

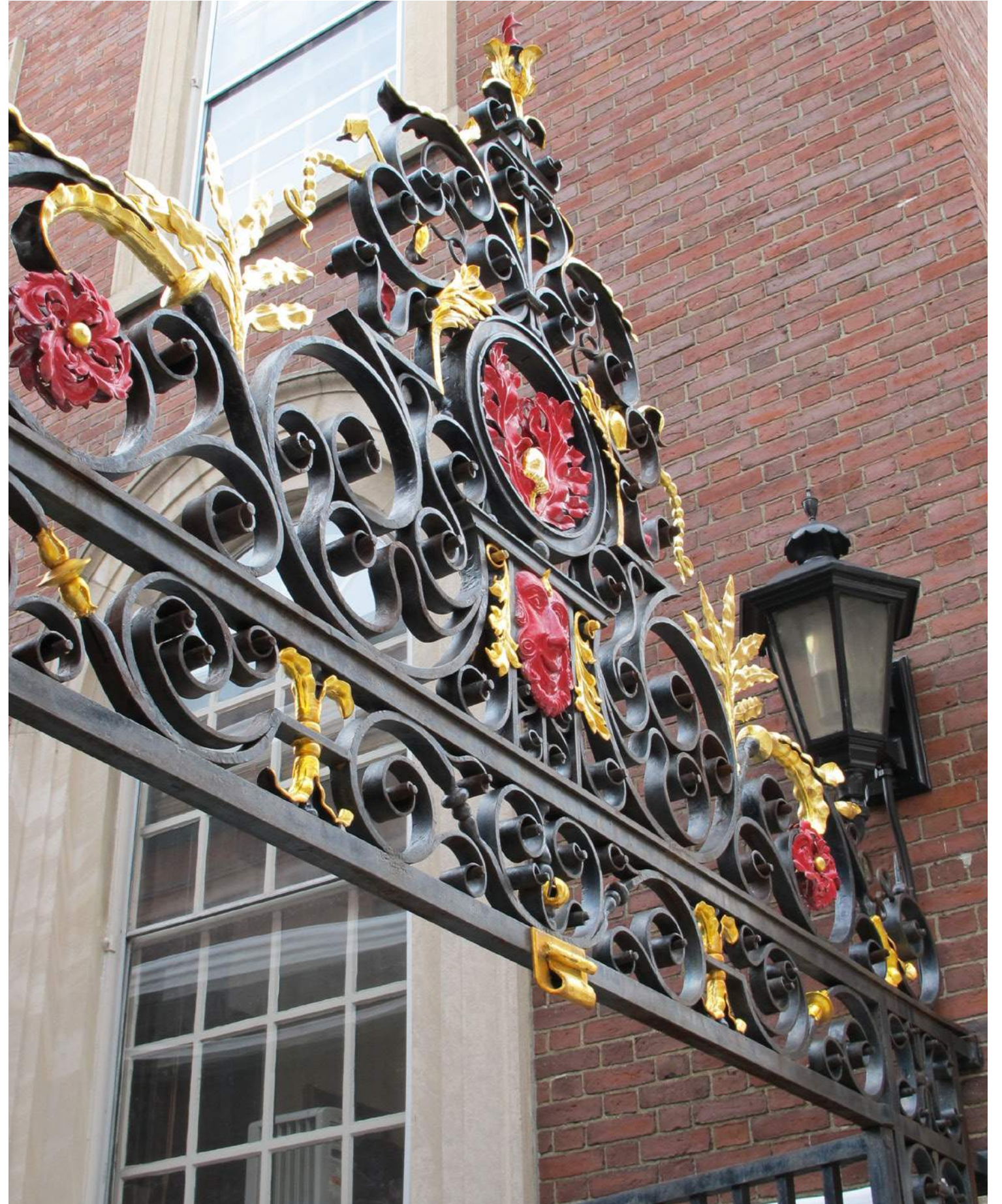
ADAMS HOUSE RENEWAL

Adams Town Hall - November 8, 2022

BEYER
BLINDER
BELLE

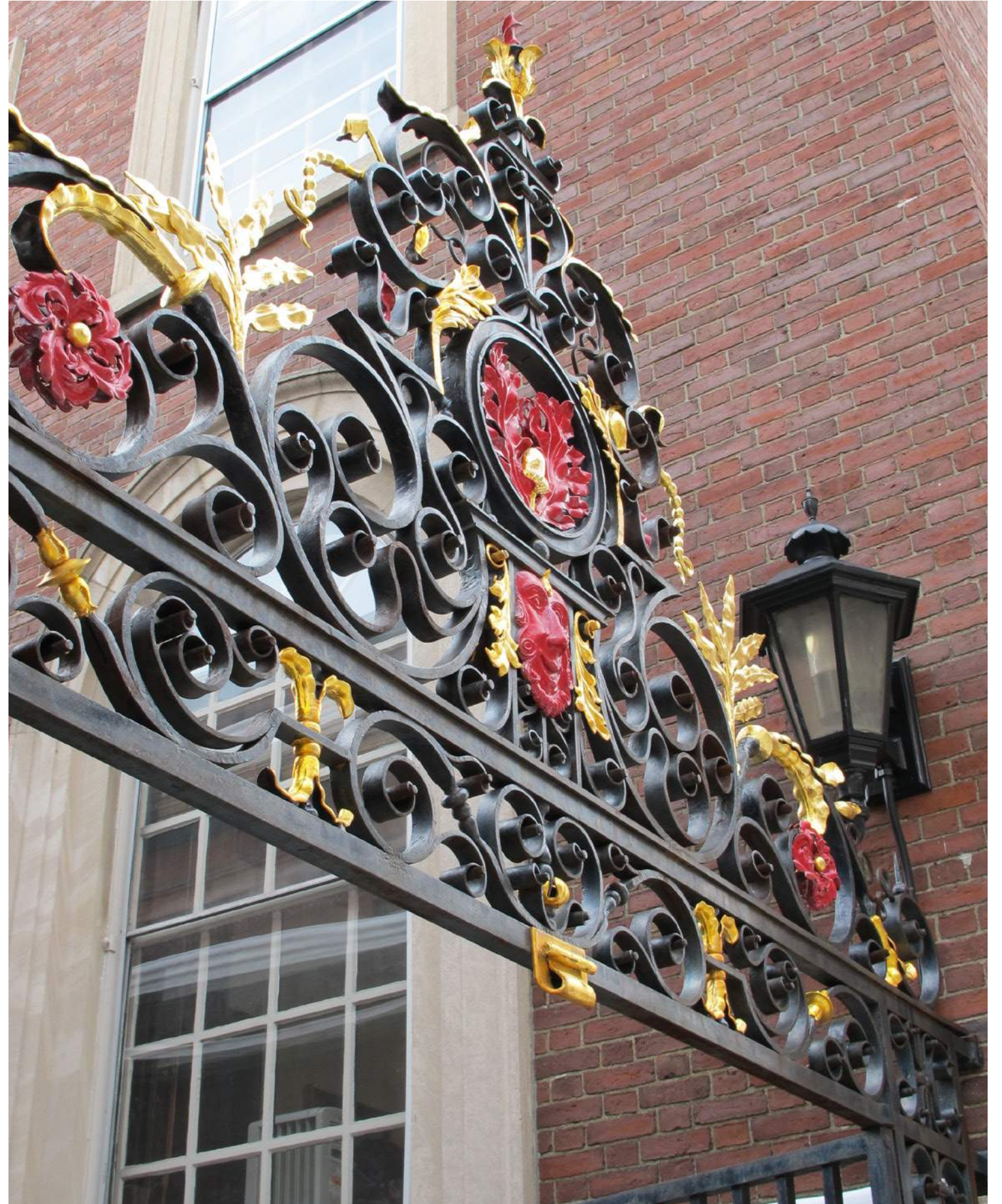


Harvard House Renewal Project Management Office



TOWN HALL AGENDA

1. Welcome and Introductions
2. Introduction to House Renewal
3. Adams Renewal Design
 - a. Overall Concepts
 - b. Highlights for Phase 2 (Randolph Hall)
 - c. Highlights for Phase 3 (East Complex)
4. Looking Forward - Next Steps
5. Q & A





INTRODUCTION TO HOUSE RENEWAL

COMMUNITY ENGAGEMENT TO DATE...

INTRODUCTION TO HOUSE RENEWAL

LATE 2017: Design effort begins

FEB 2018: Adams **Town Hall** #1

MARCH 2018: Adams **Student Focus Group** Meeting #1

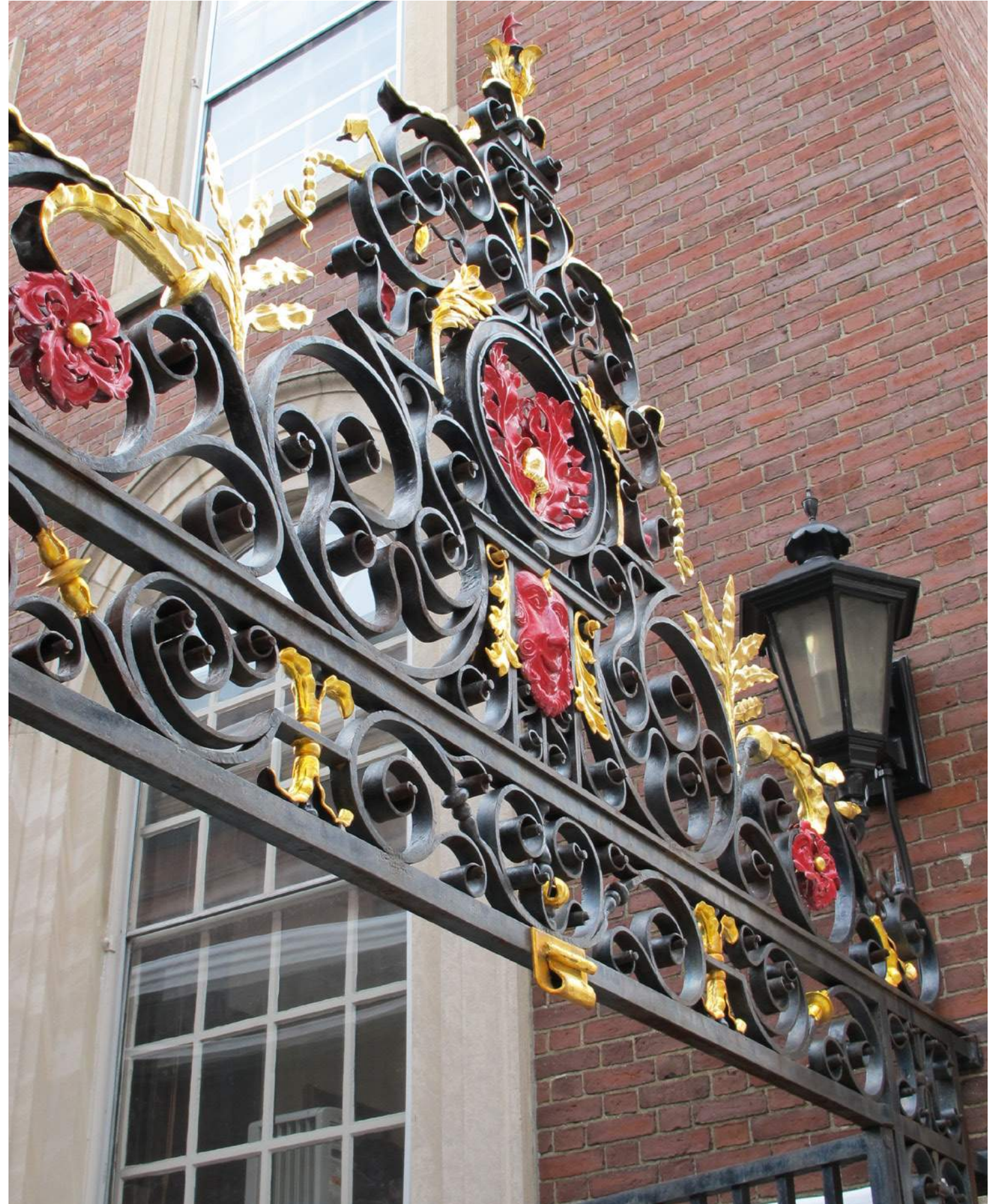
APRIL 2018: Adams **Student Focus Group** Meetings #2/#3

FEB 2019: Adams **Town Hall** #2

APRIL 2019: Adams **Student Focus Group** Meeting: FF&E

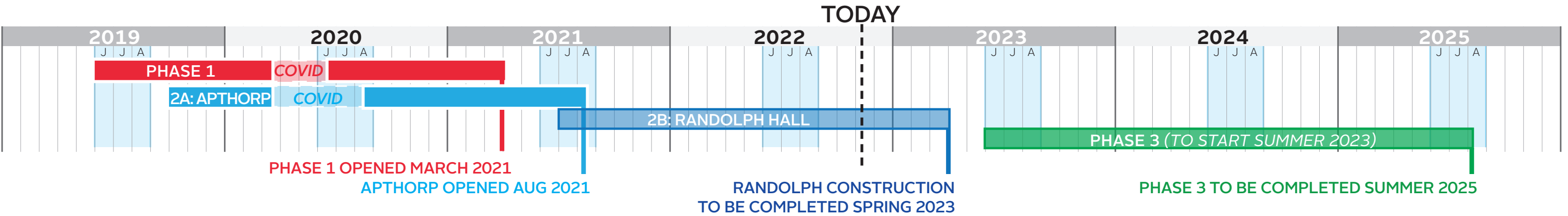
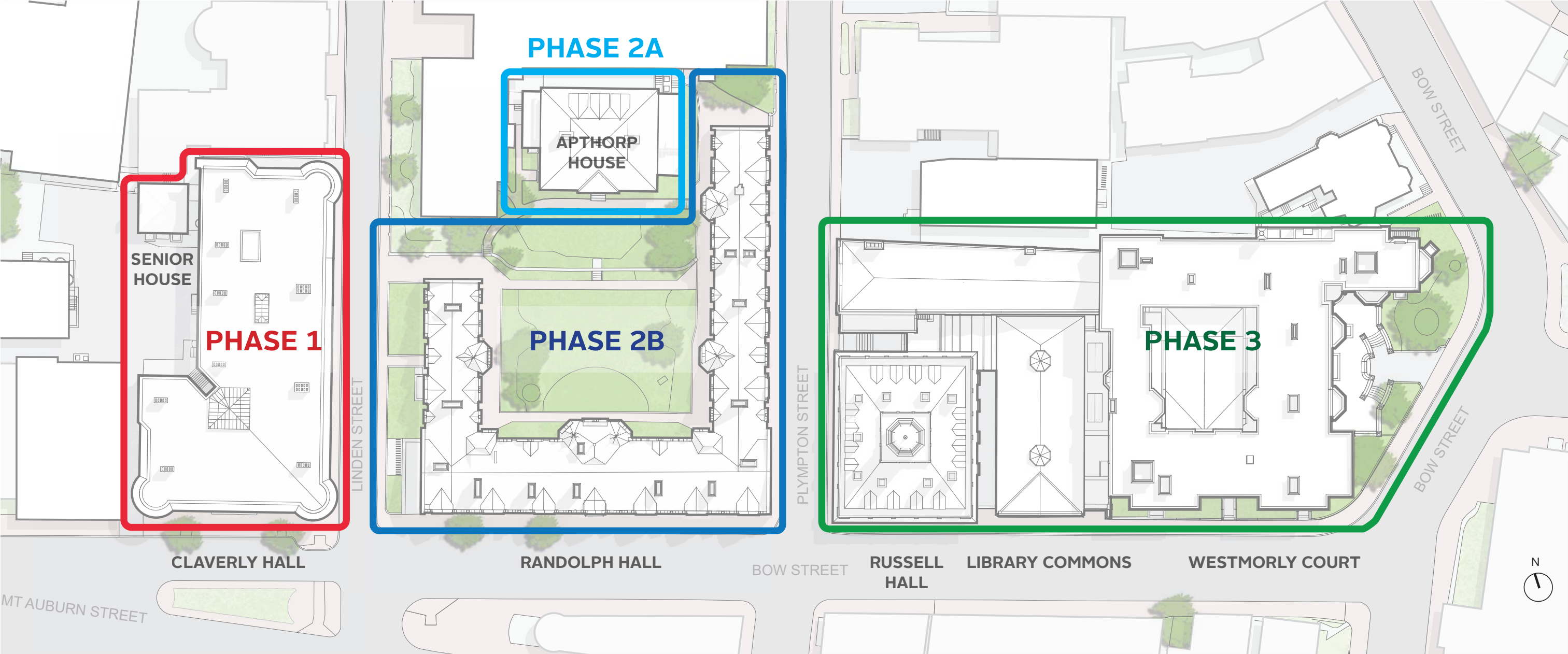
FEB 2020: Adams **Town Hall** #3

