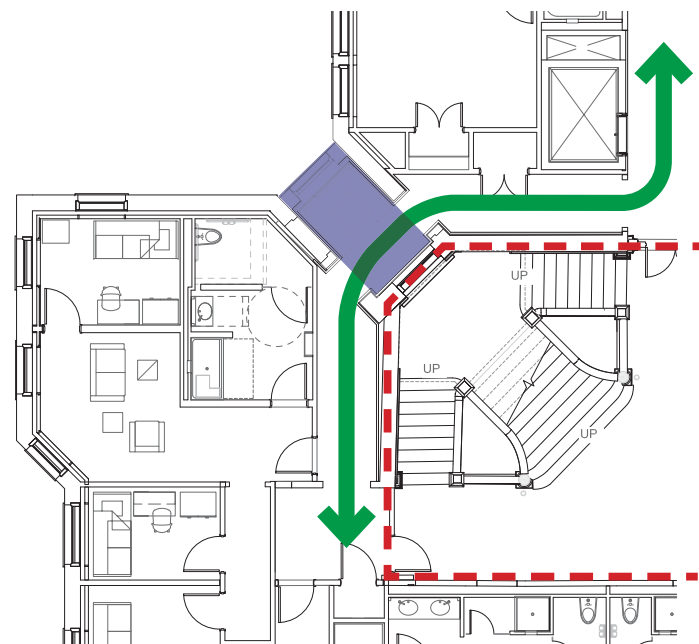
TYPE 1



TYPE 2

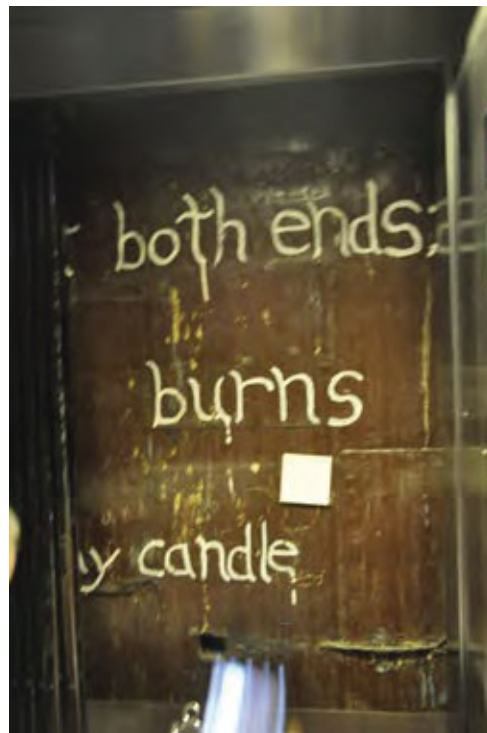


TYPE 3

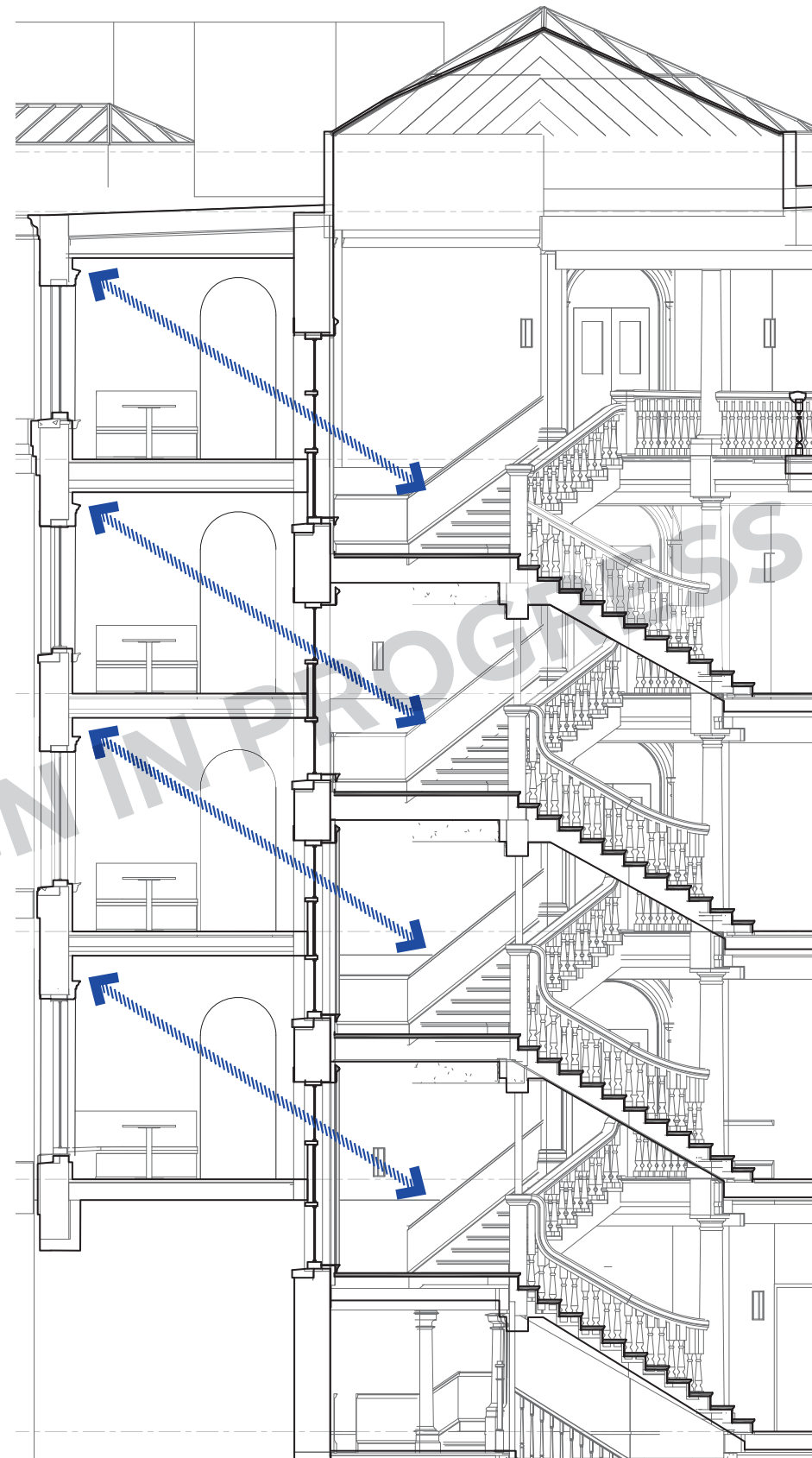


FINDING A NEW HOME FOR THE ELEVATOR POEM

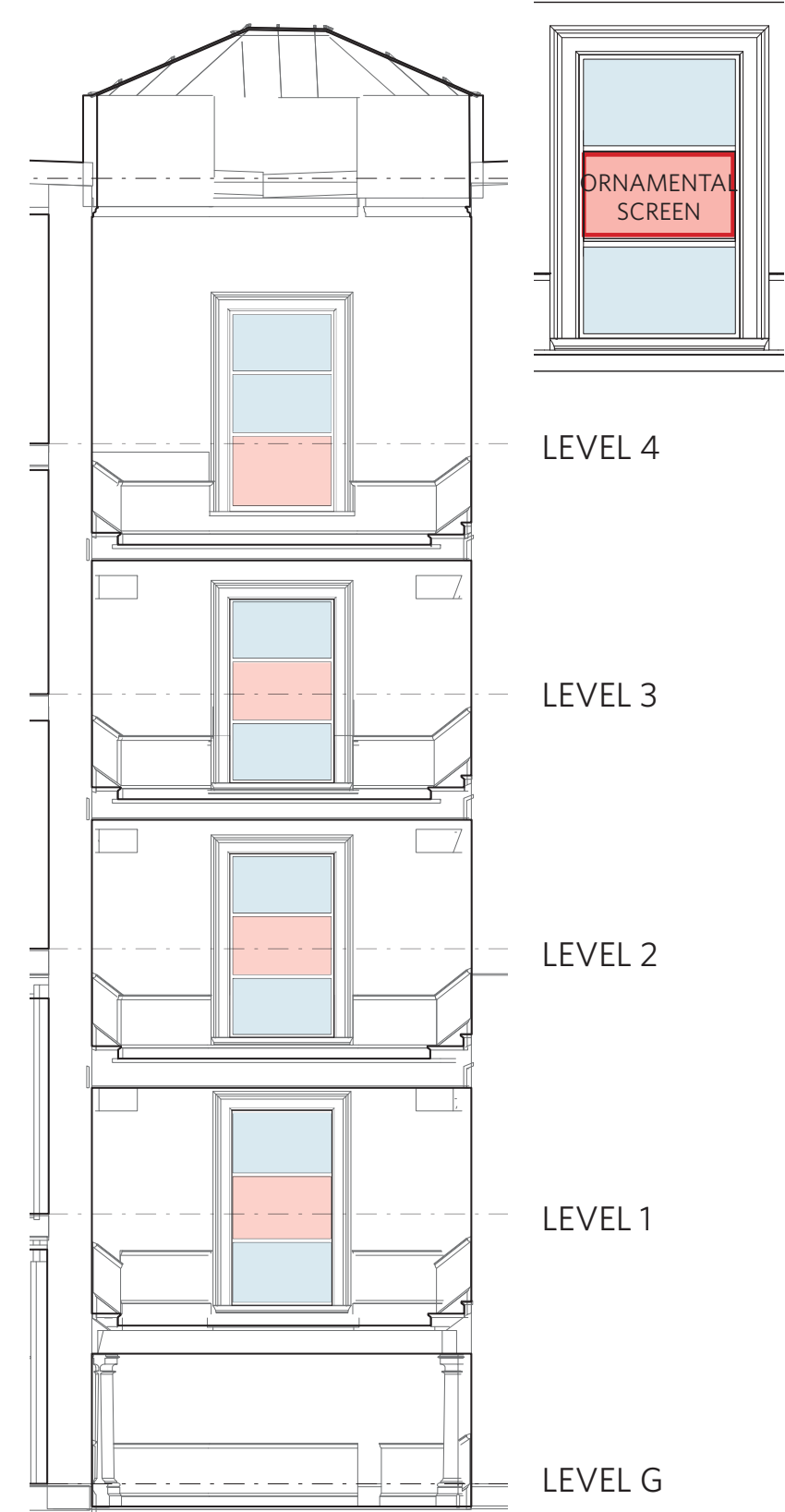
PHASE I: CLAVERLY HALL



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;