NOV 2022: Adams **Town Hall** #4



ADAMS RENEWAL - CONSTRUCTION PHASING

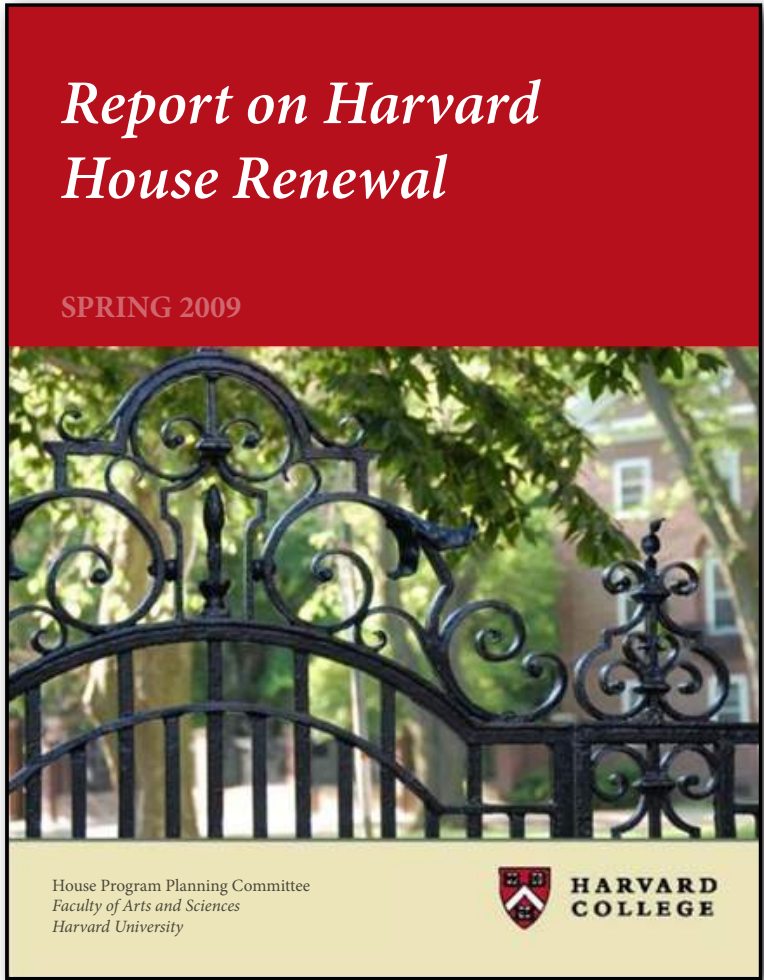
INTRODUCTION TO HOUSE RENEWAL



HOUSE RENEWAL - BEGINNINGS

INTRODUCTION TO HOUSE RENEWAL

— 2006	Space Assessment of Houses
— 2007	Conditions Assessment of Houses
— 2008-'09	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-'16	<i>House Renewal Assessment*</i>
— 2017	Winthrop House Opens
— 2018-'19	Adams House Design Begins; Adams House Student Feedback Meetings
— 2019	Lowell House Opens Adams: Claverly Hall Construction Begins



House Program Planning Committee (2008-'09):

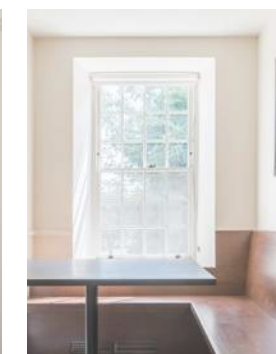
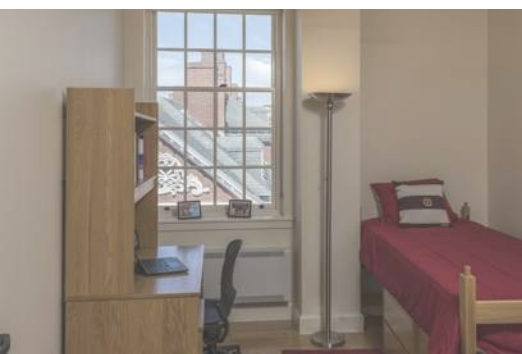
- Comprehensive review of the role of the House system in the 21st century; made recommendations related to the mission and purpose of House life
- Numerous focus groups conducted with students, faculty, Faculty Deans, Resident Deans, and staff
- Survey sent to all undergraduates, which solicited input on House program planning

**The House Program Planning Committee 2009 Report and the 2016 Interim Assessment are both available online.*

HOUSE RENEWAL - PRIORITIZING THE STUDENT RESIDENTIAL EXPERIENCE

INTRODUCTION TO HOUSE RENEWAL

- **Residential re-planning addresses overcrowding, life safety**
 - Wall construction and fire exiting conforming to modern codes
 - No students sleeping in common rooms
 - Bedrooms sized to fit all student furniture without bunking required
- **Entrances & common spaces to be made fully accessible**
 - All community members welcome; all common rooms visitable
 - Eight new elevators across five buildings; two PCA suites
- **Modern HVAC & healthier interior environments**
 - Filtered, tempered 100% outdoor air ducted to all rooms
 - Abatement of existing hazardous materials
 - Limitations on new VOC-emitting materials and finishes
 - Furniture and fabrics meet Healthier Hospitals Initiative (HHI)
- **New and expanded student-oriented spaces and amenities**
 - From meeting rooms and lounge spaces to fitness and kitchens;
 - Supporting full range of study, academic, and social activities
- **Preserved, restored, and revitalized historic interiors**
 - Remain as vital touchstones for House character and culture
 - Will regain their luster, along with increased functionality
- **User-centered, technology-enabled spaces**
 - Power and Wi-Fi seamlessly integrated within all spaces
 - New lighting and lighting controls throughout
 - AV systems in student life spaces, robust but easy to use
- **Circulation designed to foster interaction and community**
 - Re-planned ground floors provide public “spine” across three blocks
 - Informal break-out spaces for gatherings or collaboration
 - Tutors strategically located for cohesive advising groups
- **Leadership in environmental sustainability/LEED**
 - High-performance building envelope upgrades
 - Resource-conserving equipment and fixtures
 - Use of durable, ‘green’ natural finishes



REFERENCE IMAGES: WINTHROP HOUSE RENEWAL

ADAMS HOUSE - BUILDINGS FROM DIFFERENT ERAS

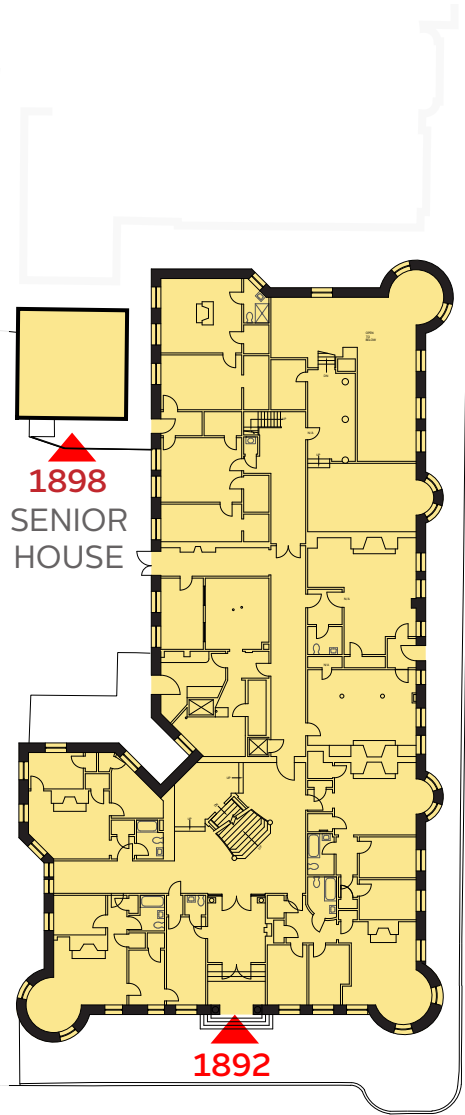
INTRODUCTION TO HOUSE RENEWAL



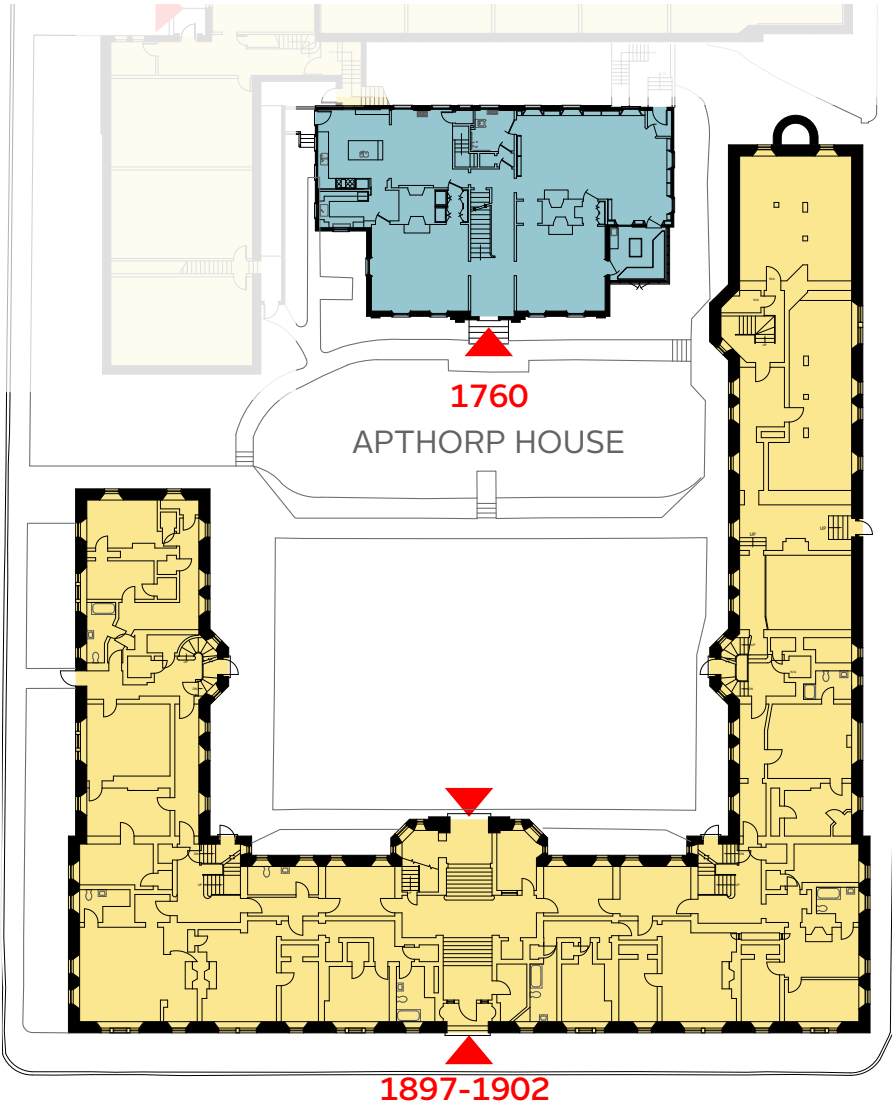
* BUILDING CONSTRUCTED BY HARVARD

ADAMS HOUSE - BUILDINGS FROM DIFFERENT ERAS

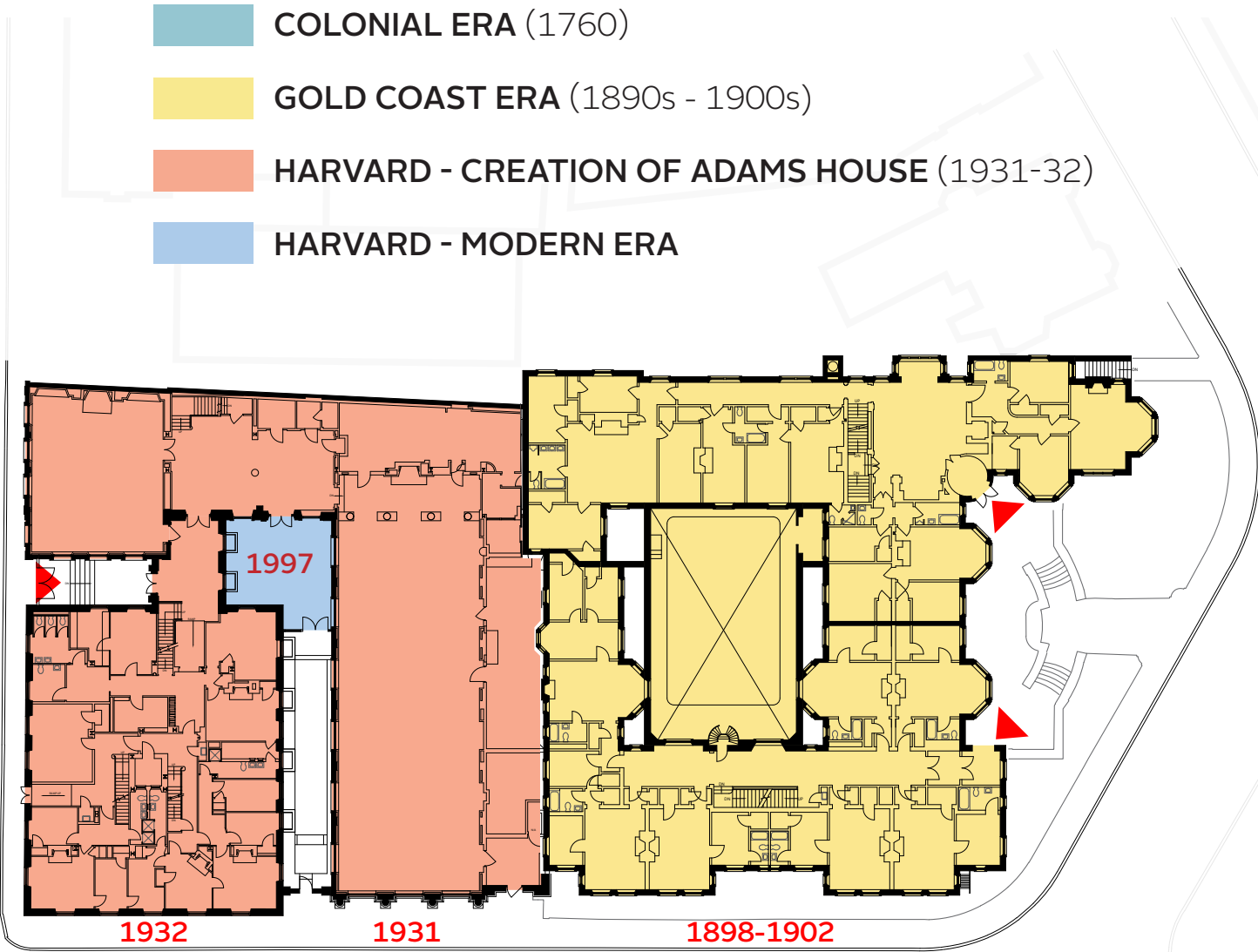
INTRODUCTION TO HOUSE RENEWAL



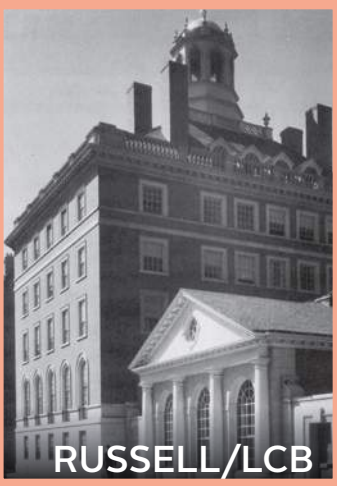
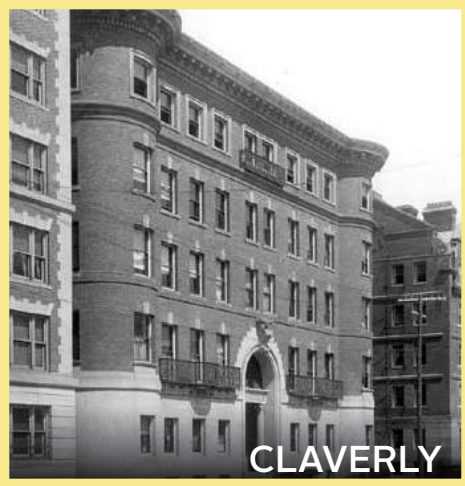
CLAVERLY HALL



RANDOLPH HALL

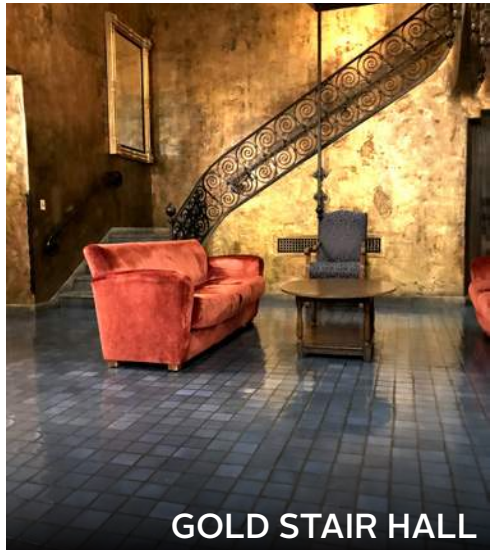


RUSSELL HALL LIBRARY COMMONS WESTMORLY COURT



EXISTING - TREASURED INTERIOR SPACES

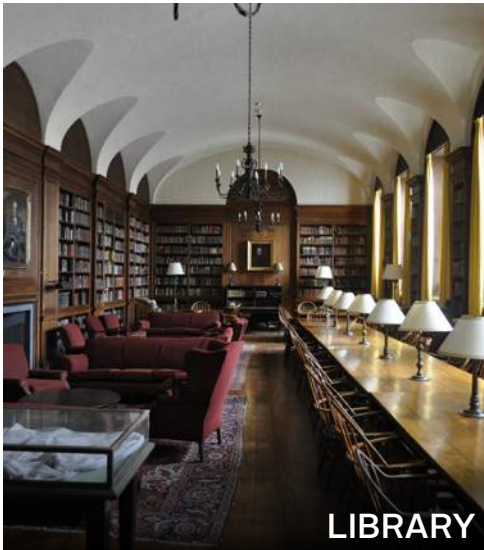
INTRODUCTION TO HOUSE RENEWAL



GOLD STAIR HALL



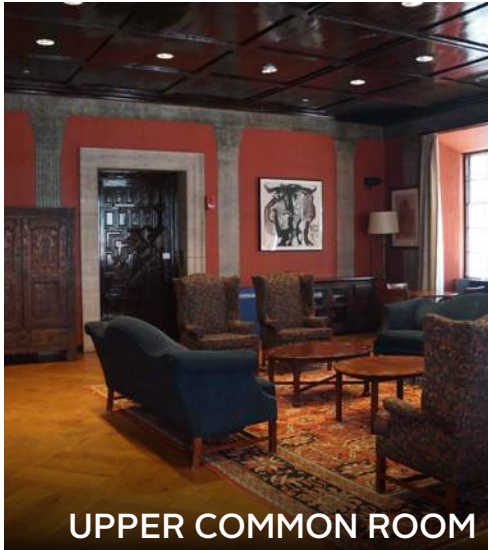
DINING HALL



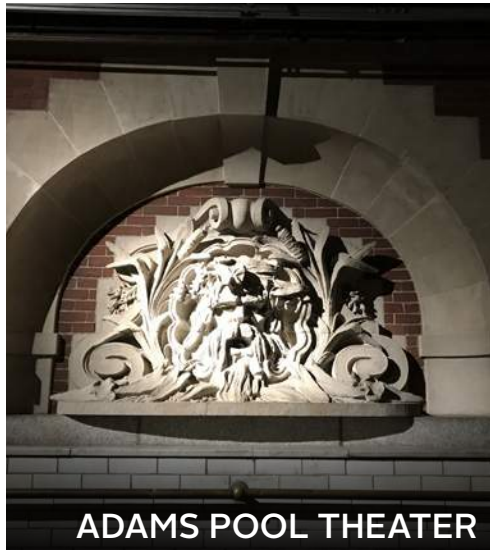
LIBRARY



LOWER COMMON ROOM



UPPER COMMON ROOM



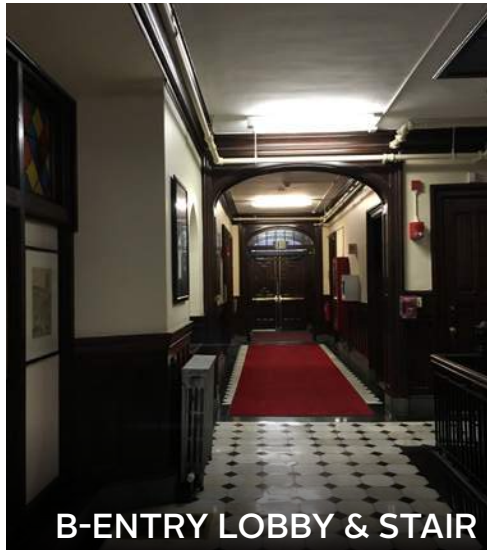
ADAMS POOL THEATER



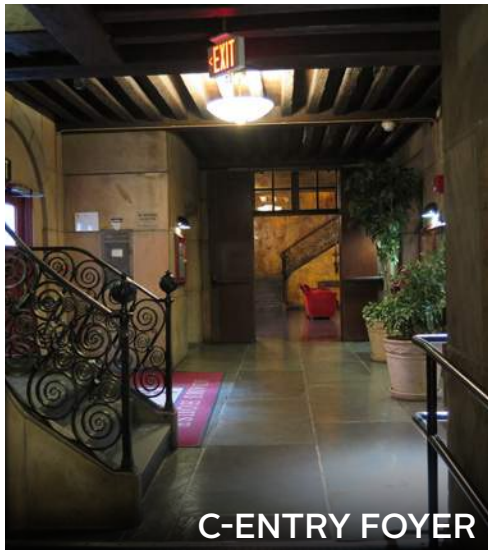
FDR SUITE



A-ENTRY LOBBY & STAIR



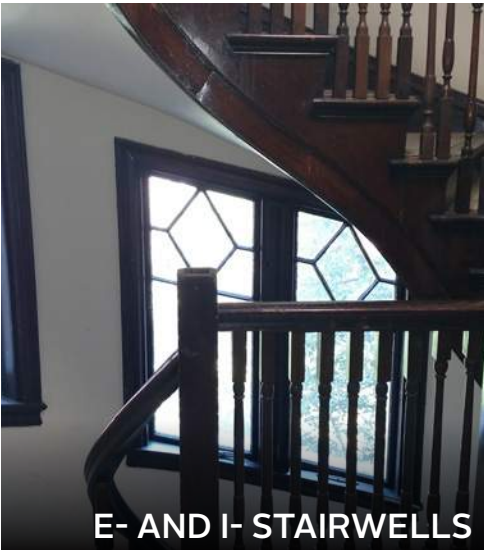
B-ENTRY LOBBY & STAIR



C-ENTRY FOYER



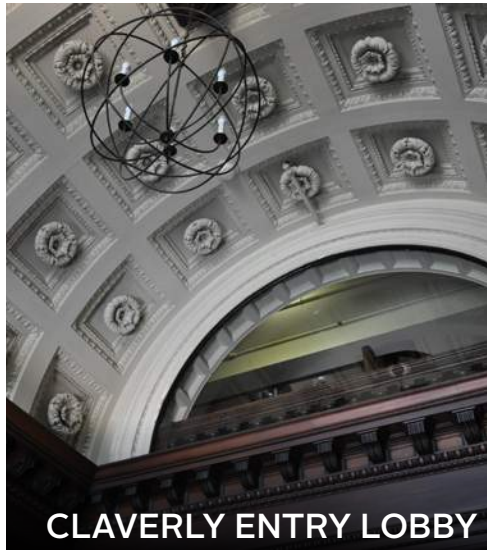
G-ENTRY LOBBY & STAIR



E- AND I- STAIRWELLS



H-ENTRY COOLIDGE ROOM



CLAVERLY ENTRY LOBBY



CLAVERLY MAIN STAIR

EXISTING - RESIDENTIAL OVERCROWDING

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



THE FIRST ADAMS RENEWAL TOWN HALL (2018) - THEMES

INTRODUCTION TO HOUSE RENEWAL

Adams has a unique character.

Residents described 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.

What we heard...

Adams’ desirability has its downside.

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

Up-to-date amenities are desired.

*The gym, private dining, and student kitchens are in need of upgrades.
Residential space is dilapidated.*

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.