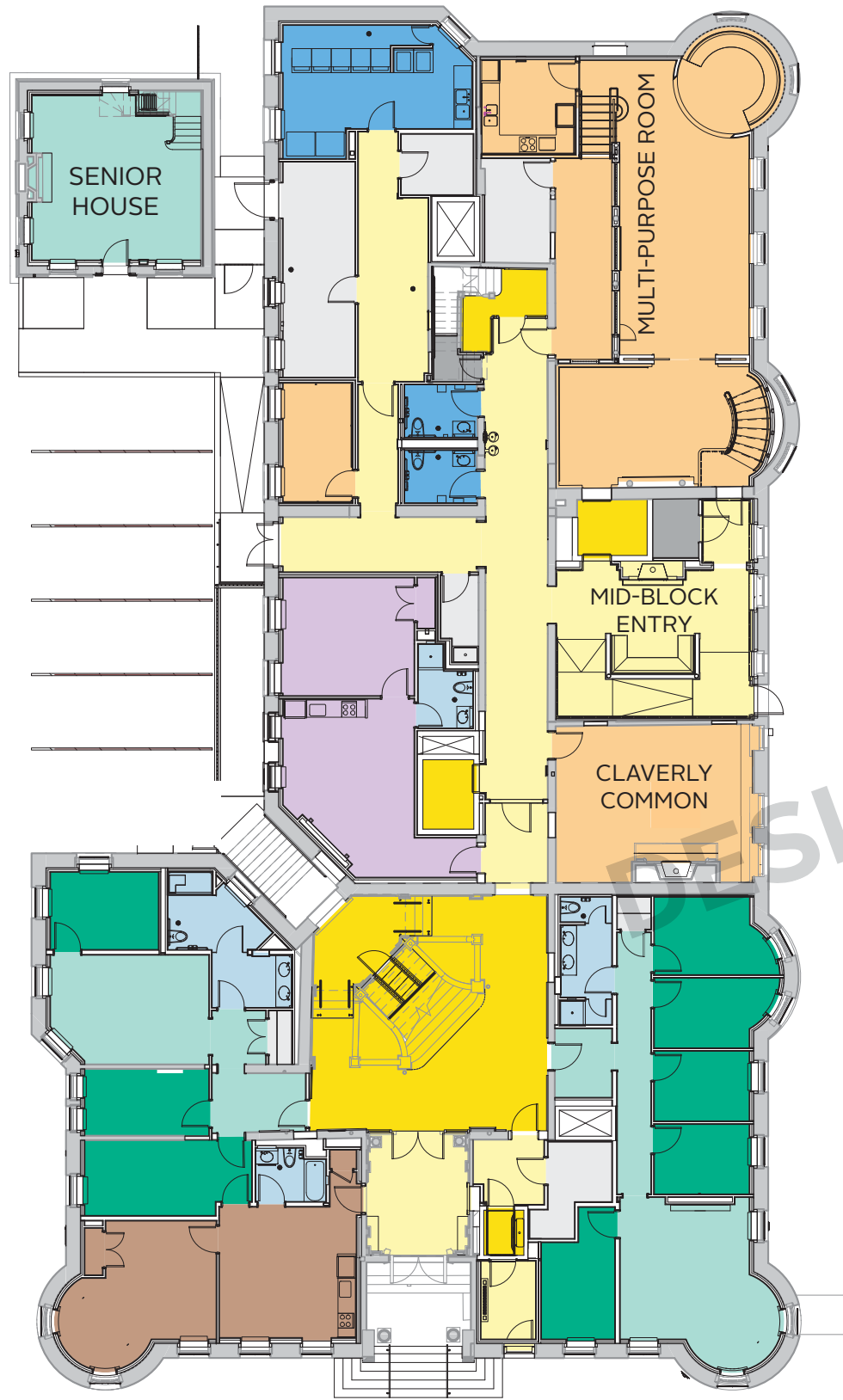
PROPOSED SECTION



PROPOSED ELEVATION AT STAIR LANDINGS

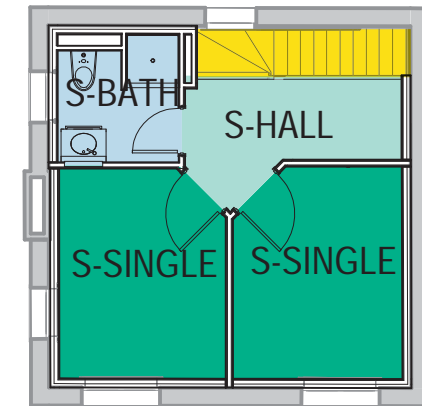
SENIOR HOUSE

PHASE I: CLAVERLY HALL

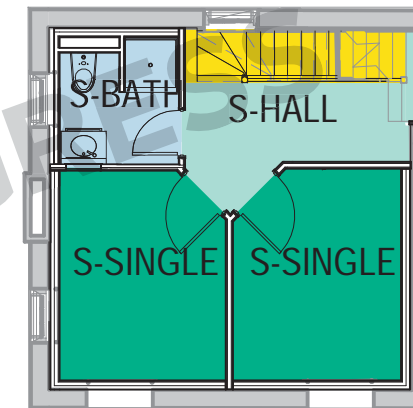


CLAVERLY GROUND FLOOR PLAN

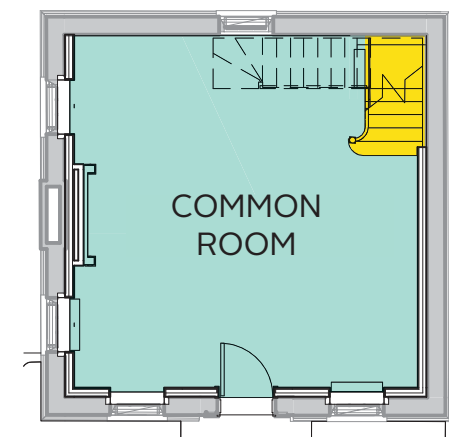
SENIOR HOUSE
TOP FLOOR



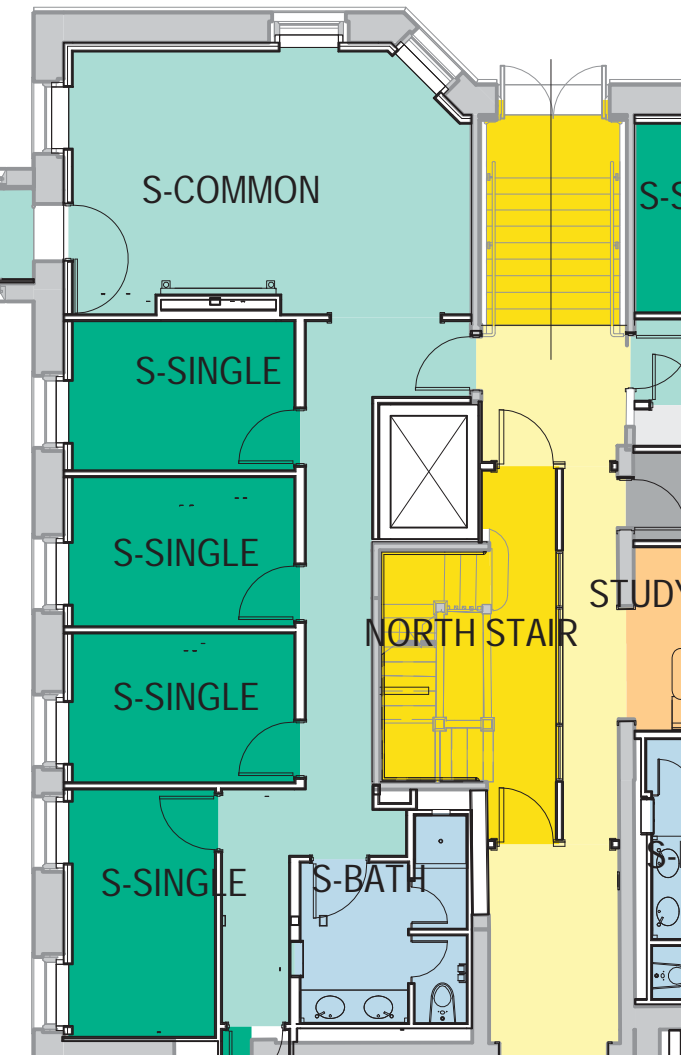
SENIOR HOUSE
MIDDLE FLOOR



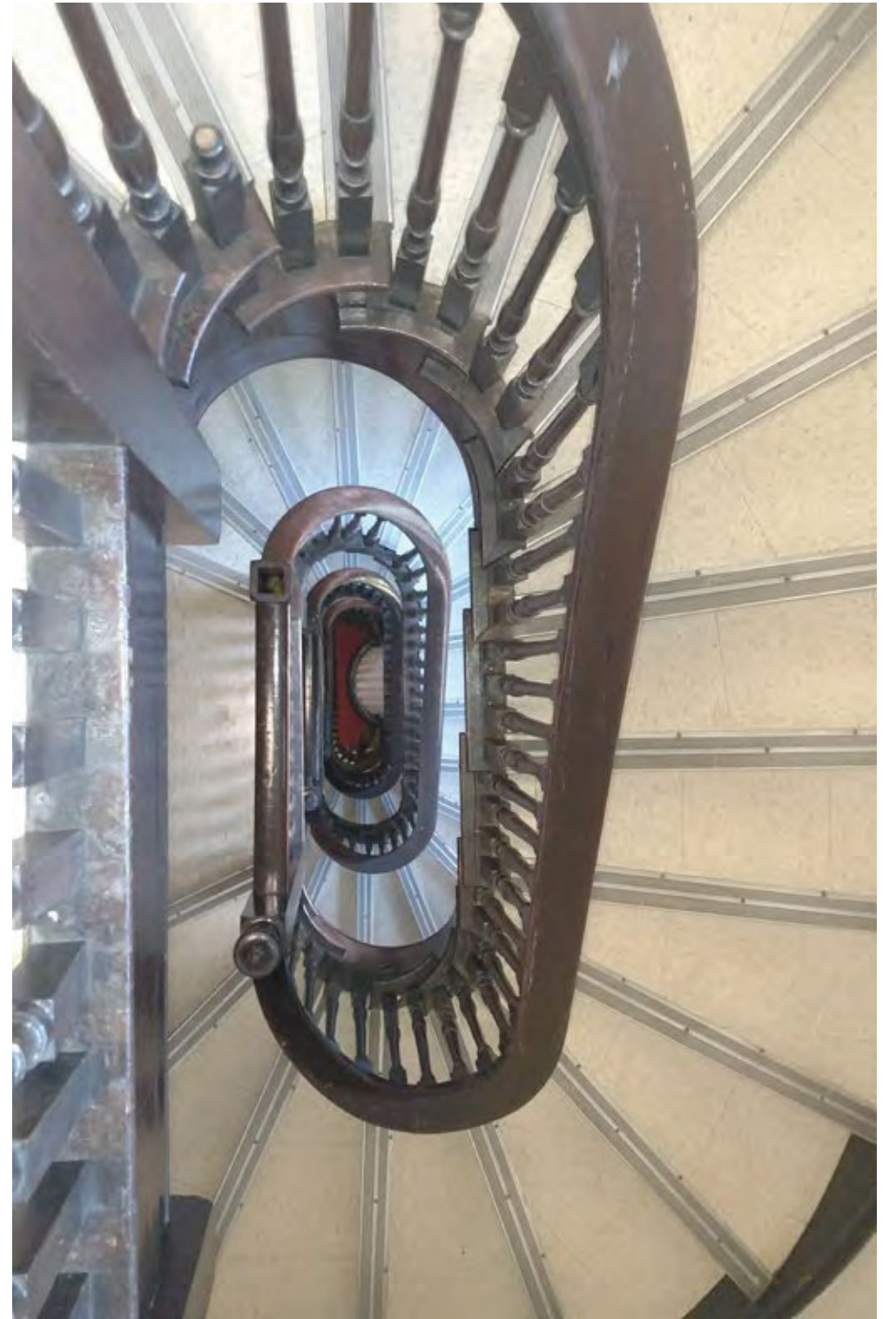
SENIOR HOUSE
GROUND FLOOR



NORTH ENTRY



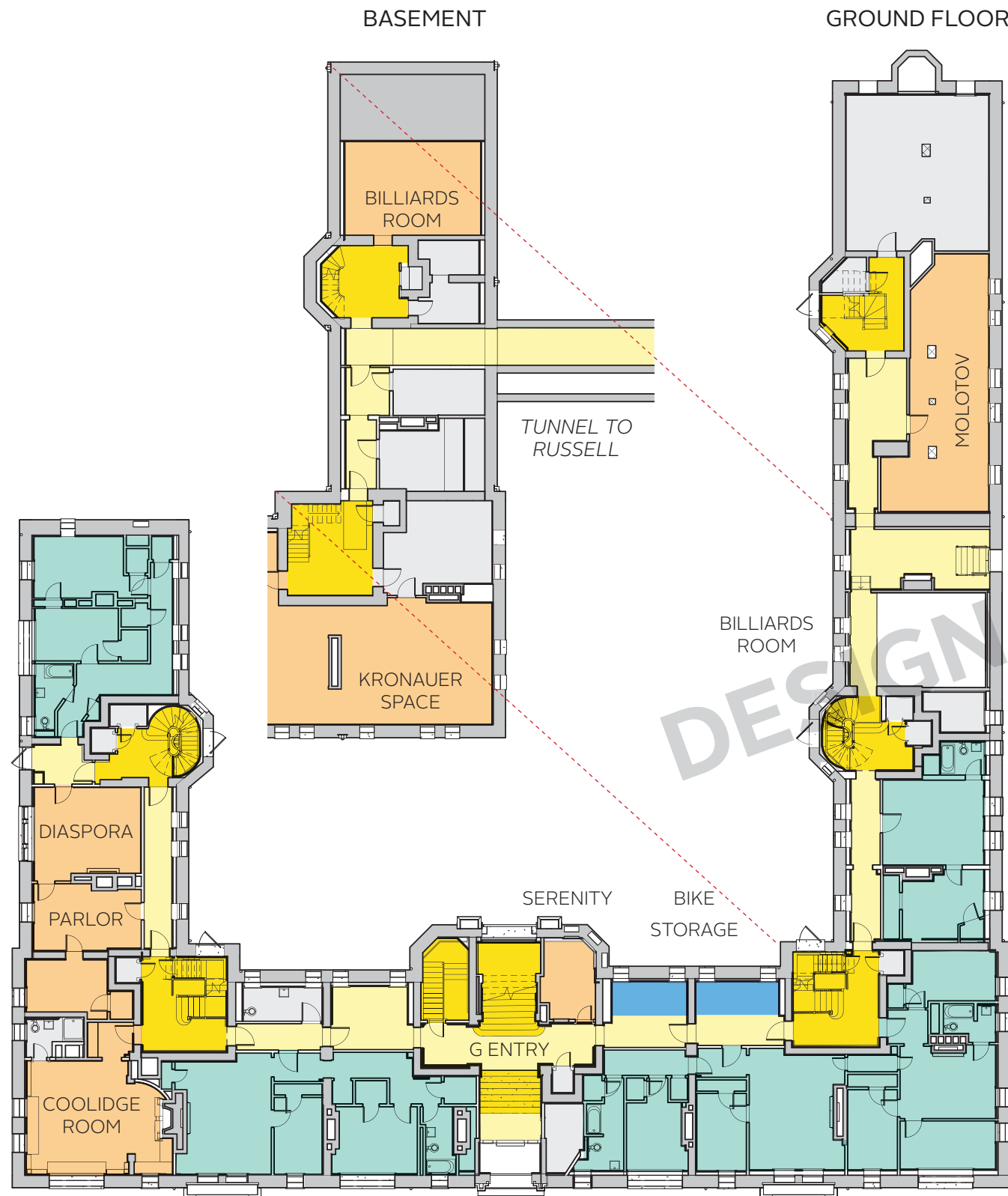
FIRST FLOOR OF CLAVERLY



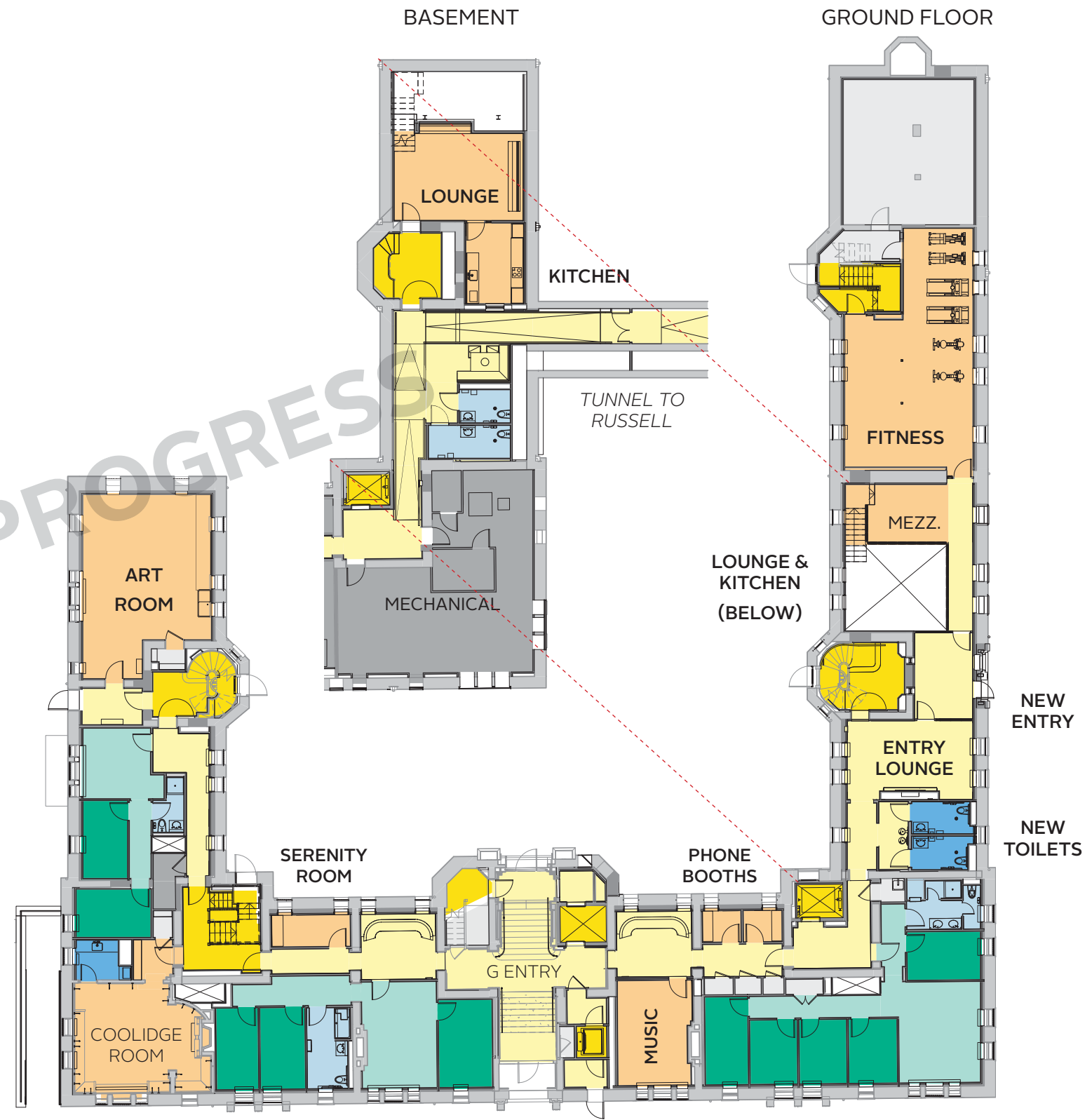
PHASE II: RANDOLPH HALL

RANDOLPH - EXISTING & PROPOSED PLANS

PHASE II: DESIGN HIGHLIGHTS



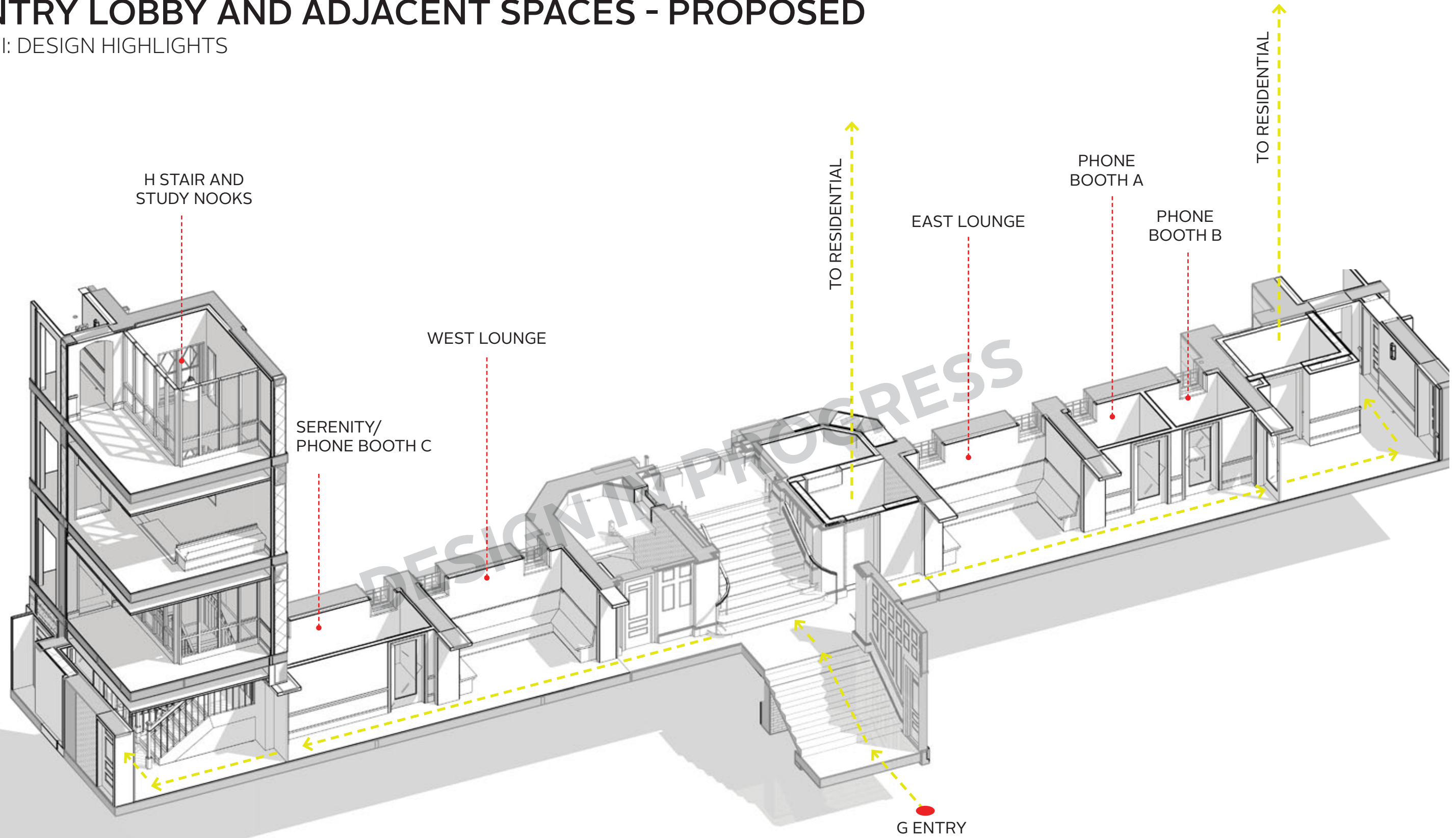
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

G-ENTRY LOBBY AND ADJACENT SPACES - PROPOSED

PHASE II: DESIGN HIGHLIGHTS



ACTIVATING SPACES OFF THE G-ENTRY (BOW ST.) LOBBY

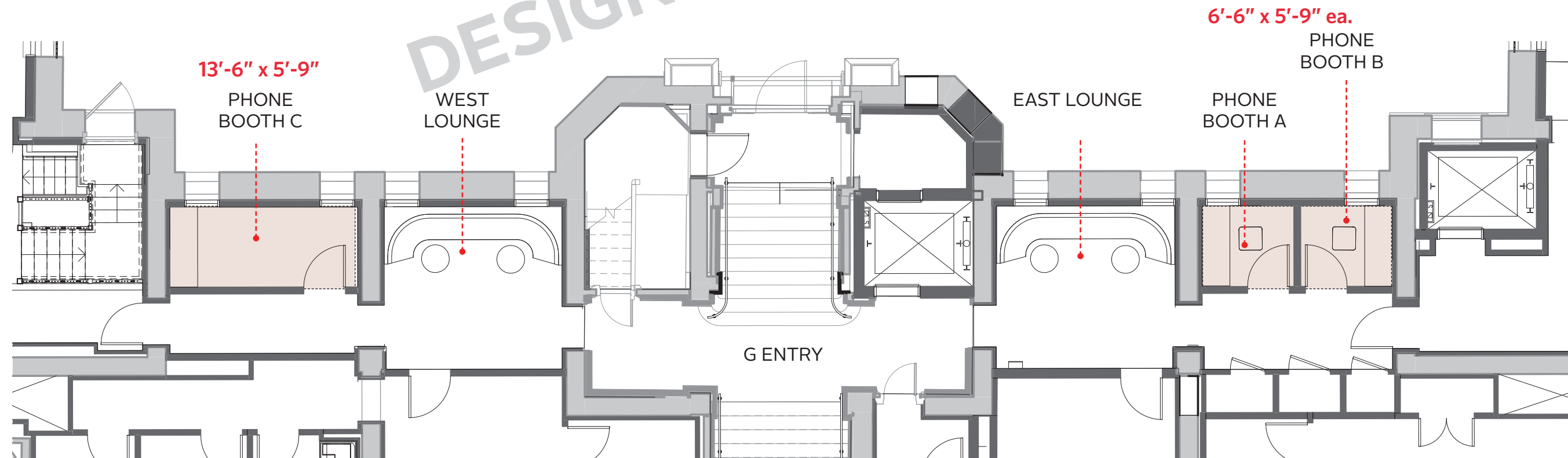
PHASE II: DESIGN HIGHLIGHTS



PHONE BOOTH C (RENDERING)