REFLECTING A SENSE OF PLACE THROUGH DESIGN

INTRODUCTION TO HOUSE RENEWAL



REFLECTING A SENSE OF PLACE THROUGH DESIGN

INTRODUCTION TO HOUSE RENEWAL

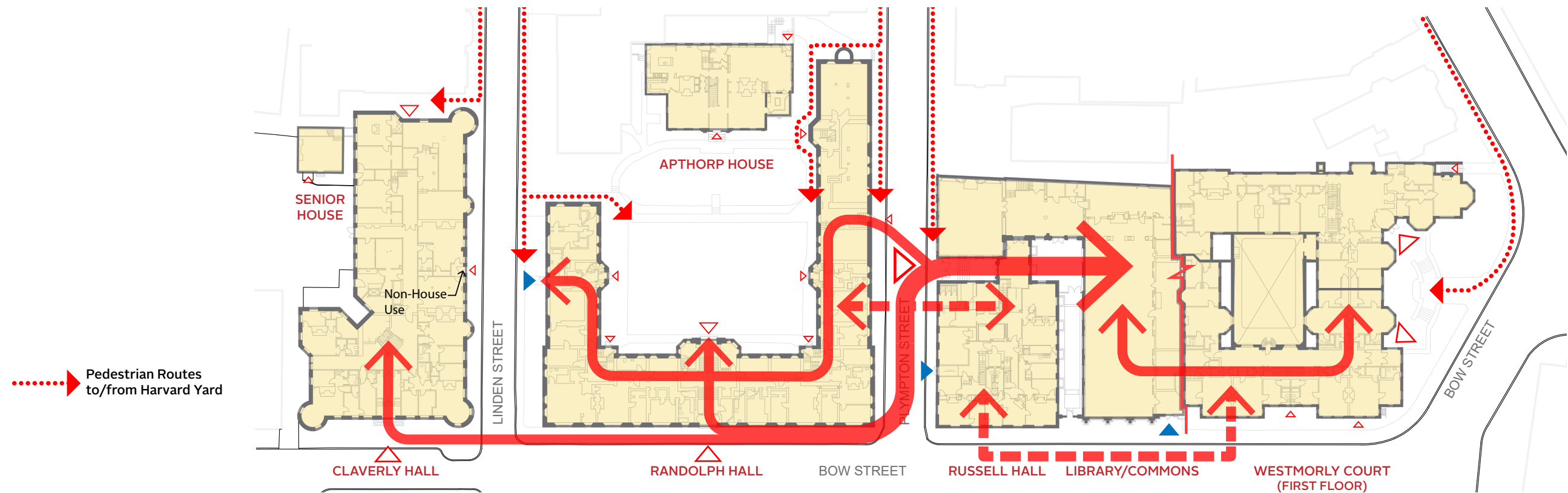




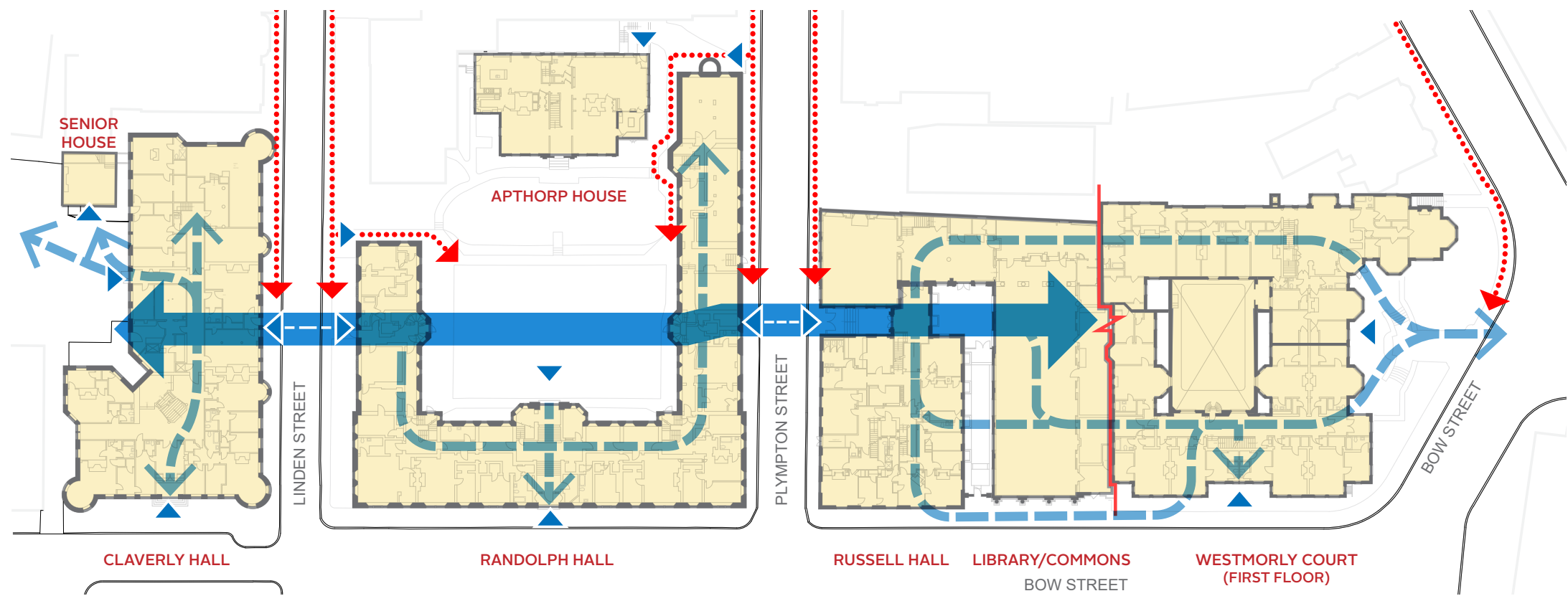
OVERALL PLANNING CONCEPTS

CONNECTING ONE COMMUNITY

OVERALL PLANNING CONCEPTS



EXISTING



CONCEPT

PROPOSED GROUND FLOOR - ALL BUILDINGS

OVERALL PLANNING CONCEPTS

- STUDENT LIFE

SHARED STUDENT LIFE

HOUSE SERVICES

FOOD SERVICE

MECHANICAL

SUPPORT/MECHANICAL
- BEDROOM

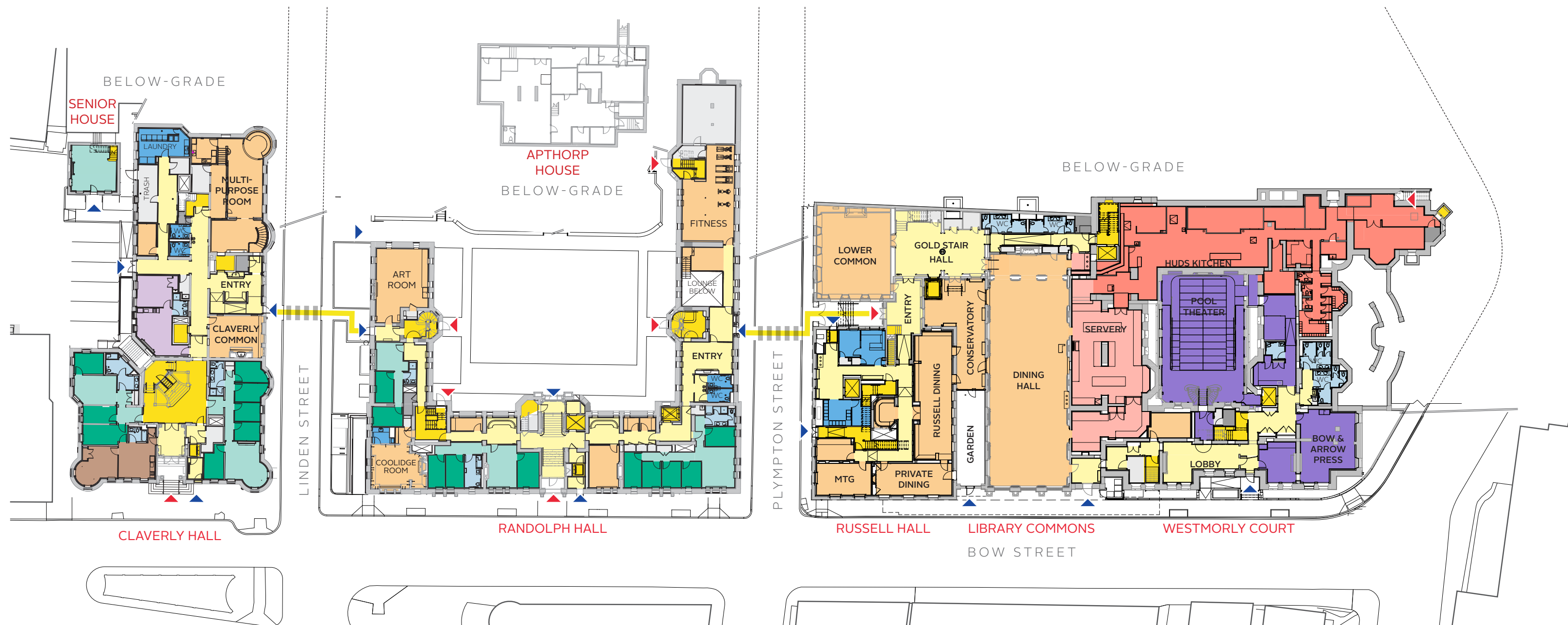
COMMON ROOM

TOILETS

TUTOR SUITE

VERTICAL CIRCULATION

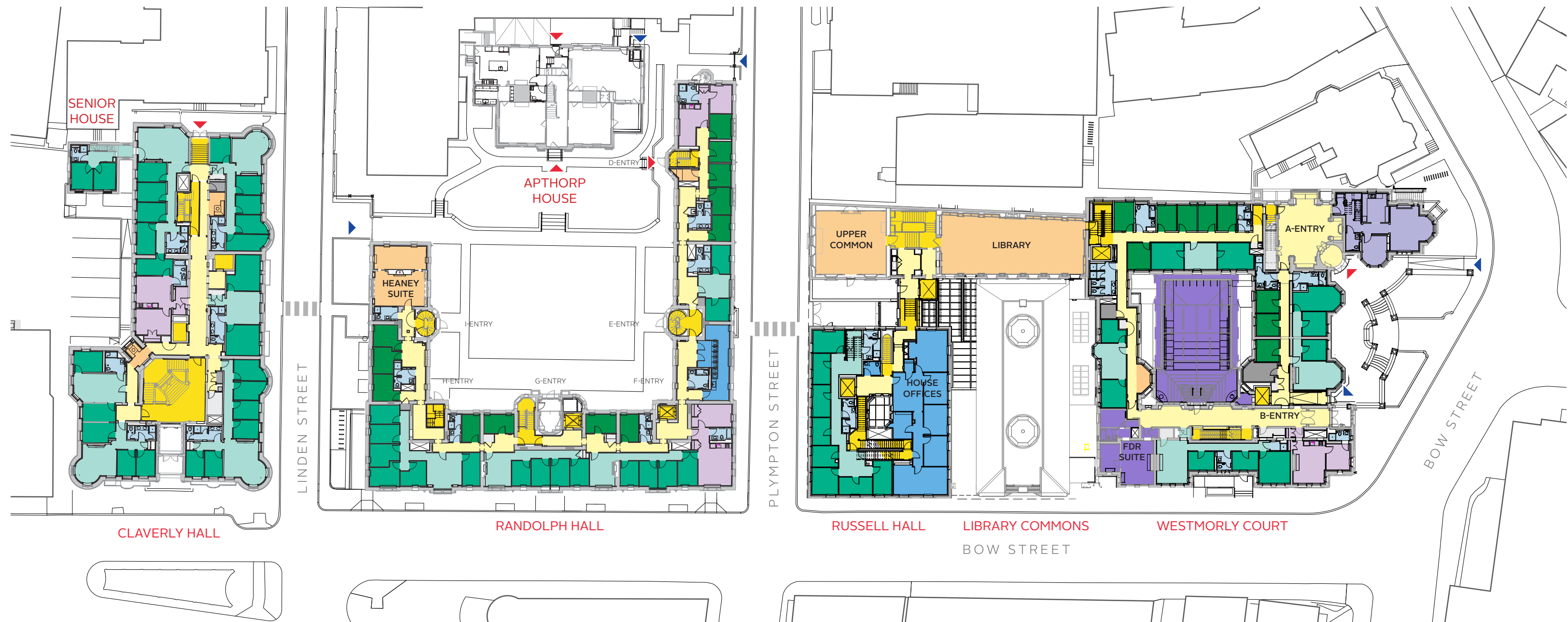
COMMON CIRCULATION



PROPOSED FIRST FLOOR - ALL BUILDINGS

OVERALL PLANNING CONCEPTS

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



PROPOSED BASEMENT LEVEL - ALL BUILDINGS

OVERALL PLANNING CONCEPTS

- STUDENT LIFE

SHARED STUDENT LIFE

HOUSE SERVICES

FOOD SERVICE

MECHANICAL

SUPPORT/MECHANICAL
- BEDROOM

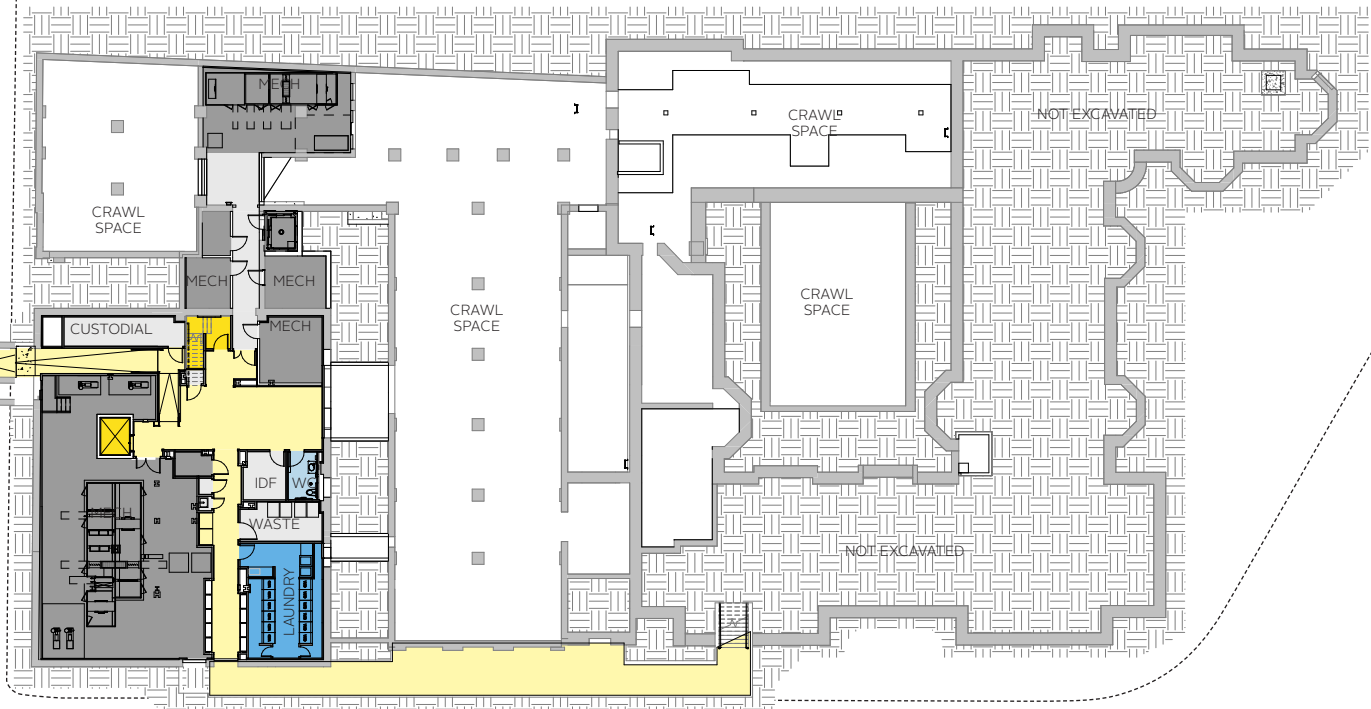
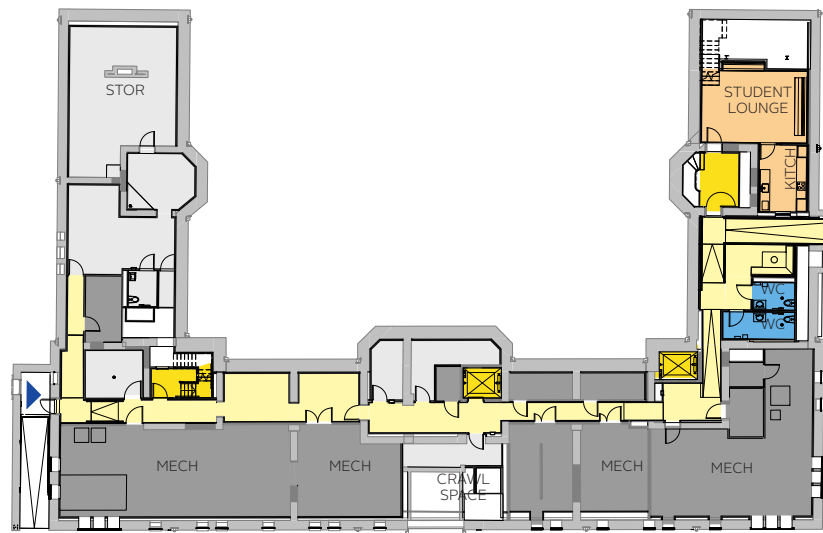
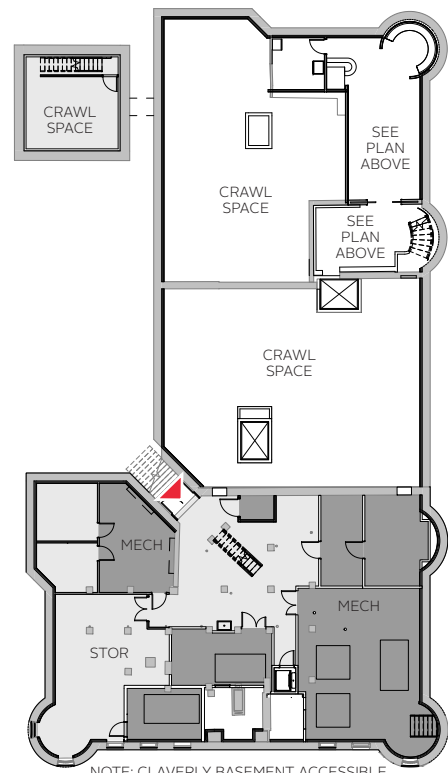
COMMON ROOM

TOILETS

TUTOR SUITE













VERTICAL CIRCULATION

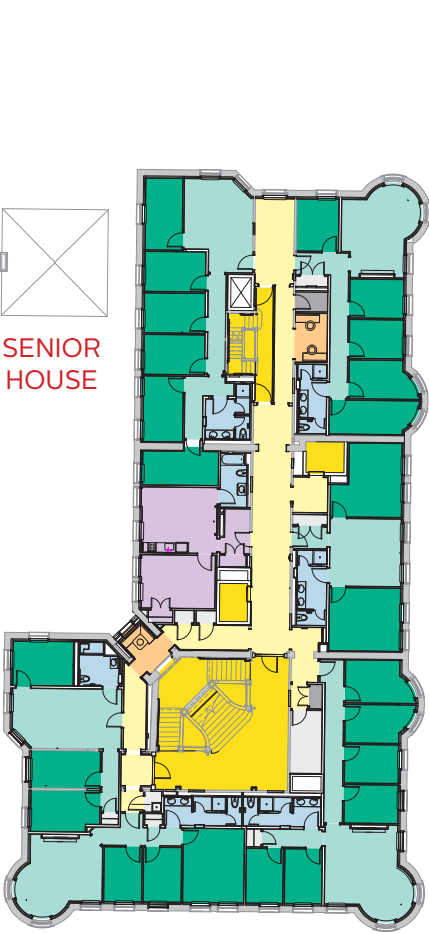
COMMON CIRCULATION



PROPOSED TYP. RESIDENTIAL - ALL BUILDINGS

OVERALL PLANNING CONCEPTS

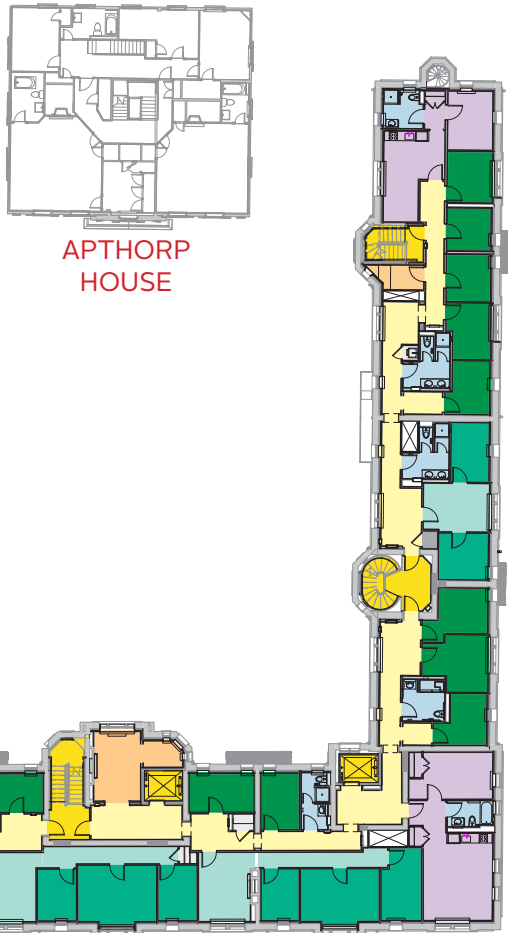
	STUDENT LIFE		BEDROOM
	SHARED STUDENT LIFE		COMMON ROOM
	HOUSE SERVICES		TOILETS
	FOOD SERVICE		TUTOR SUITE
	MECHANICAL		VERTICAL CIRCULATION
	SUPPORT/MECHANICAL		COMMON CIRCULATION