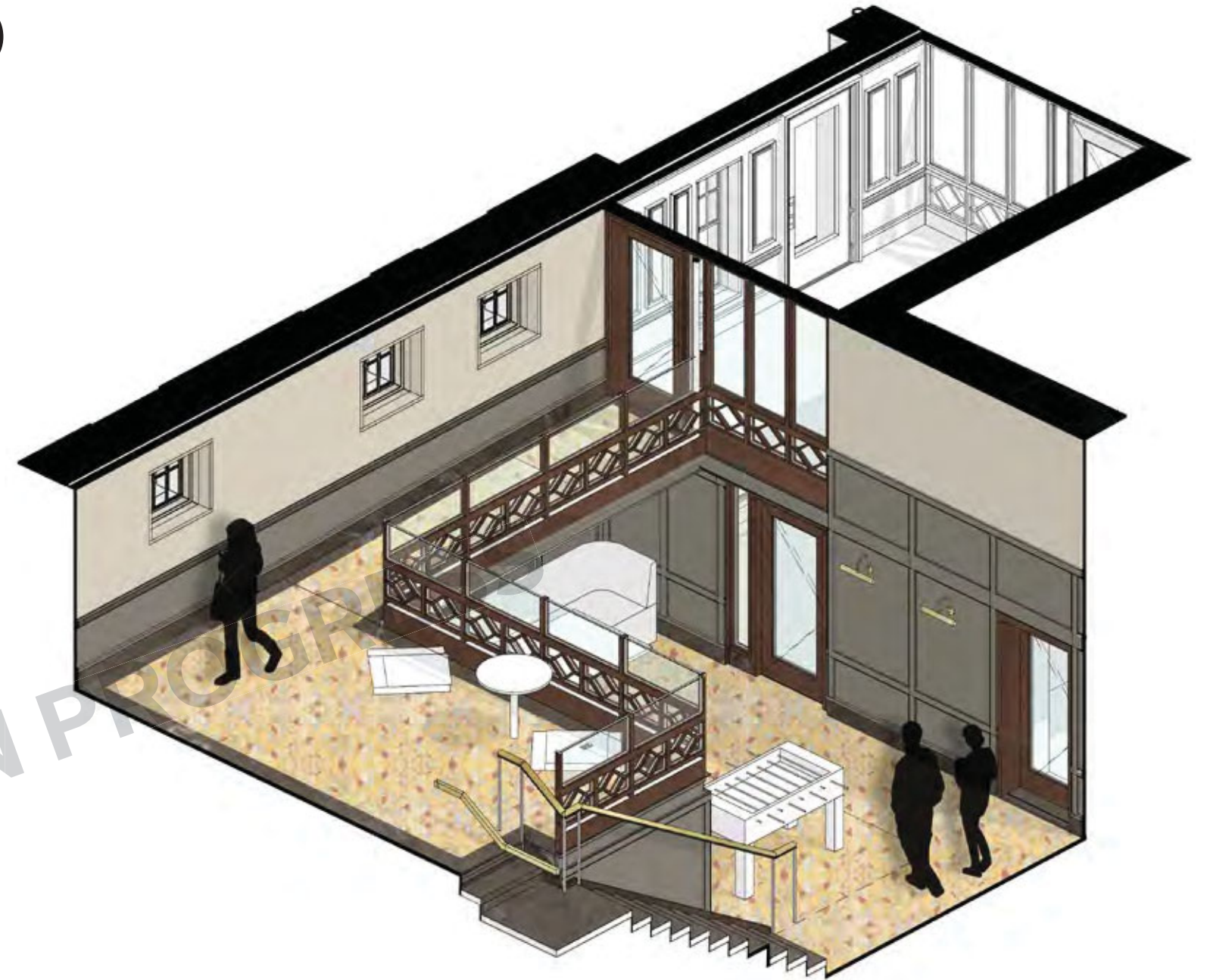
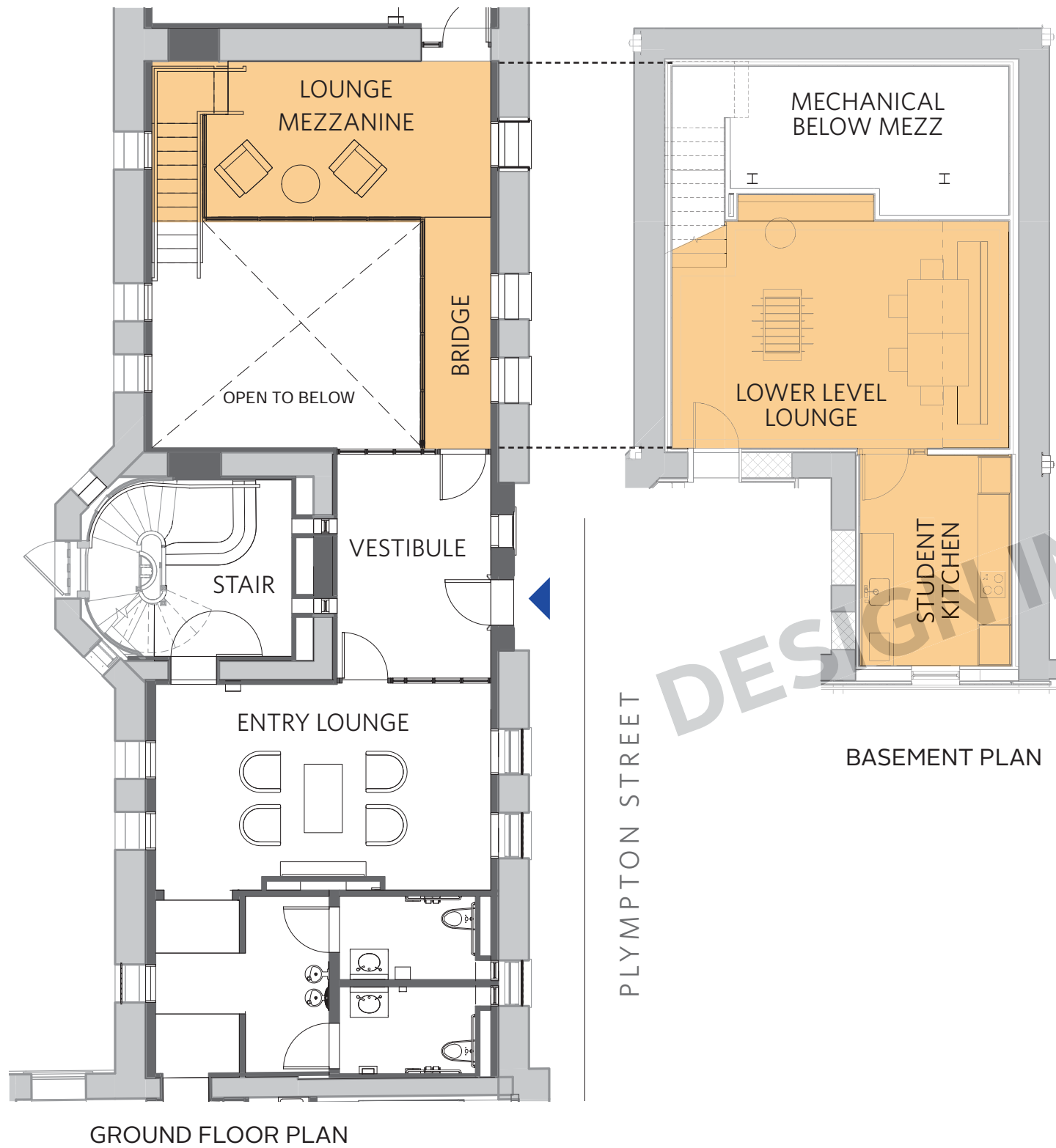


WEST LOUNGE (RENDERING)



NEW LOWER LEVEL LOUNGE (EAST WING)

PHASE II: DESIGN HIGHLIGHTS



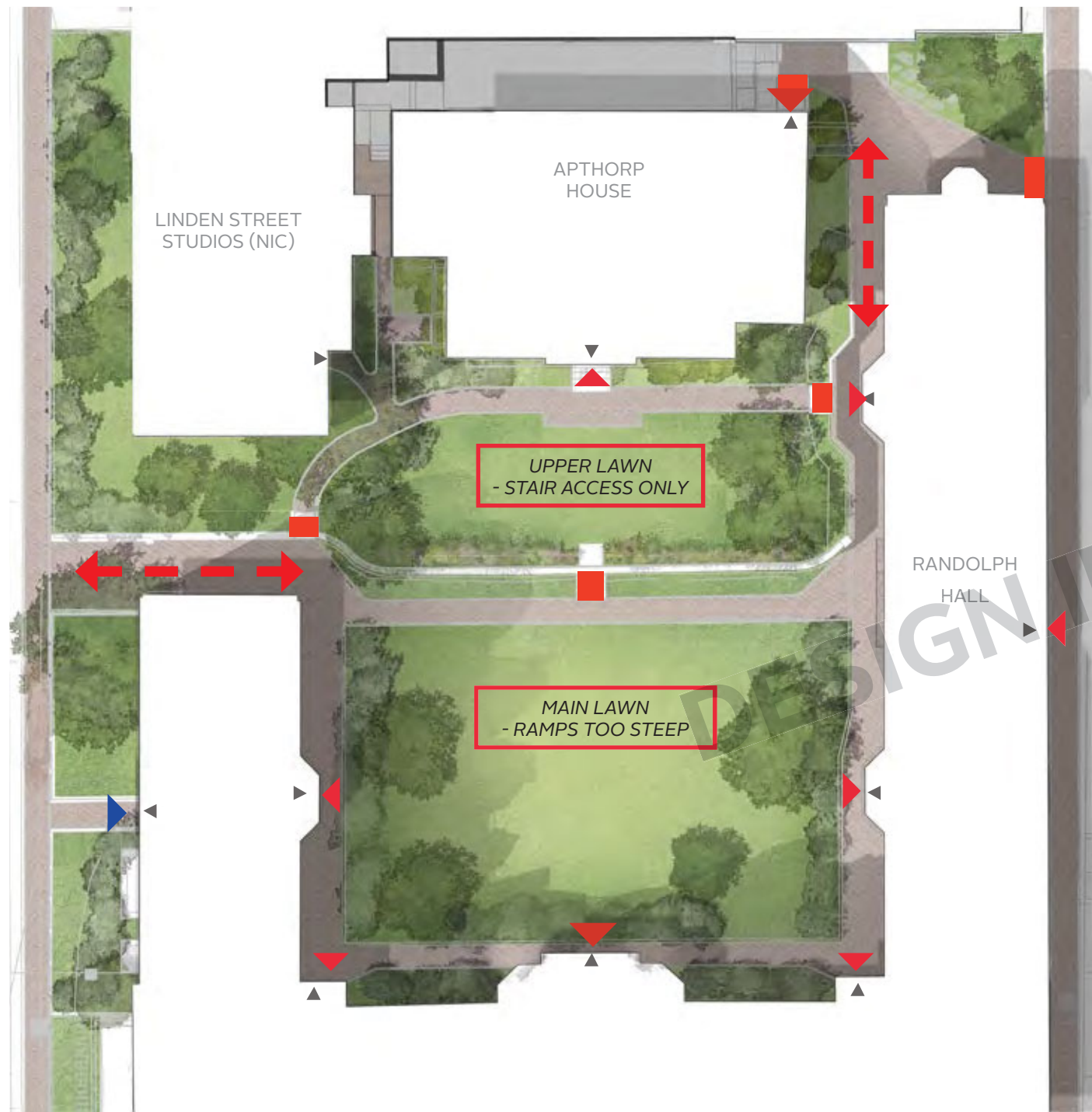
AXONOMETRIC RENDERING OF LOUNGE

LOWER LEVEL LOUNGE, LOOKING SOUTHWEST

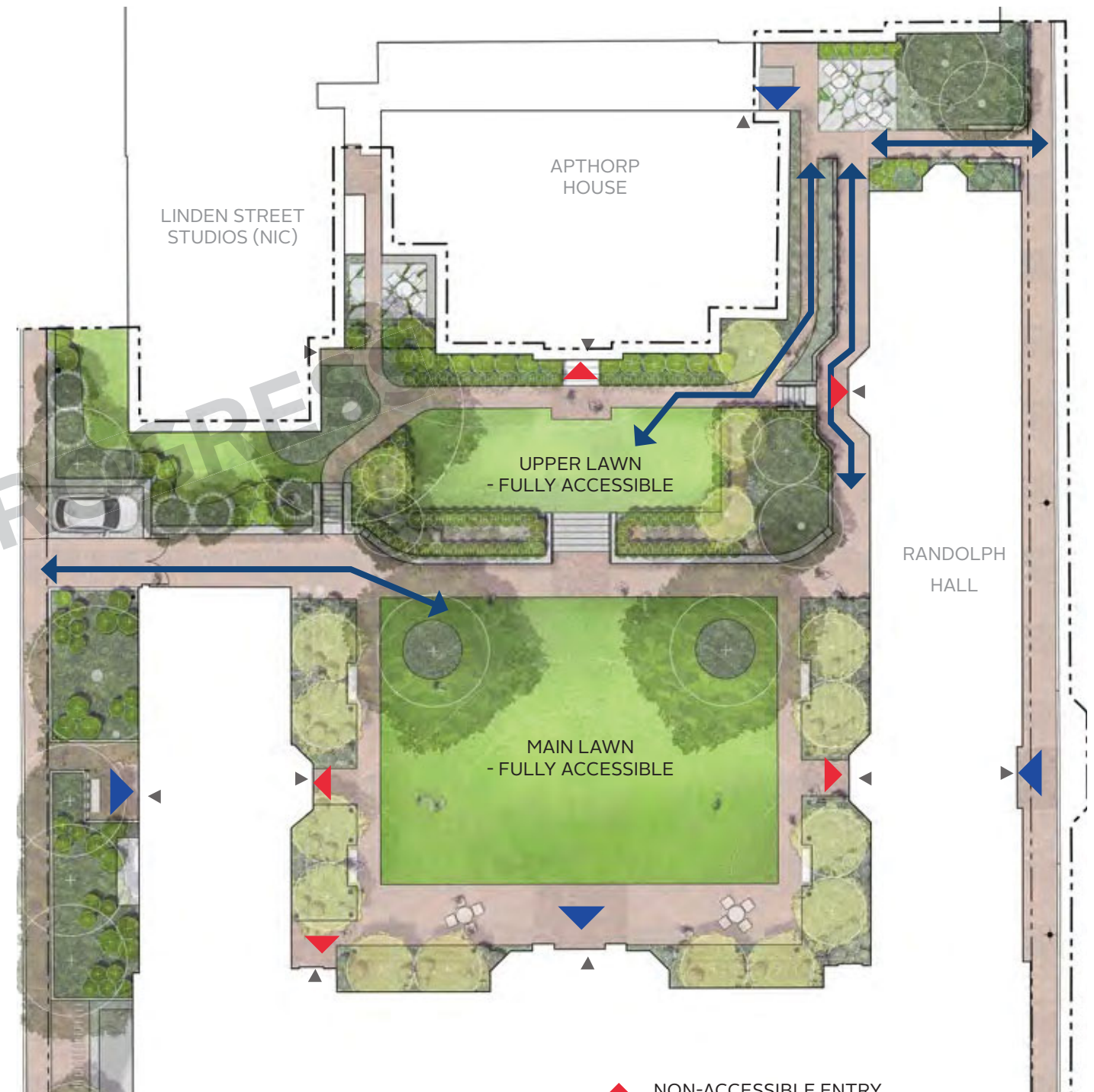


COURTYARD LANDSCAPE - INTEGRATING ACCESSIBILITY

PHASE II: DESIGN HIGHLIGHTS



EXISTING COURTYARD LANDSCAPE



PROPOSED COURTYARD LANDSCAPE

- ▲ NON-ACCESSIBLE ENTRY
- ▲ ACCESSIBLE ENTRY
- NON-ACCESSIBLE ROUTE
- ACCESSIBLE ROUTE
- STAIR OR OTHER BARRIER





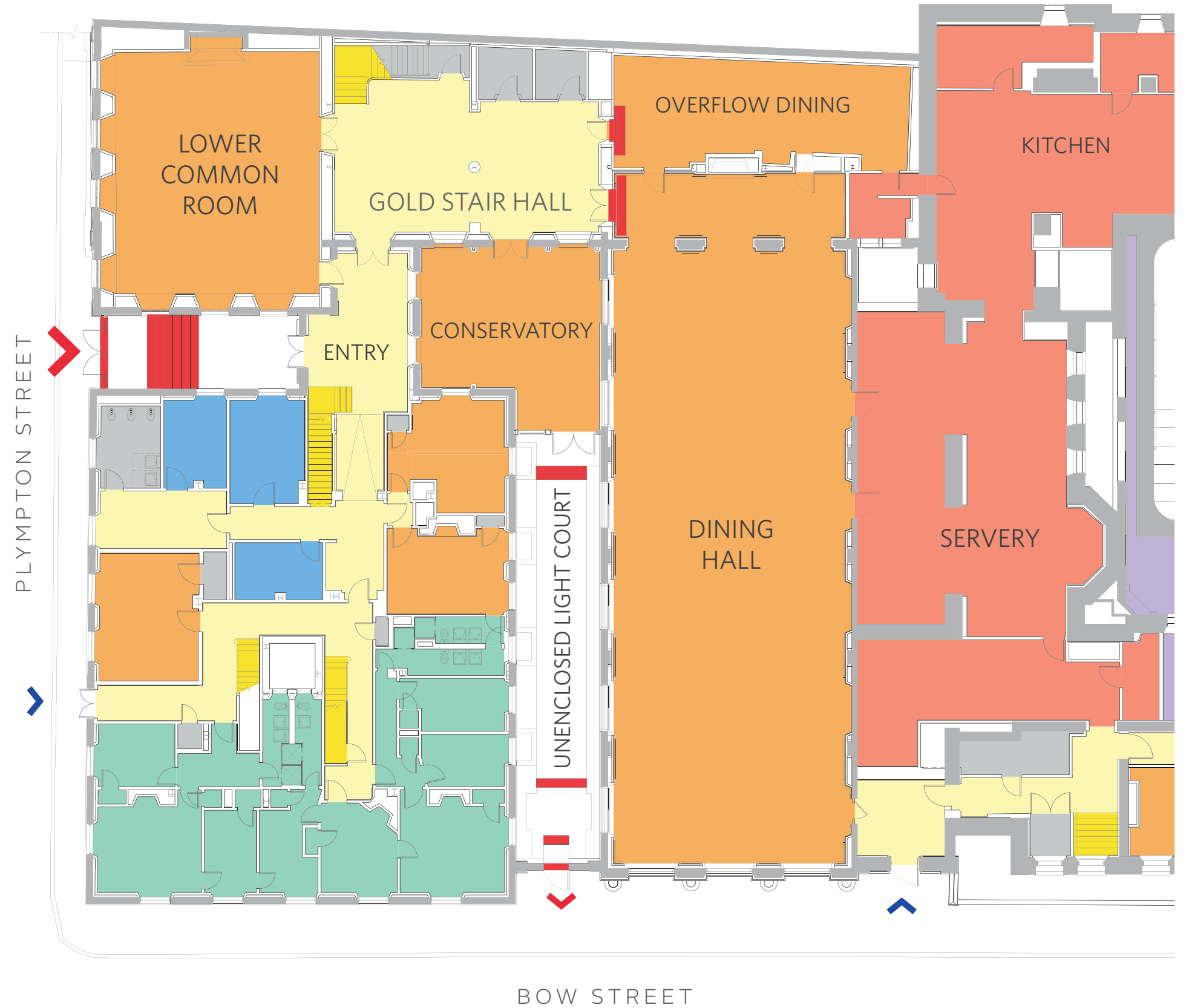
PHASE III: DESIGN HIGHLIGHTS

LIBRARY COMMONS & RUSSELL HALL - EXISTING GROUND FLOOR

PHASE III: DESIGN HIGHLIGHTS



UNENCLOSED LIGHT COURT

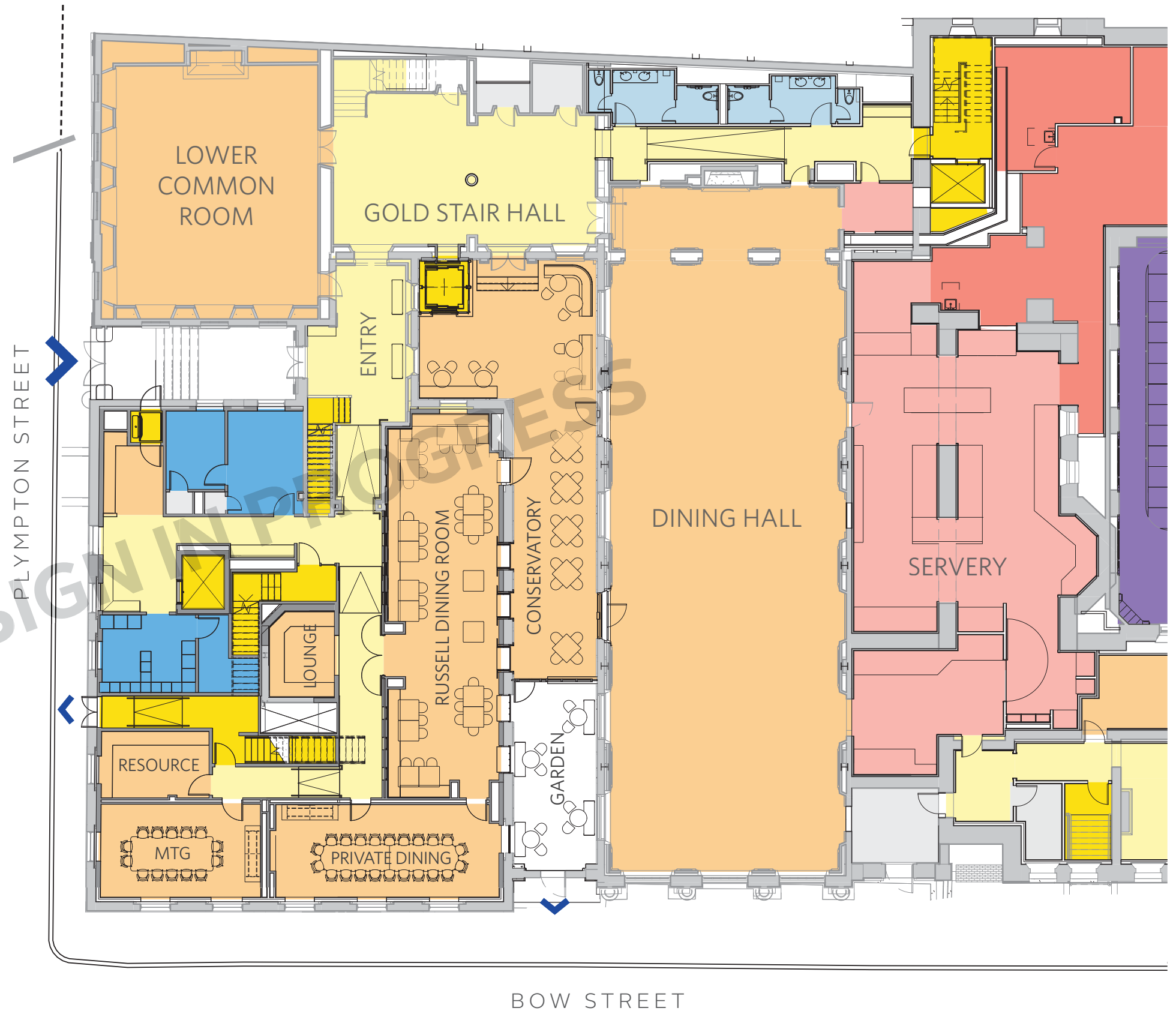


■ STEPS OR STAIRS

LIBRARY COMMONS & RUSSELL HALL - PROPOSED GROUND FLOOR

PHASE III: DESIGN HIGHLIGHTS

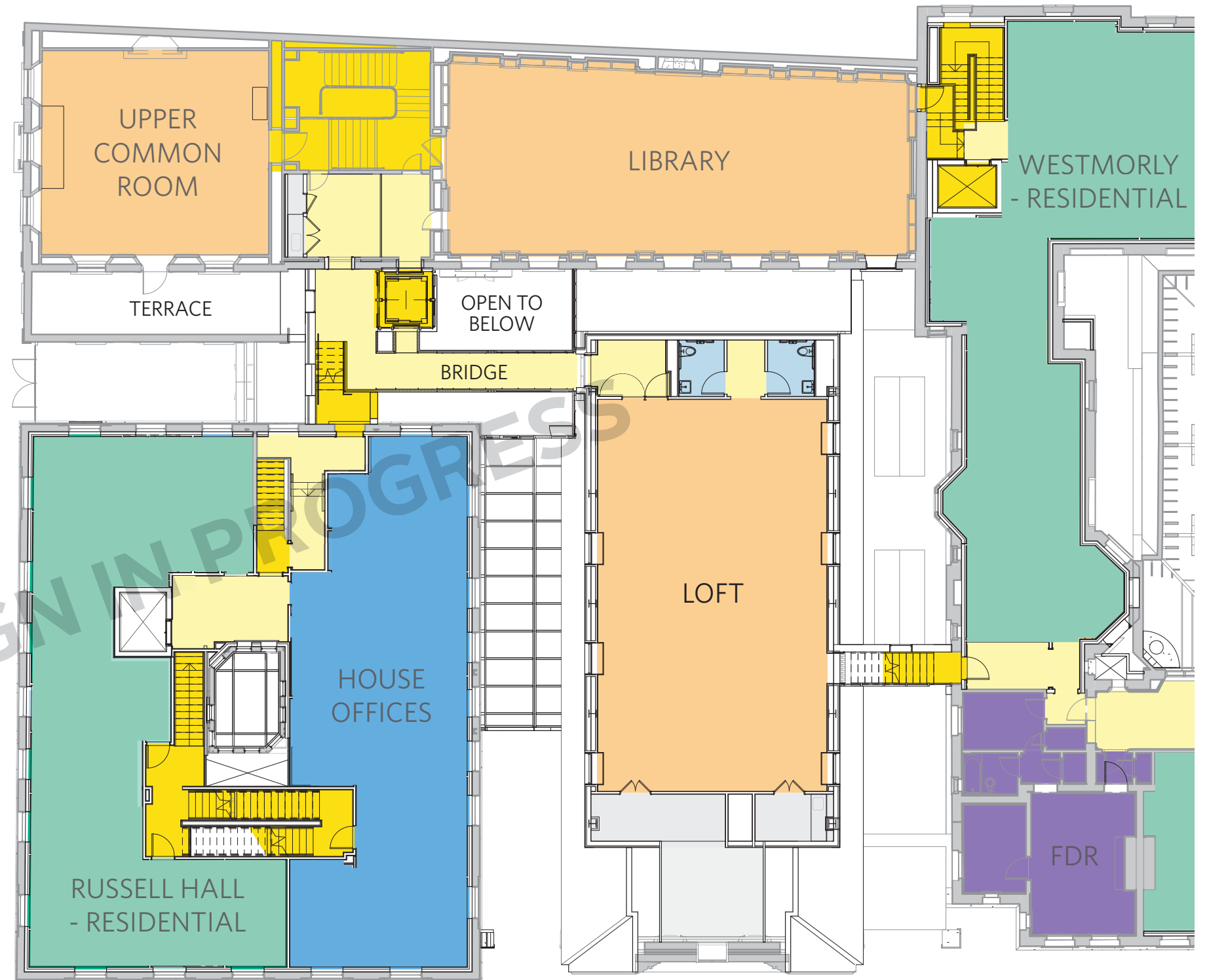
- New plan increases dining capacity by 35-50 seats; adds a series of new meeting and break-out spaces
- Creates network of accessible routes which can either bypass or access Dining Hall
- Encloses part of the open-air light court between the Dining Hall and Russell for all-weather use
- Lowers the 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