CLAVERLY HALL

Claverly Hall

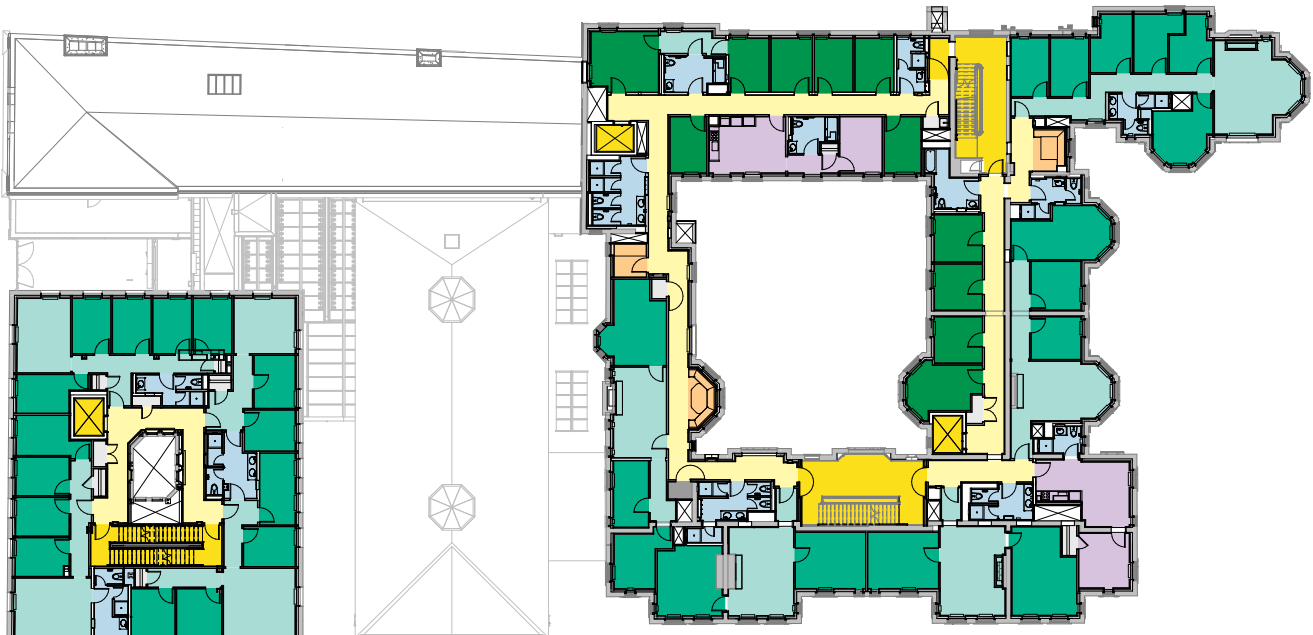
- 100% Suites
- 100% Ensuite Baths
- Restored grand stair



RANDOLPH HALL

Randolph Hall

- Mix of suites & hallway singles
- Restored lobby, elliptical stairwells
- Corridors with daylight and courtyard views
- Ground floor suites have ensuite baths



RUSSELL HALL

Russell Hall

- New stairwells foster community
- 100% Suites
- 100% Ensuite Baths
- 100% Singles

LIBRARY COMMONS

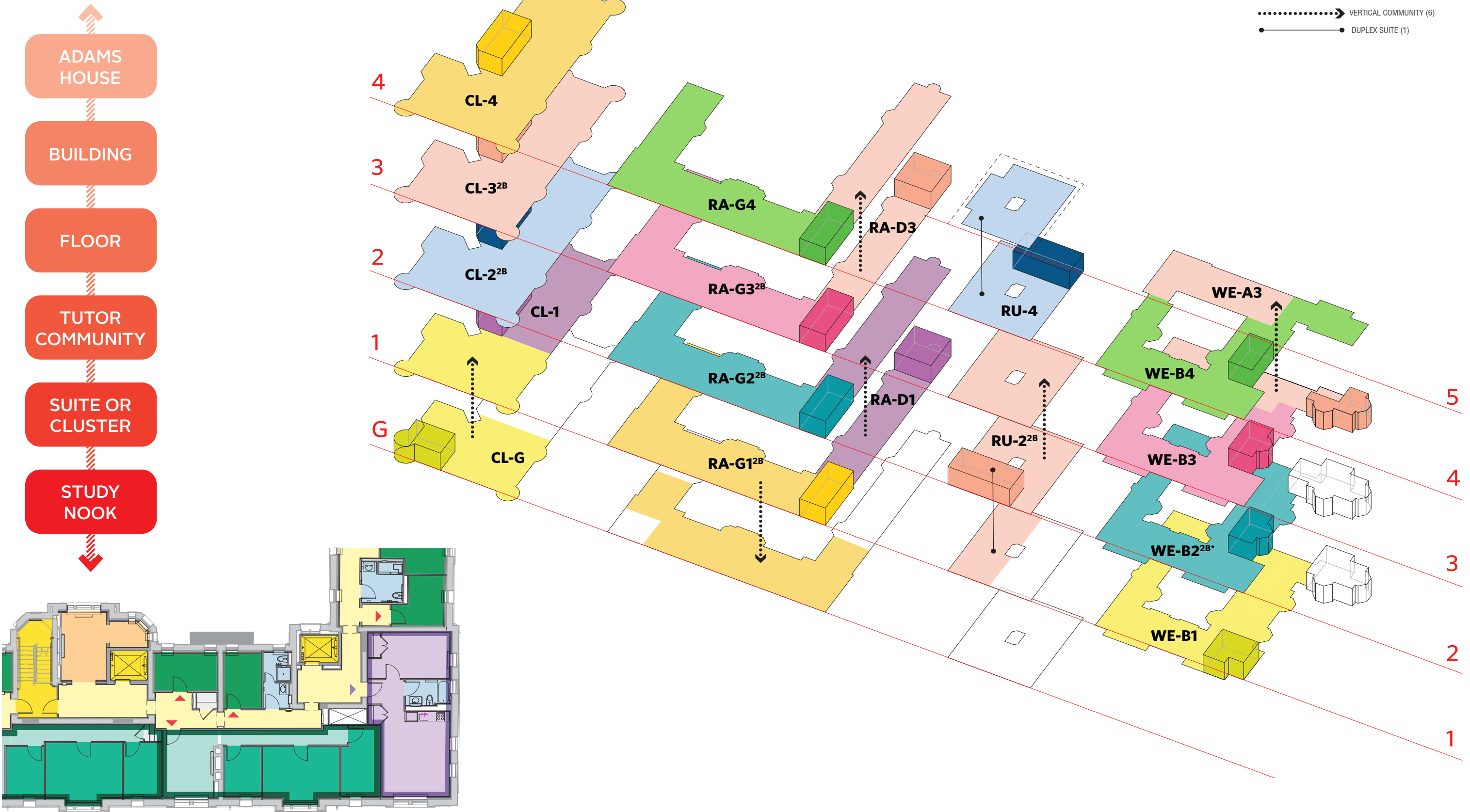
WESTMORLY COURT

Westmorly Court

- Mix of suites & hallway singles
- Restored entry lobbies & stairs
- Corridors with daylight
- A number of suites have ensuite baths