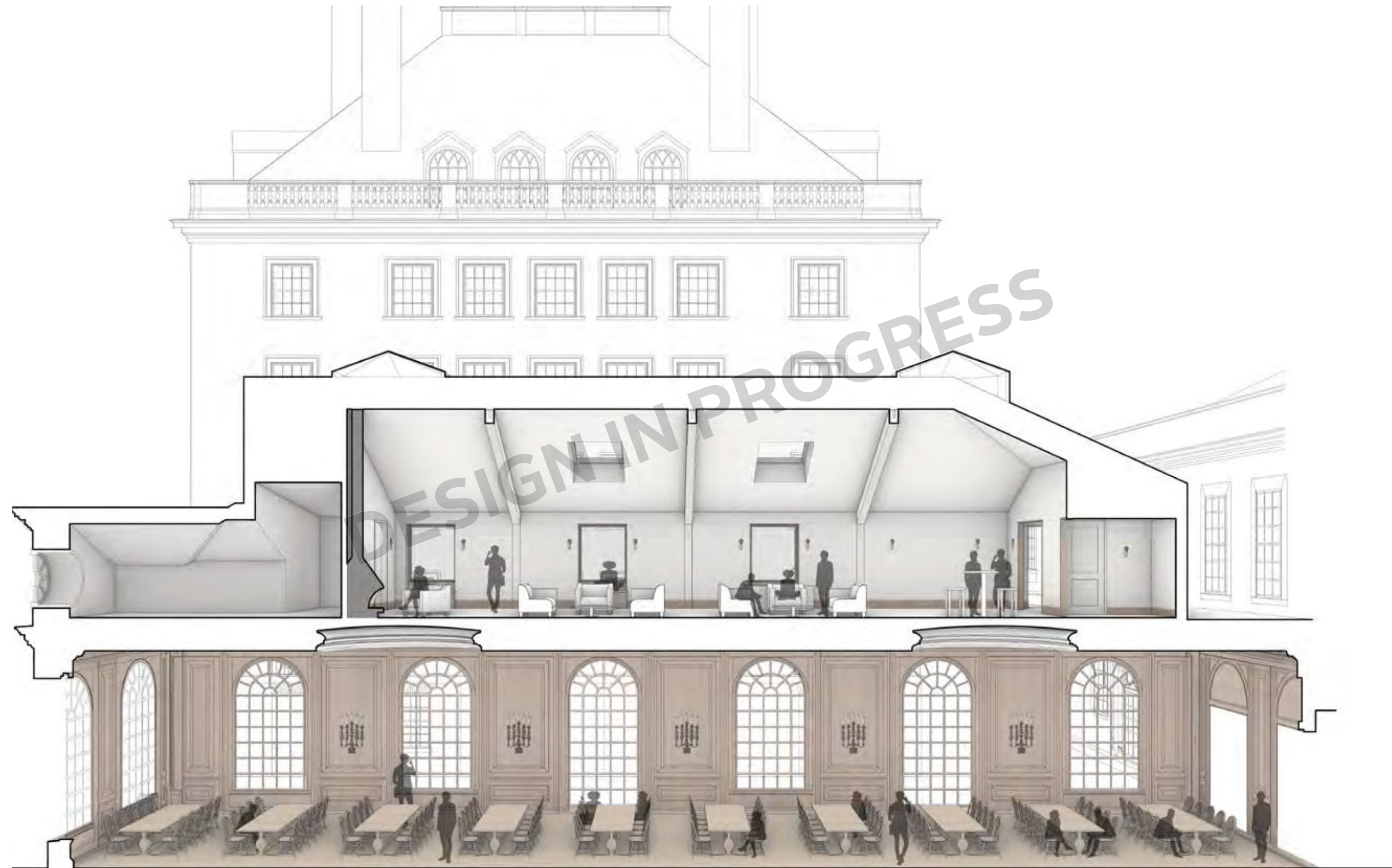
PHASE III: DESIGN HIGHLIGHTS

- 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

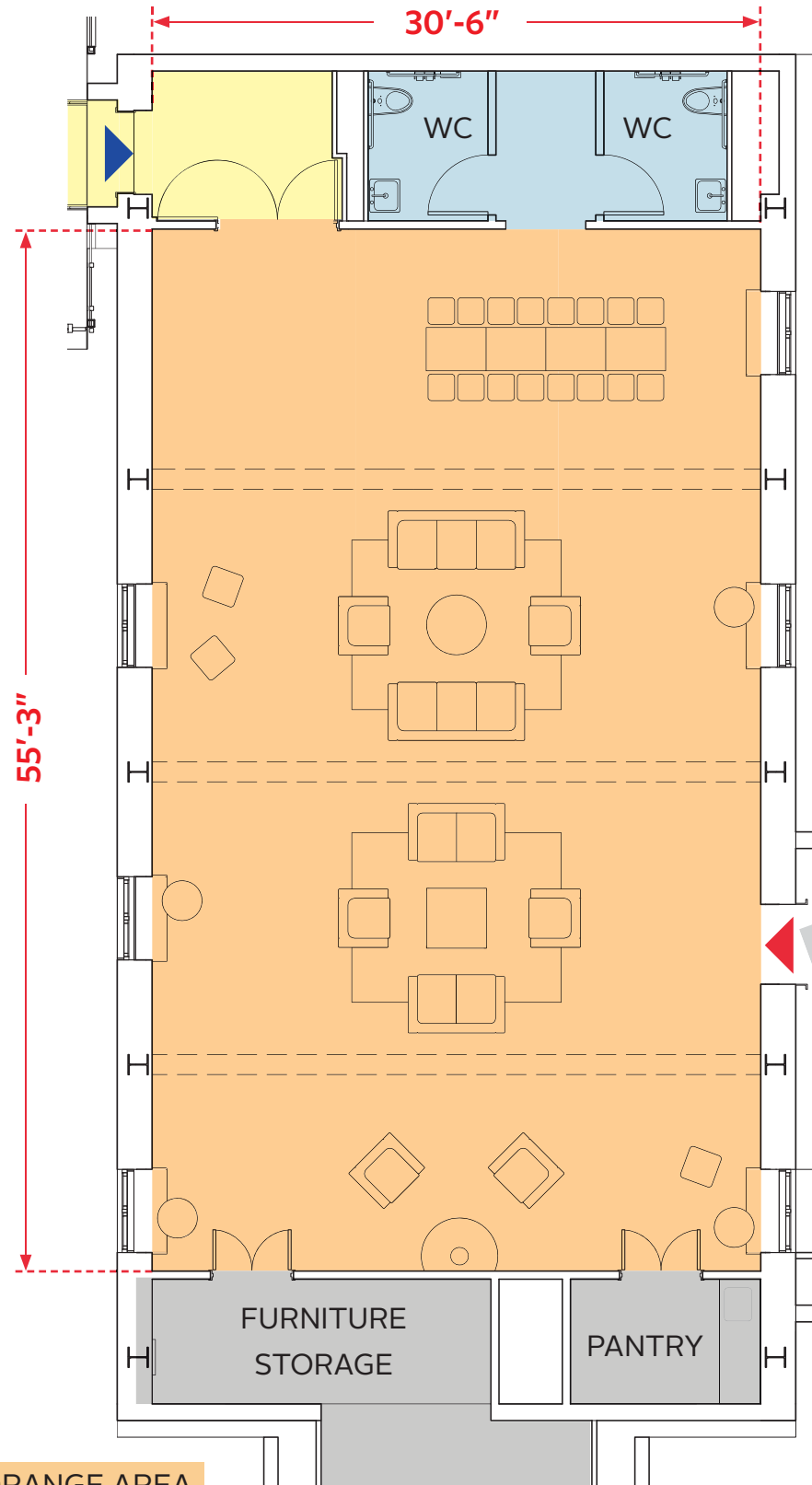
PHASE III: DESIGN HIGHLIGHTS



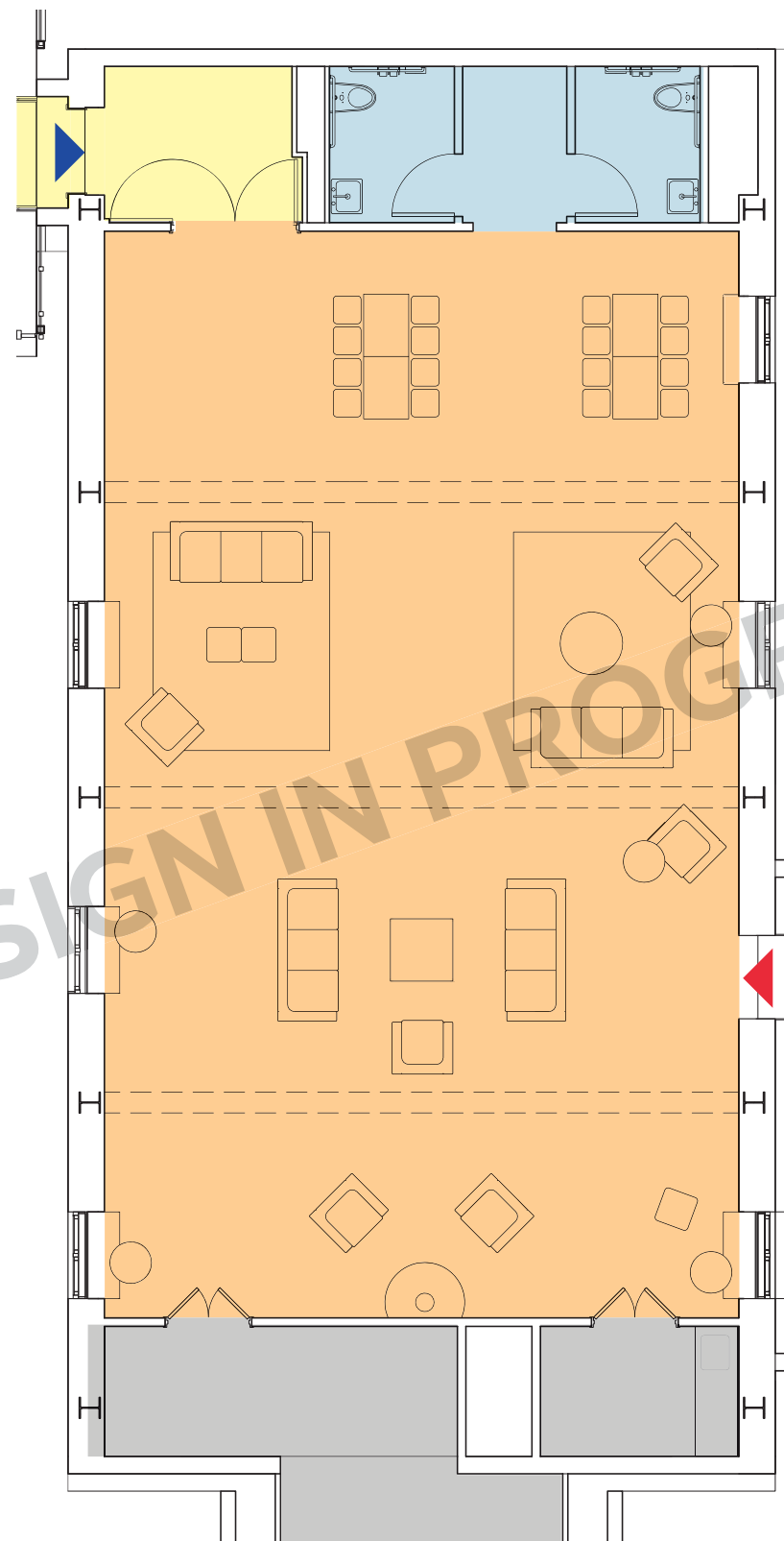
BOW ST

LOFT PLAN - FLEXIBLE SETUP AND USE

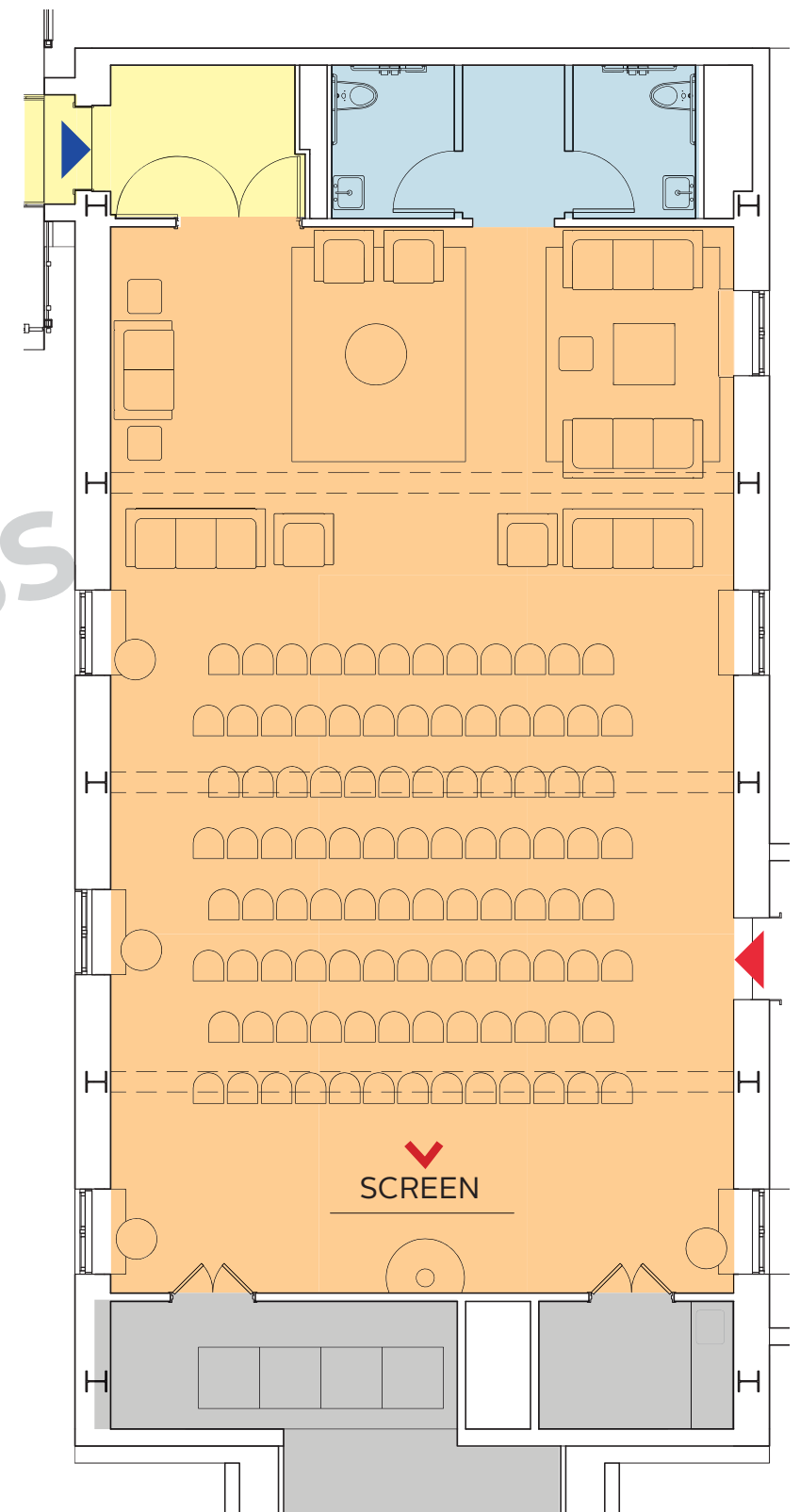
PHASE III: DESIGN HIGHLIGHTS



SAMPLE DAYTIME CONFIGURATION 1



SAMPLE DAYTIME CONFIGURATION 2



LECTURE LAYOUT: 100 SEATS

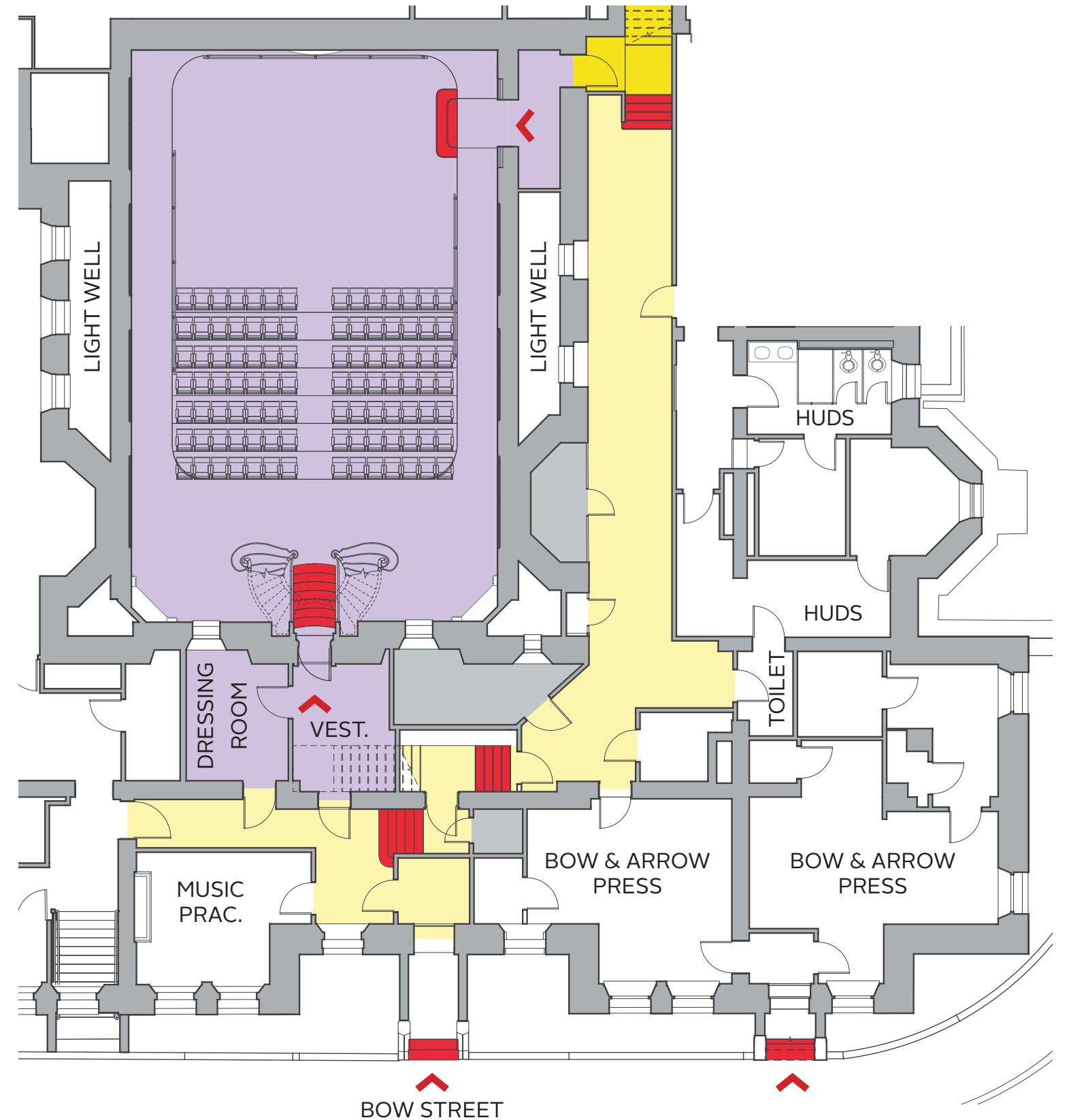
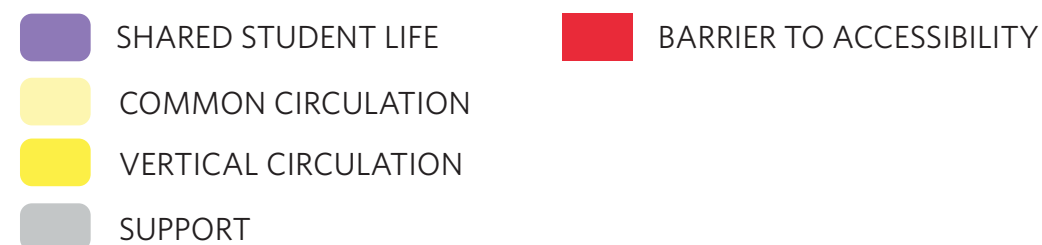
ORANGE AREA
1600 SF

WESTMORLY POOL THEATER - EXISTING CONDITIONS

PHASE III: DESIGN HIGHLIGHTS



- Pool built in 1902; closed 1990. Pool Theater established in 1992.
- 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