STRENGTHENING COMMUNITY AT EVERY SCALE

OVERALL PLANNING CONCEPTS

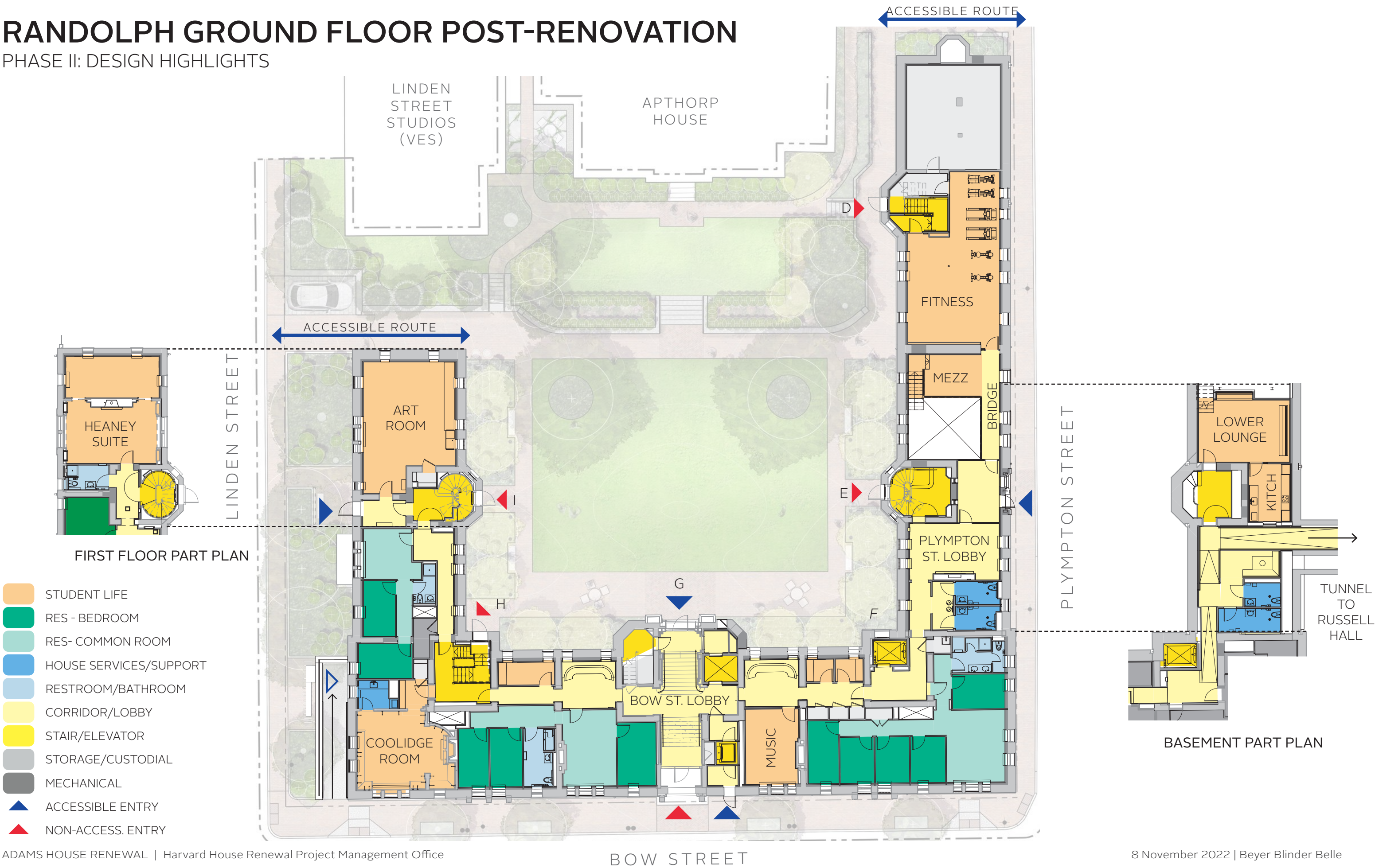




PHASE II: DESIGN HIGHLIGHTS

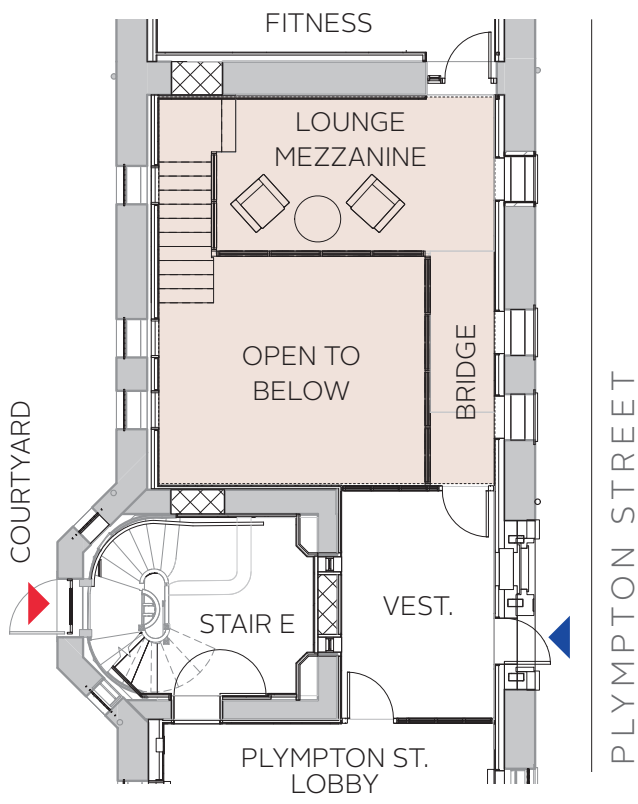
RANDOLPH GROUND FLOOR POST-RENOVATION

PHASE II: DESIGN HIGHLIGHTS

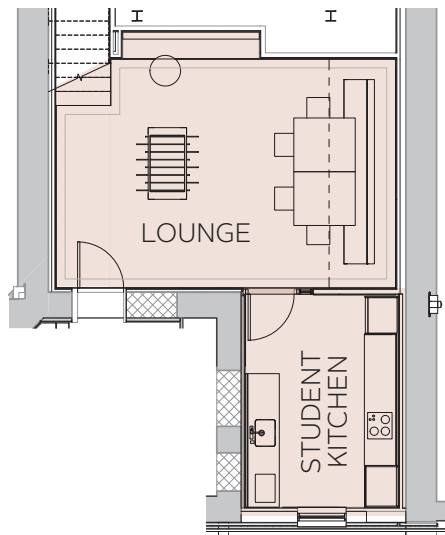


NEW LOWER LEVEL LOUNGE, EAST WING

PHASE II: DESIGN HIGHLIGHTS



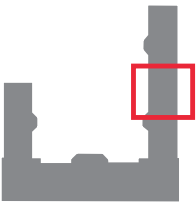
GROUND FLOOR PLAN



BASEMENT PLAN



CONCEPT RENDERING









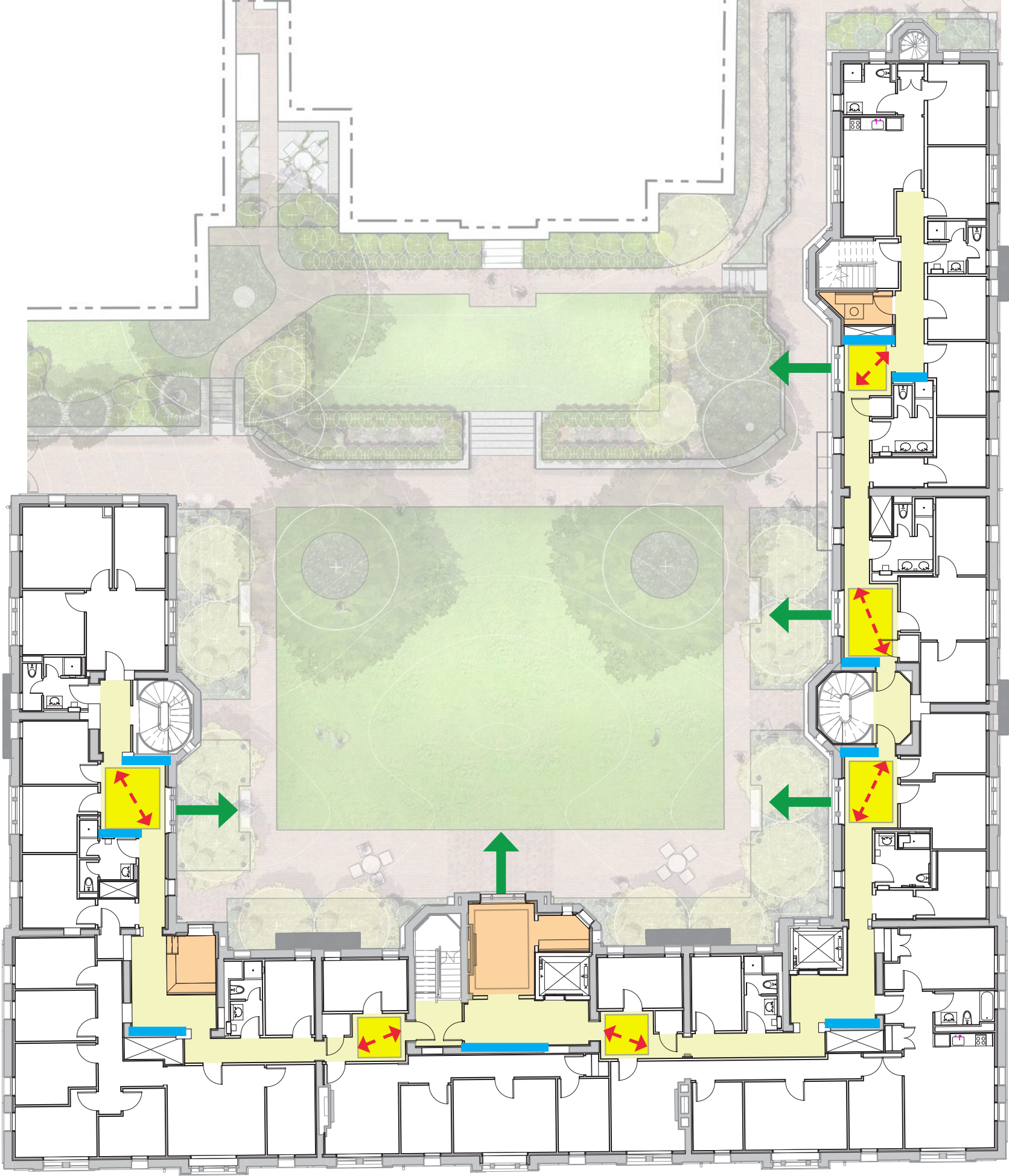
RANDOLPH CORRIDORS AND VIEWS

PHASE II: DESIGN HIGHLIGHTS



RENDERED VIEW OF PAUSE POINT

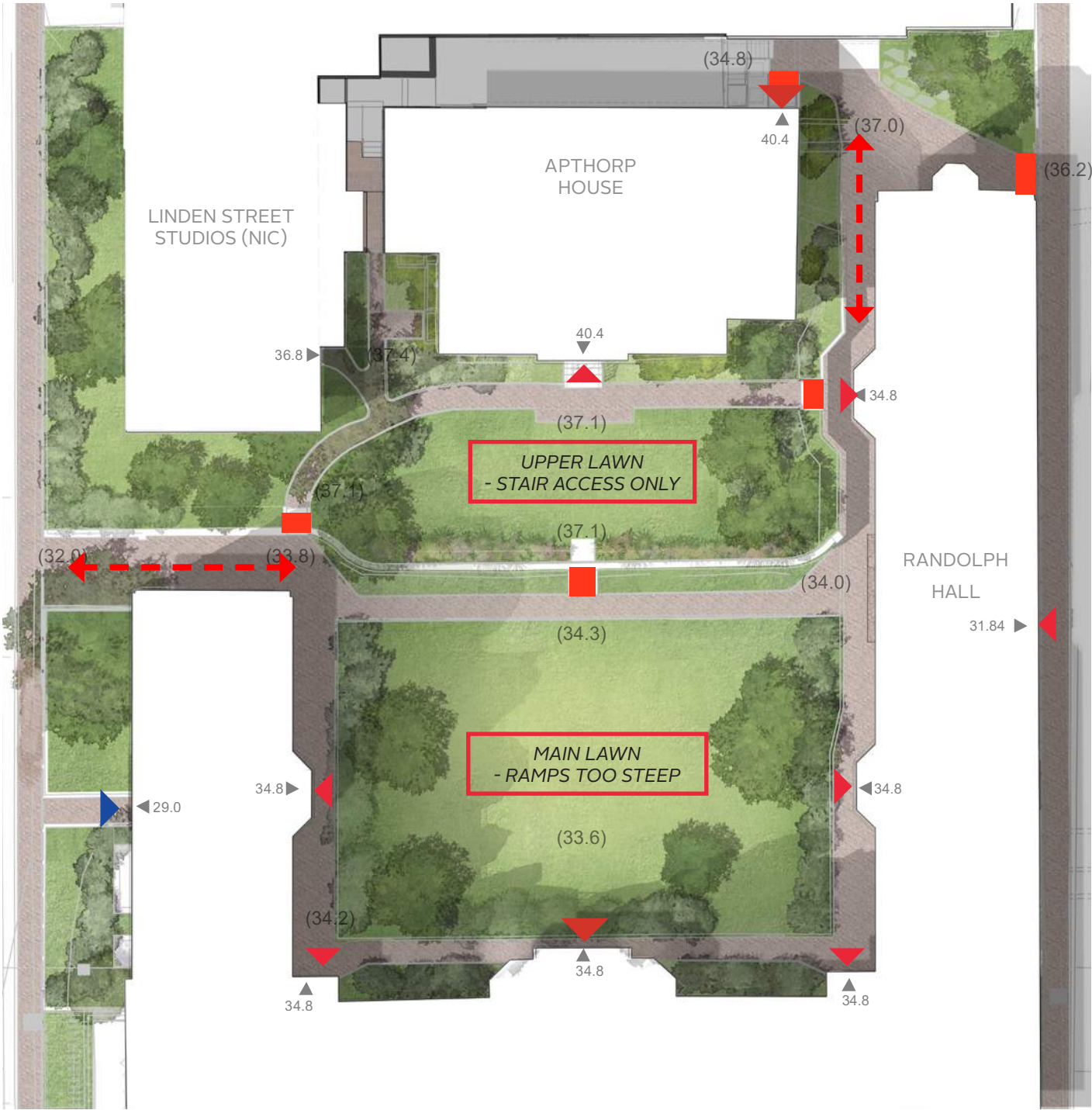
-  RESIDENTIAL CORRIDOR
-  PAUSE POINT
-  STUDY NOOK
-  POTENTIAL FEATURE WALL
-  SHIFT IN CIRCULATION AXIS AT PAUSE POINTS
-  LARGE WINDOW VIEW OF COURTYARD FROM CORRIDOR



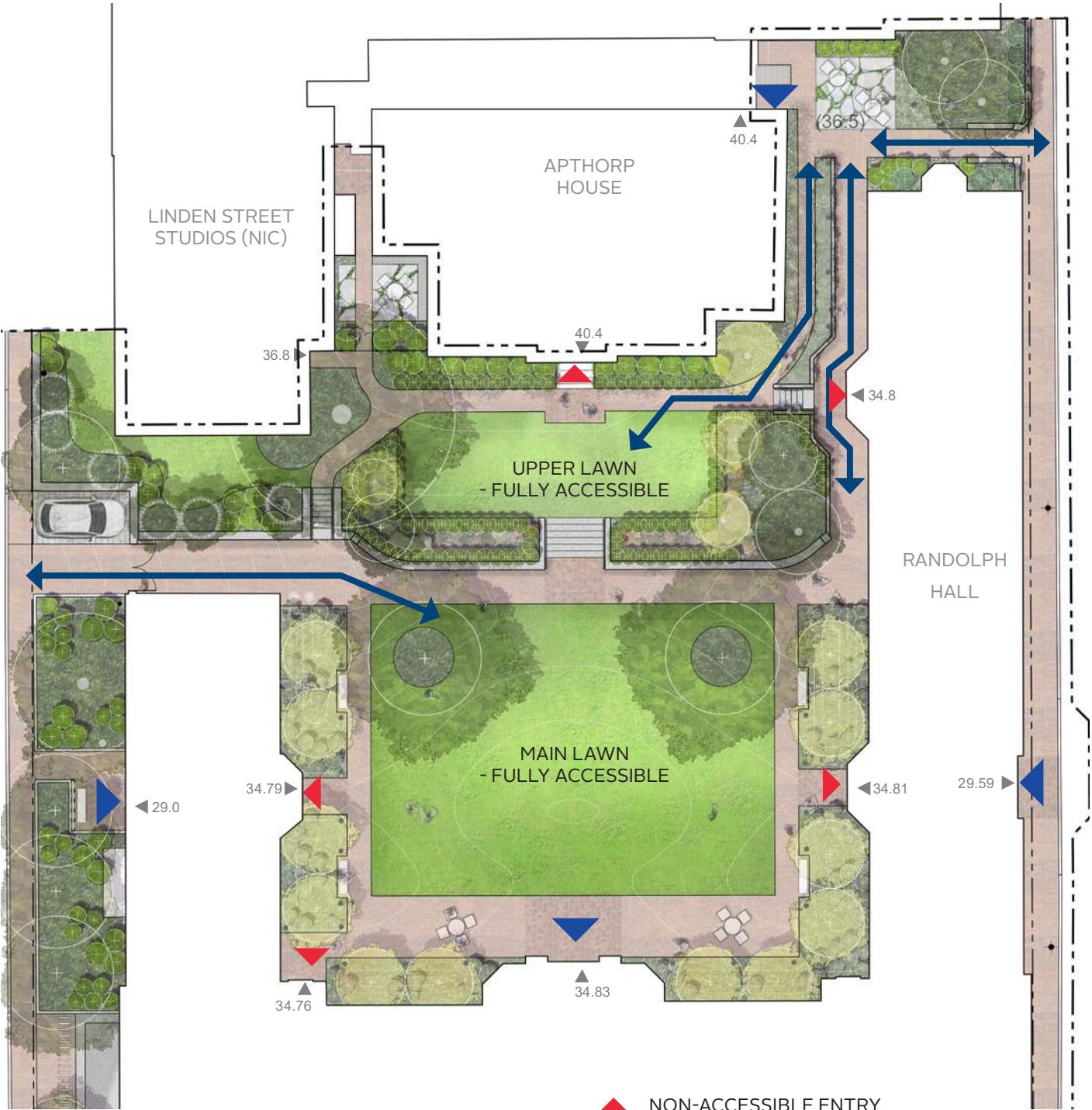
TYPICAL RESIDENTIAL FLOOR - CORRIDOR DIAGRAM

COURTYARD DESIGN AND ACCESSIBILITY IMPROVEMENTS

PHASE II: DESIGN HIGHLIGHTS



EXISTING COURTYARD LANDSCAPE



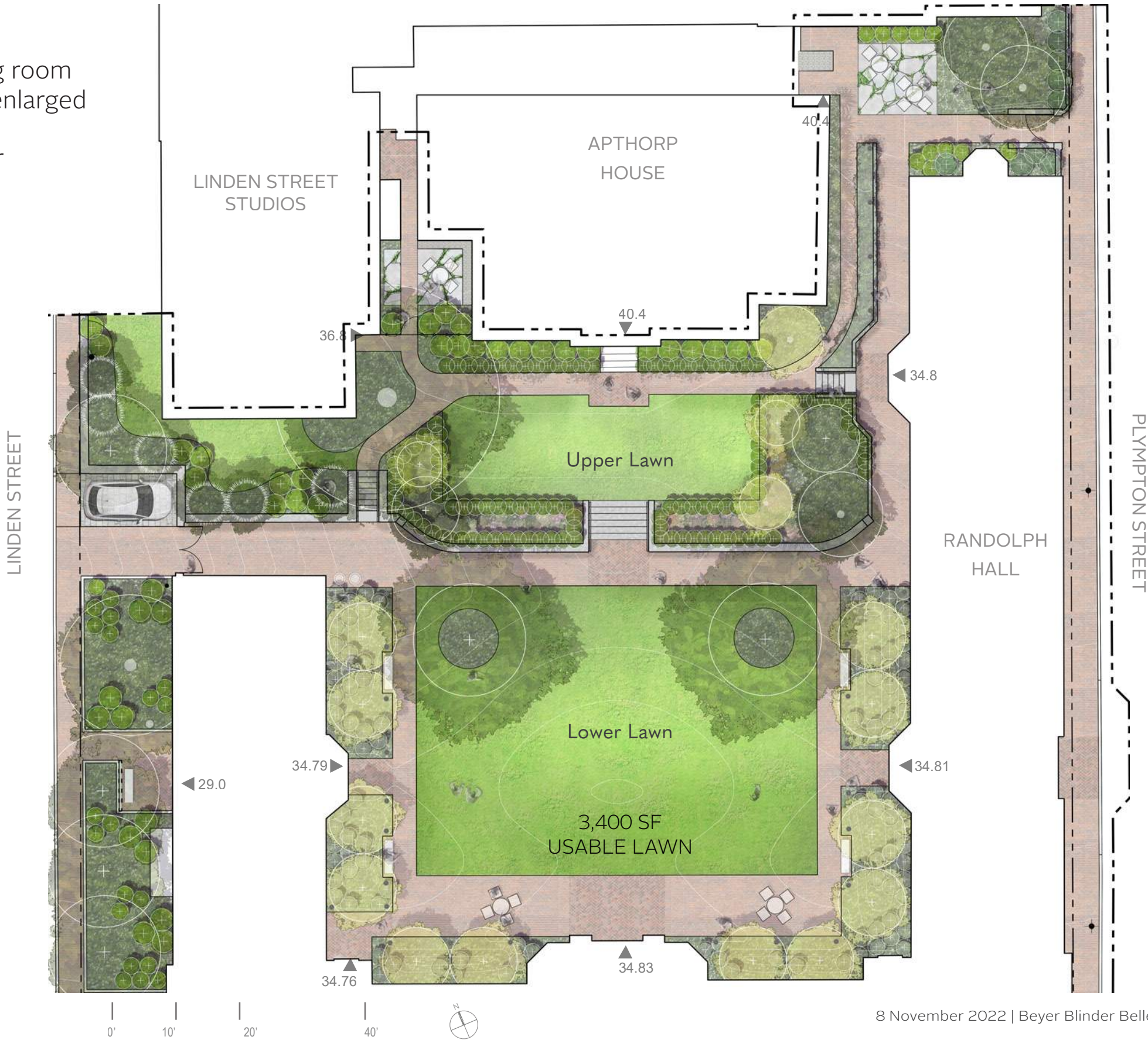
PROPOSED COURTYARD LANDSCAPE

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

COURTYARD LANDSCAPE DESIGN

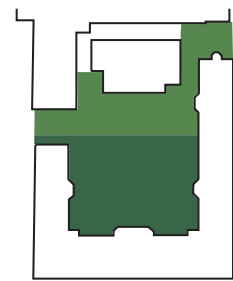
PHASE II: DESIGN HIGHLIGHTS

- Perimeter paths moved inward for more breathing room and privacy against Randolph; useful lawn area is enlarged
- Tree species that match Adams' eclectic character