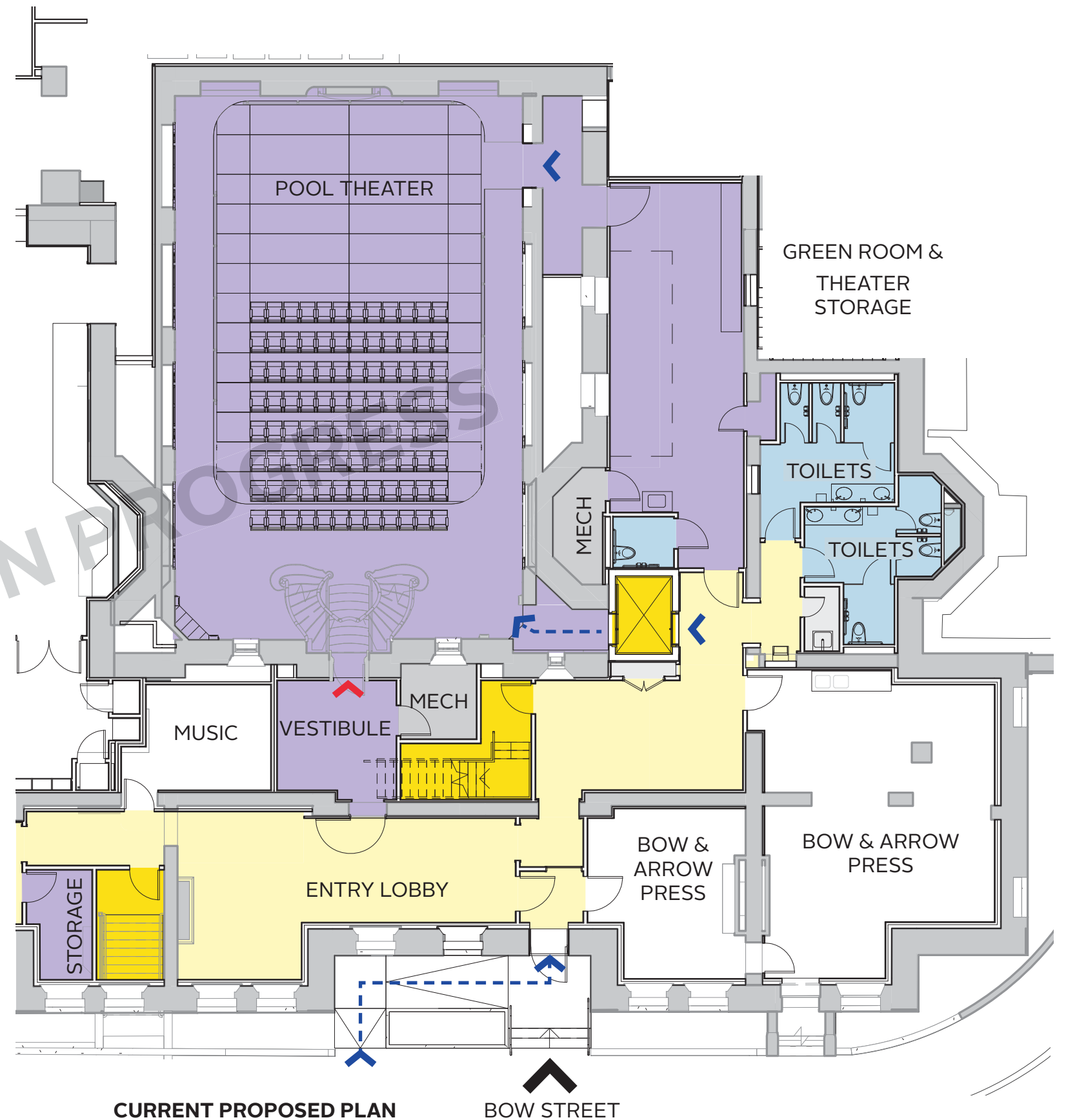


POOL THEATER - PROPOSED

PHASE III: DESIGN HIGHLIGHTS

- 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

- SHARED STUDENT LIFE
- COMMON CIRCULATION
- VERTICAL CIRCULATION
- SUPPORT



HISTORIC PHOTO, LOOKING SOUTH (1902)

PHASE III: DESIGN HIGHLIGHTS



HISTORIC PHOTO, LOOKING NORTH (1902)

PHASE III: DESIGN HIGHLIGHTS



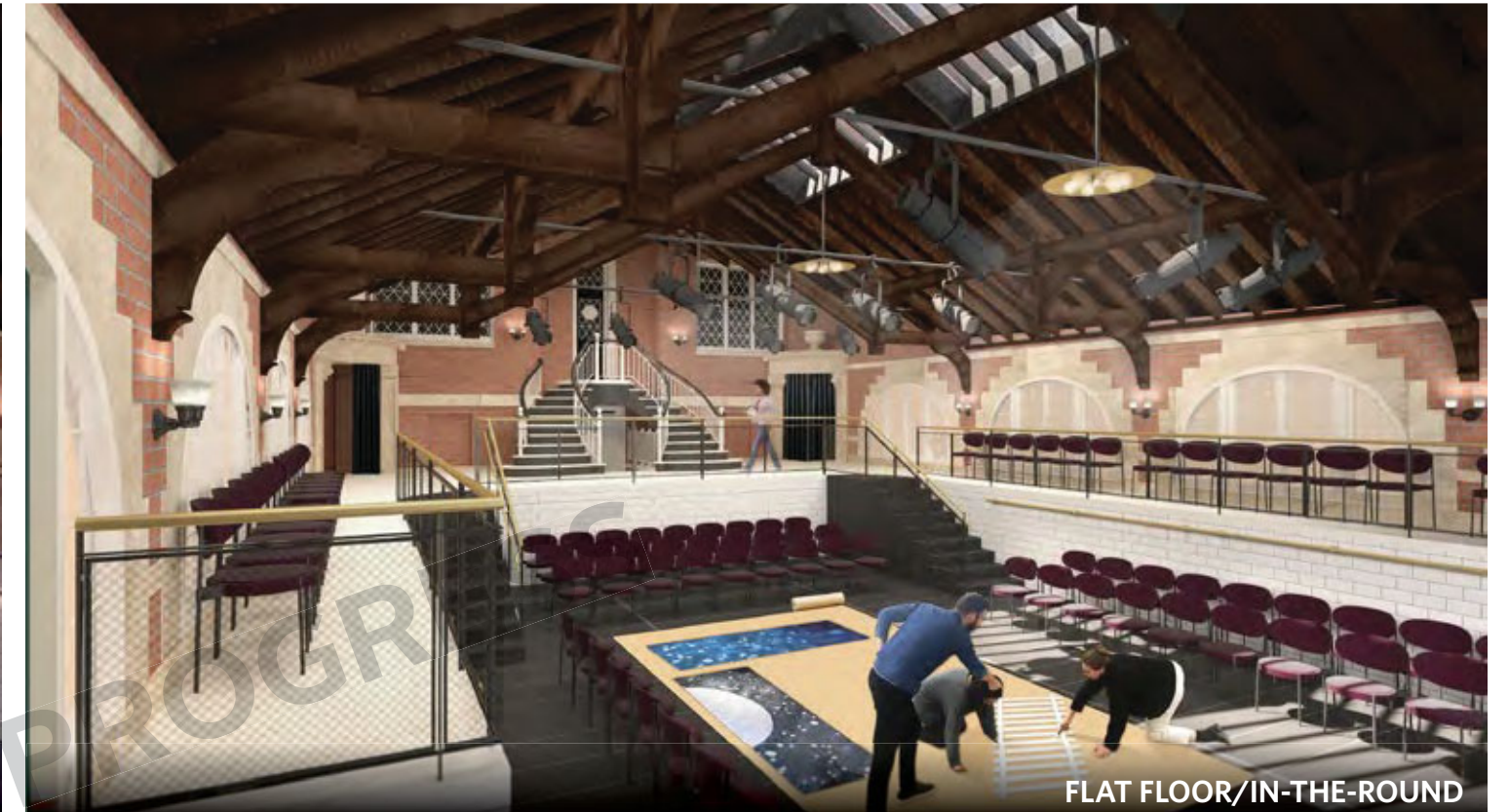
POOL THEATER - CONCEPTUAL RENDERING

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

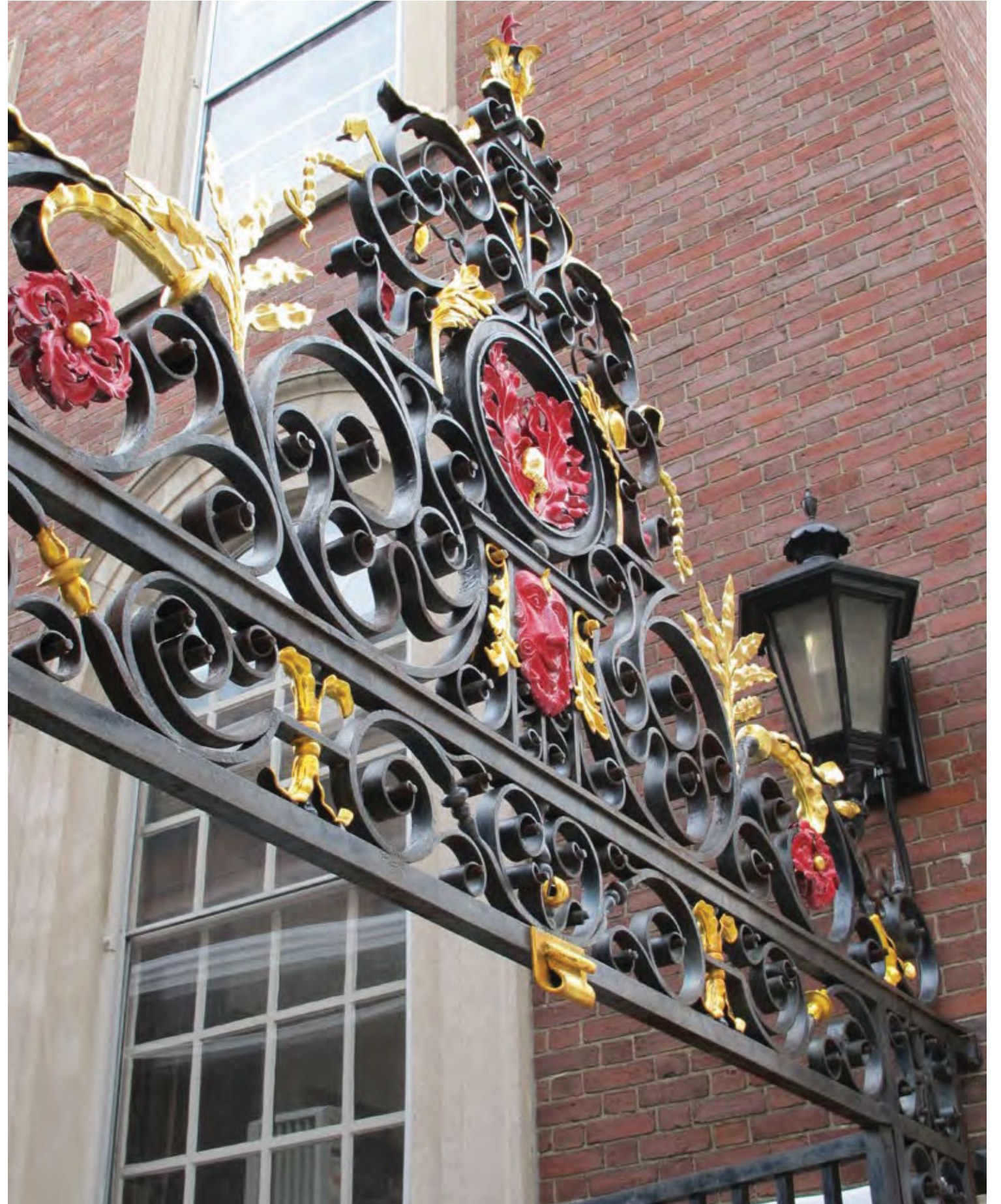
Claverly and Senior House to Open

August 2020

Randolph Furnishings - Student Feedback Meeting

Date TBD, Fall Semester, 2020

- *Furniture layouts for public spaces*



**BEYER
BLINDER
BELLE**



Harvard House Renewal Project Management Office