COURTYARD PLANTING PALETTE - COLOR AND TEXTURE FOR ALL SEASONS

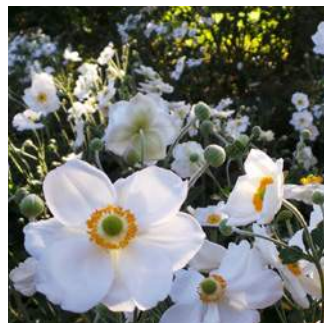
PHASE II: DESIGN HIGHLIGHTS



SPRING



SUMMER



**FALL/
WINTER**

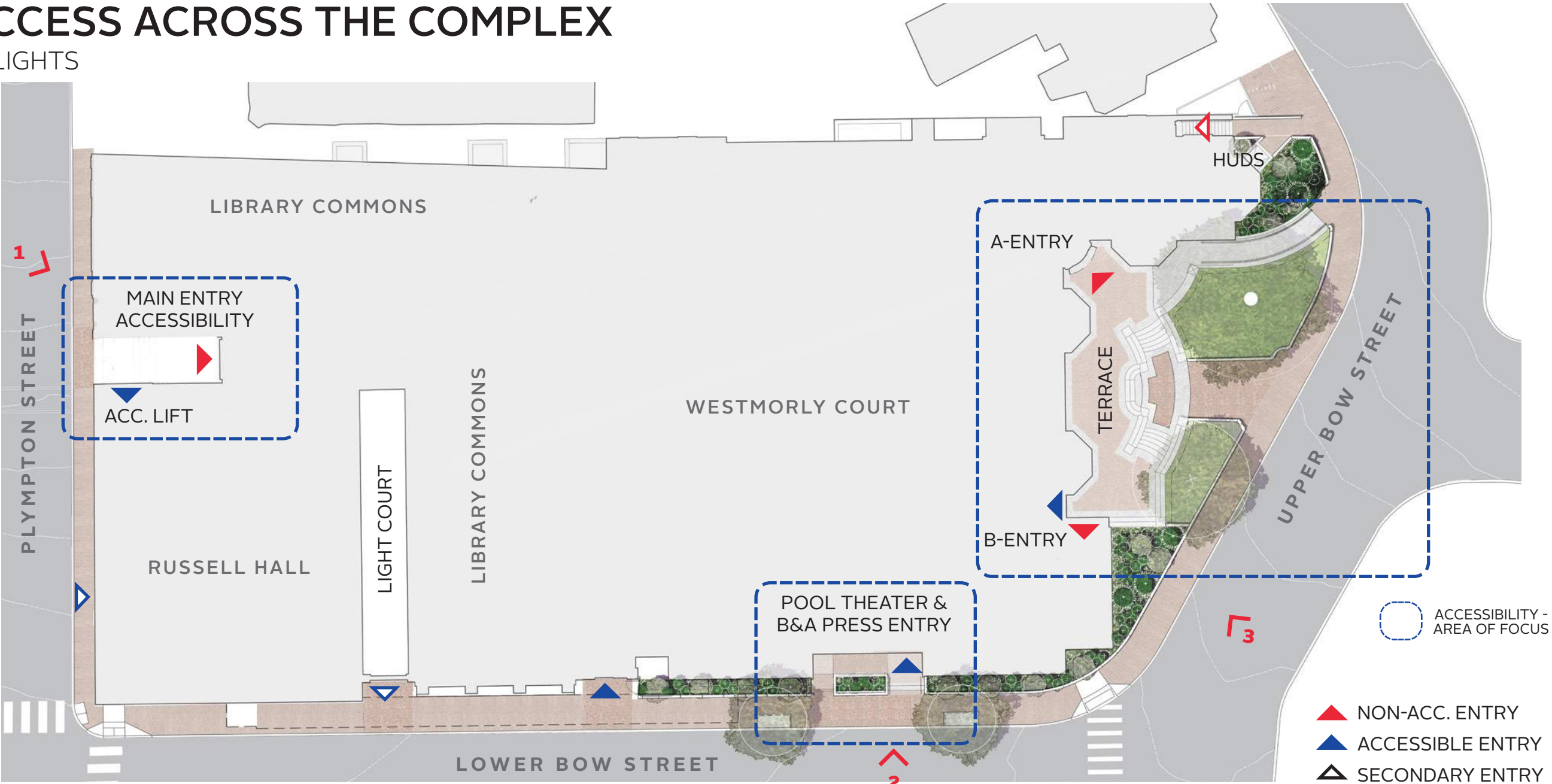




PHASE III: DESIGN HIGHLIGHTS

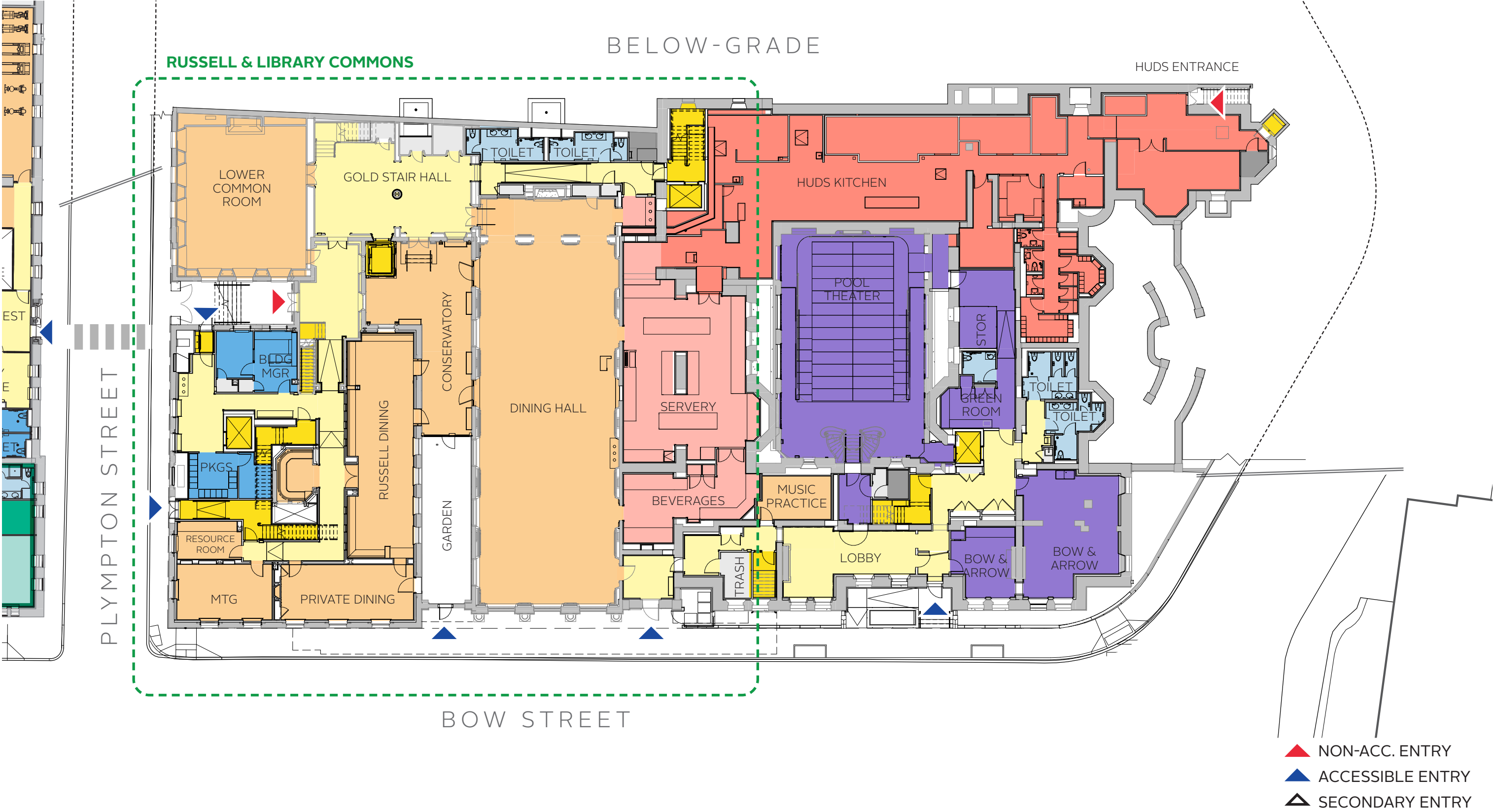
IMPROVING ACCESS ACROSS THE COMPLEX

PHASE III: DESIGN HIGHLIGHTS



GROUND FLOOR PROPOSED - RUSSELL & LIBRARY COMMONS

PHASE III: DESIGN HIGHLIGHTS

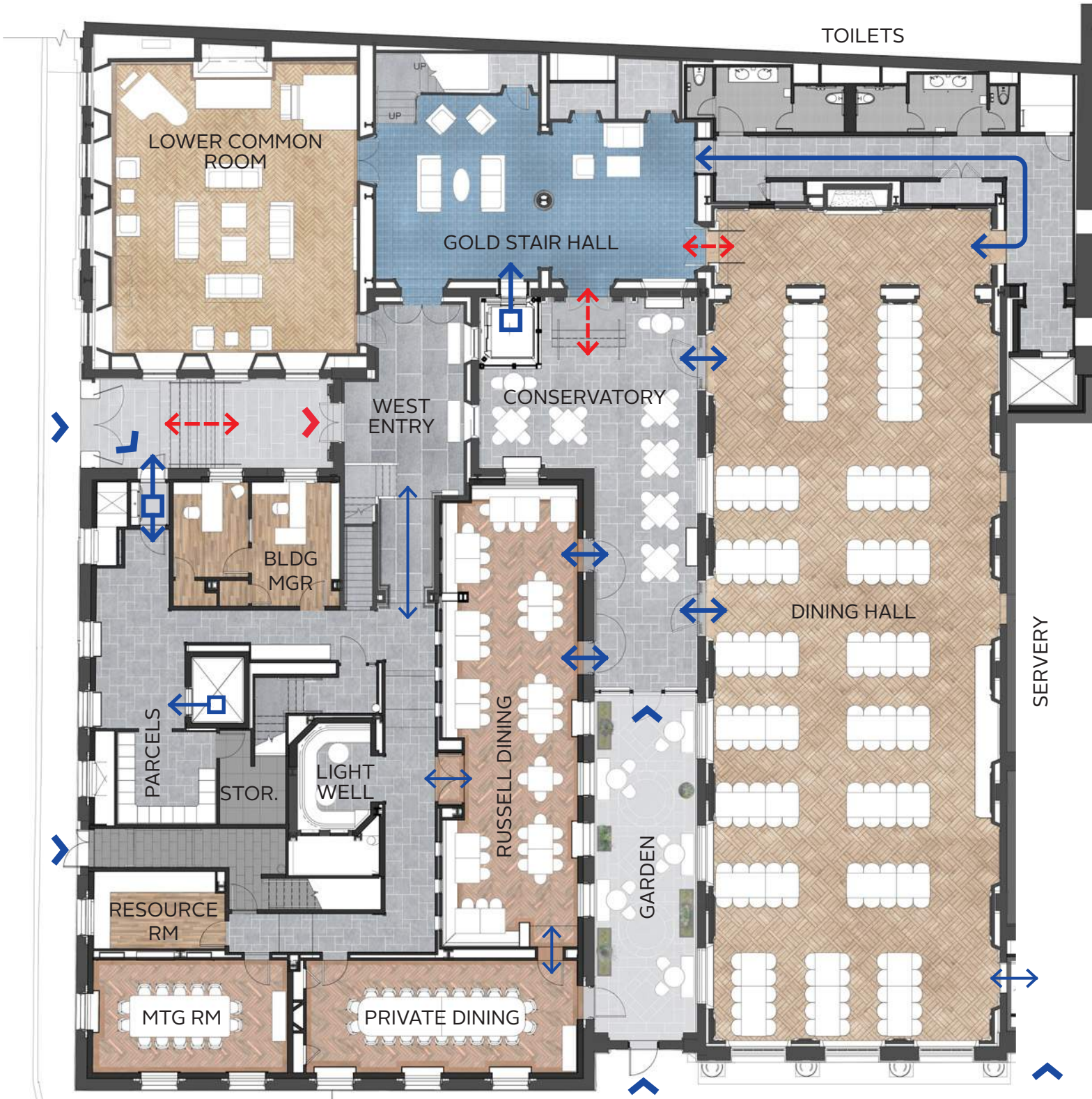


RUSSELL & LIBRARY COMMONS - GROUND FLOOR

PHASE III: DESIGN HIGHLIGHTS



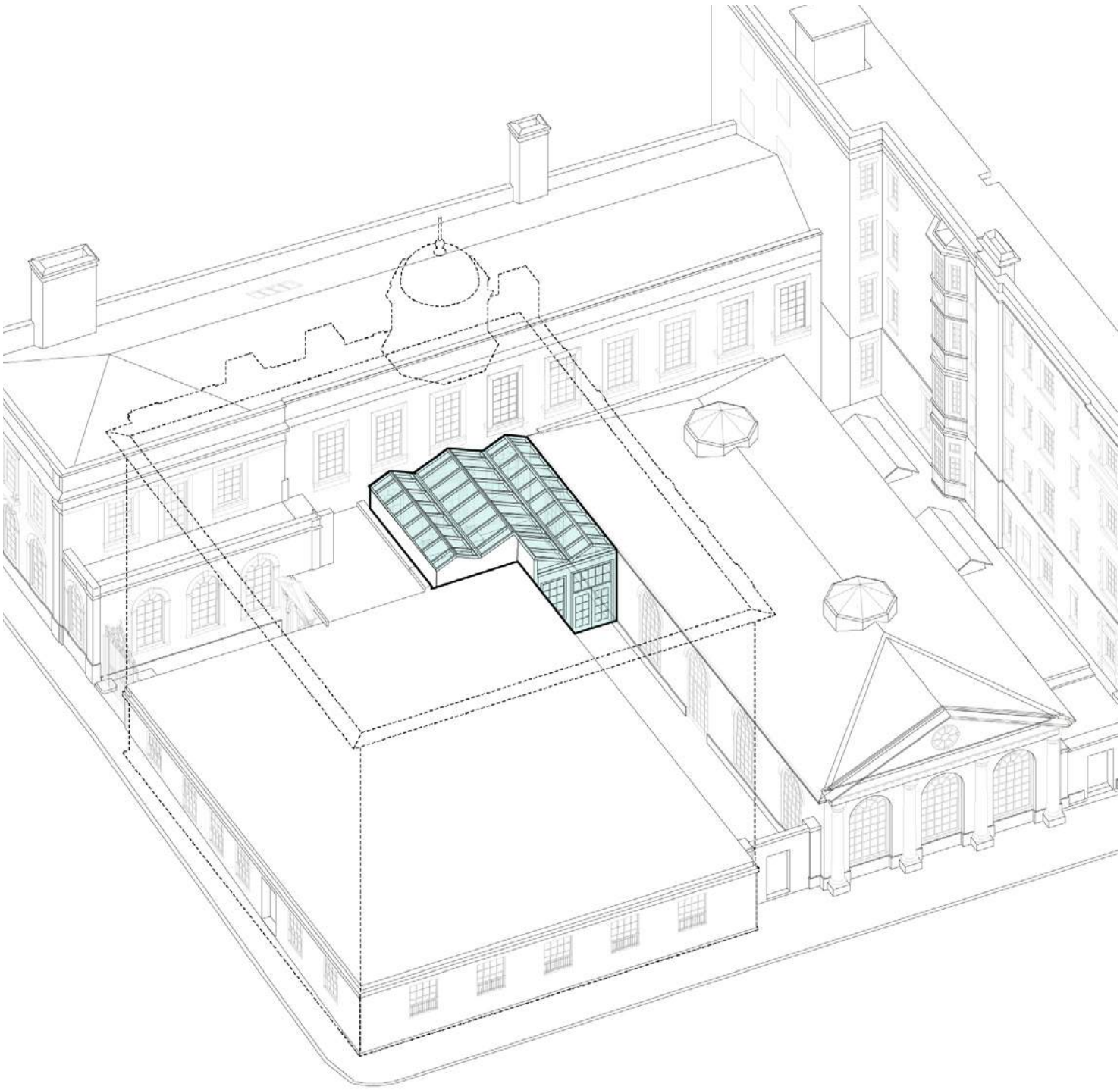
EXISTING GROUND FLOOR RUSSELL/LCB PROGRAM PLAN



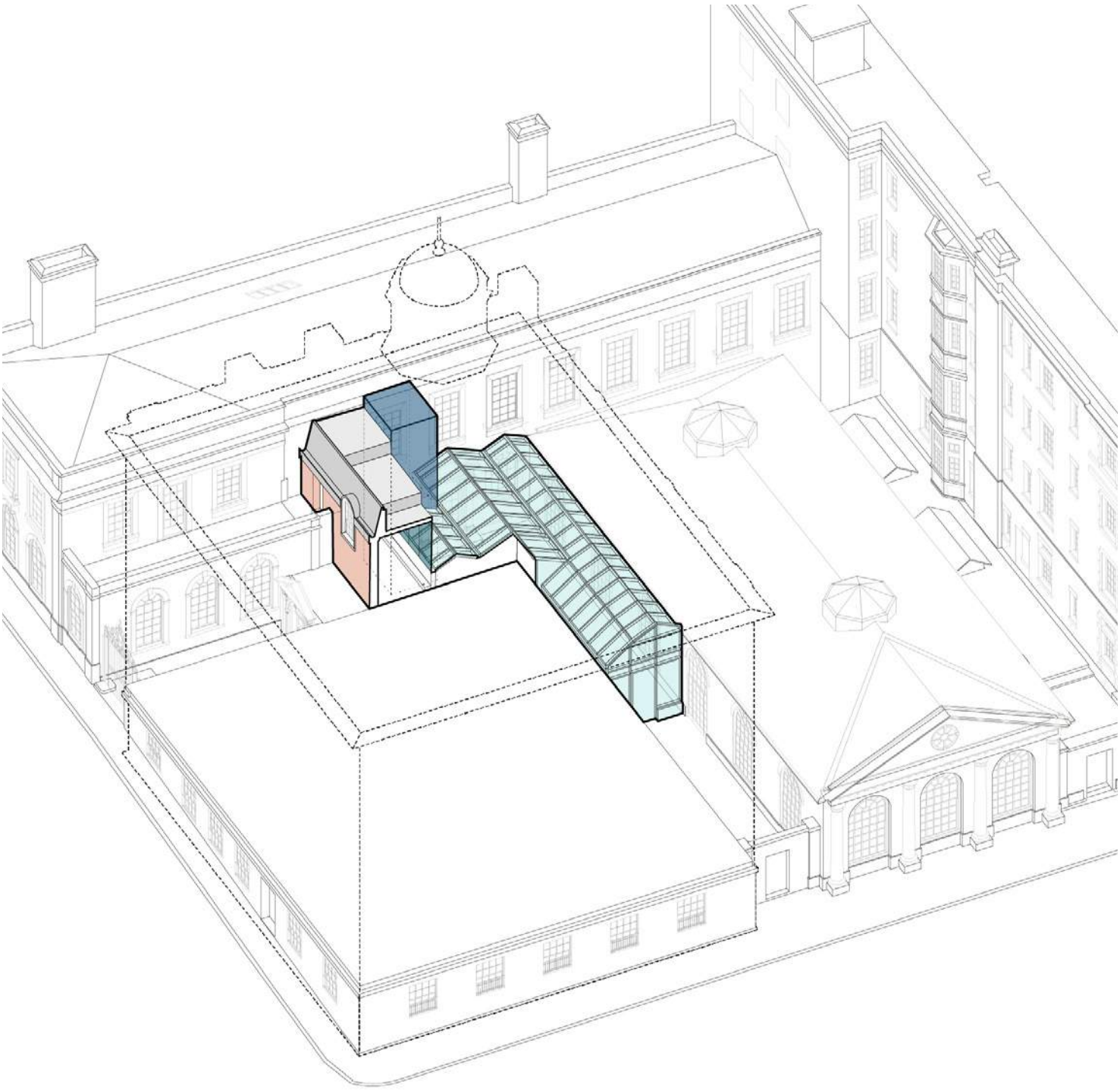
PROPOSED GROUND FLOOR RUSSELL/LCB FINISH PLAN

ADDITIONS & EXTERIOR CHANGES

PHASE III: DESIGN HIGHLIGHTS



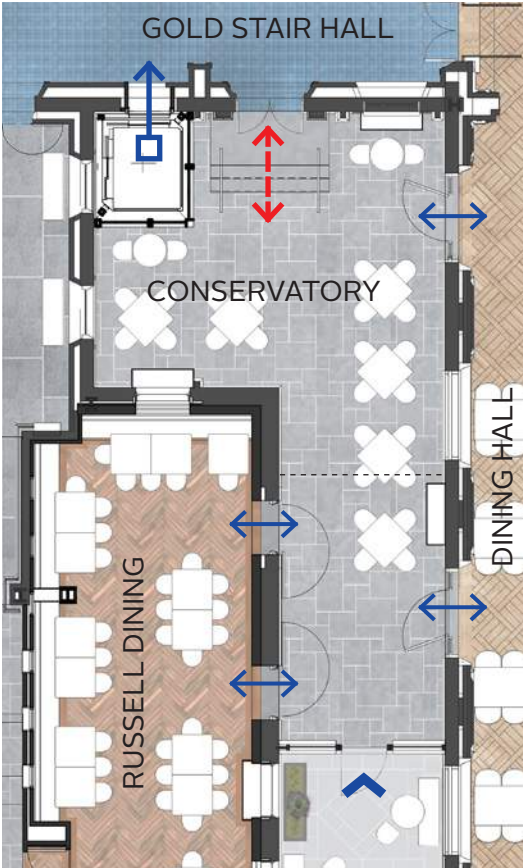
EXISTING CONDITIONS - NOTE, RUSSELL HALL HIDDEN FOR CLARITY



PROPOSED - CONNECTOR, CONSERVATORY ELEVATOR, CONSERVATORY EXTENSION

CONSERVATORY - PROPOSED

PHASE III: DESIGN HIGHLIGHTS



PROPOSED PLAN



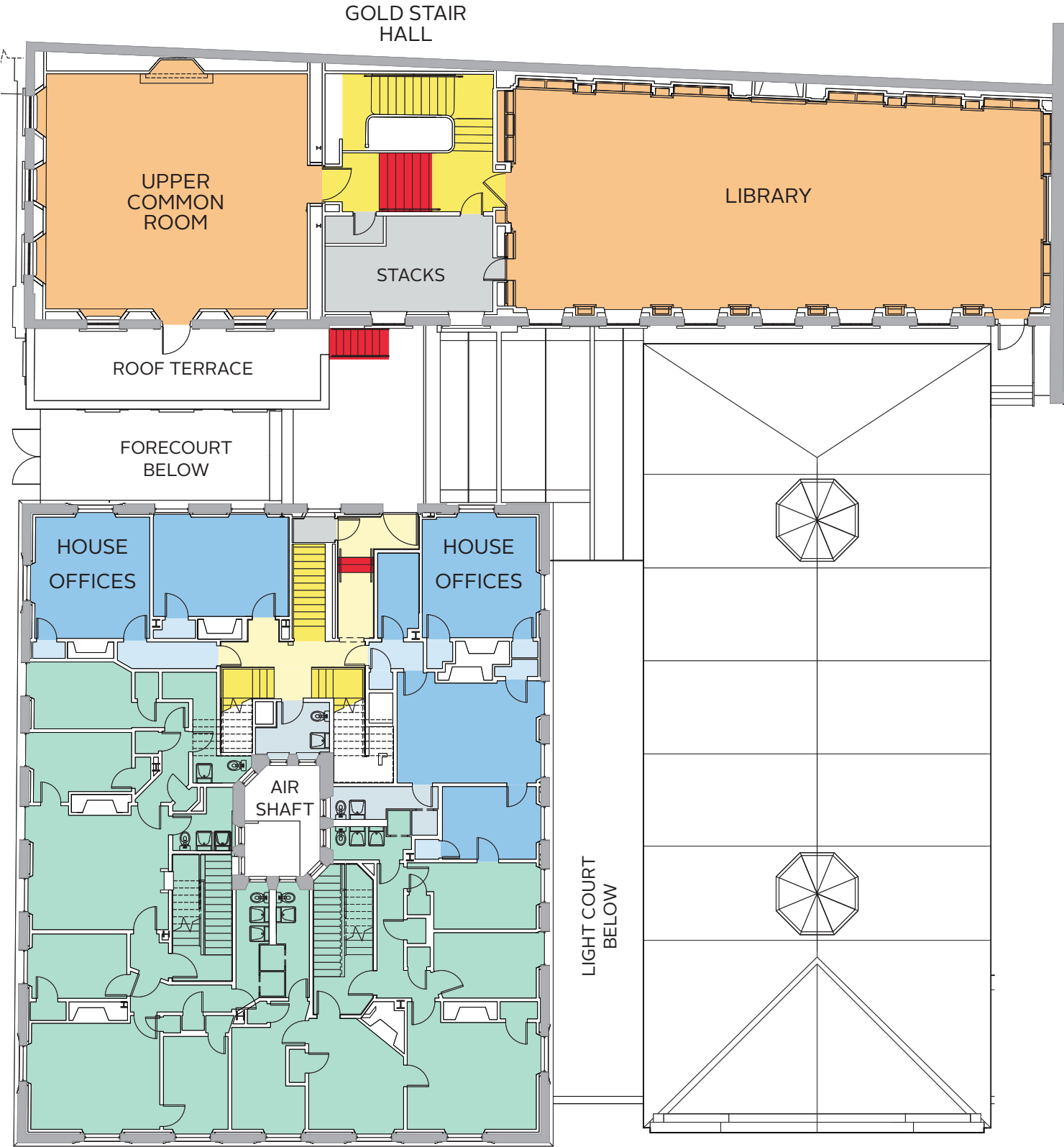
PROPOSED RENDERING



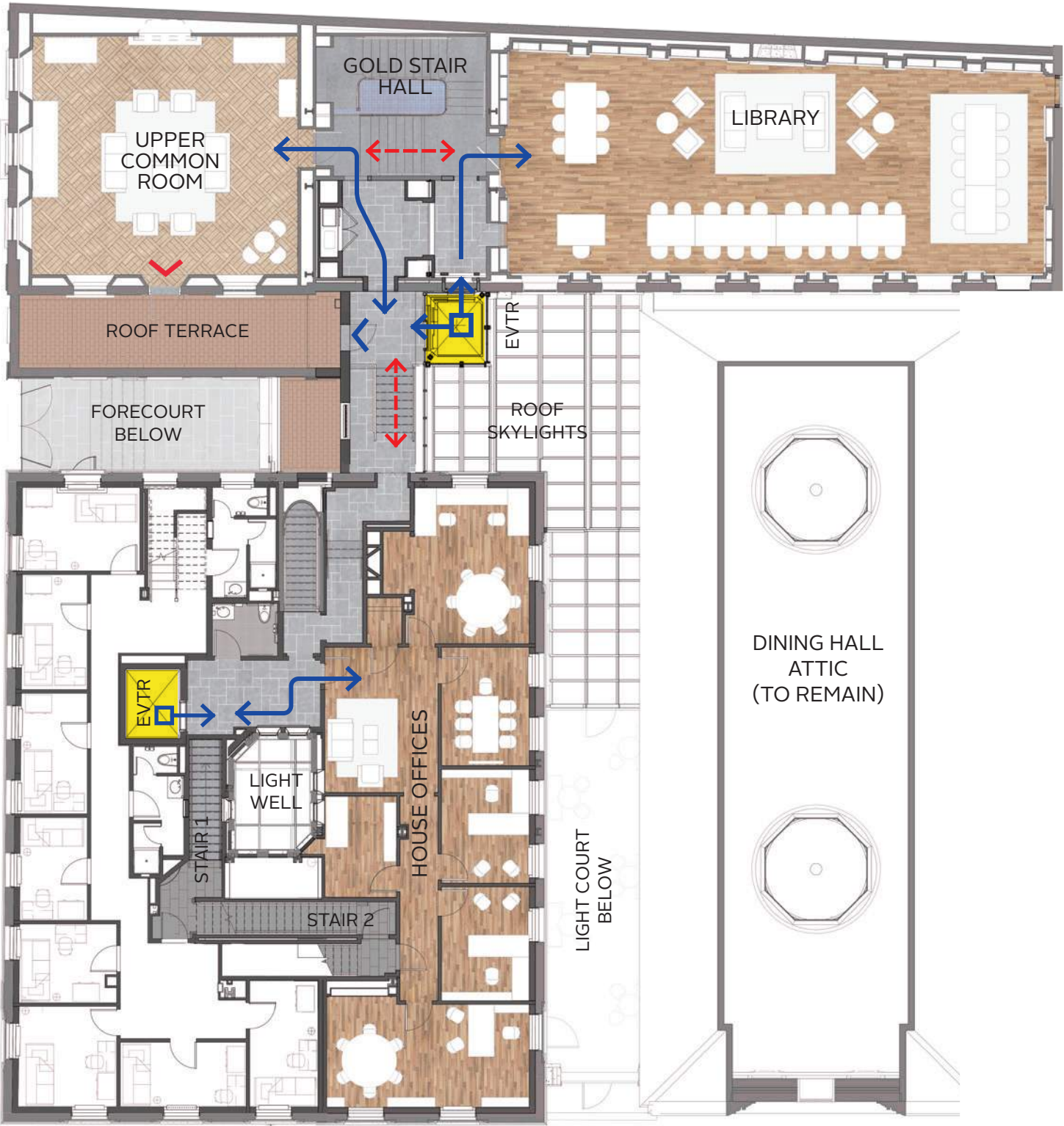
PRE-RENEWAL

RUSSELL & LIBRARY COMMONS - FIRST FLOOR PLANS

PHASE III: DESIGN HIGHLIGHTS



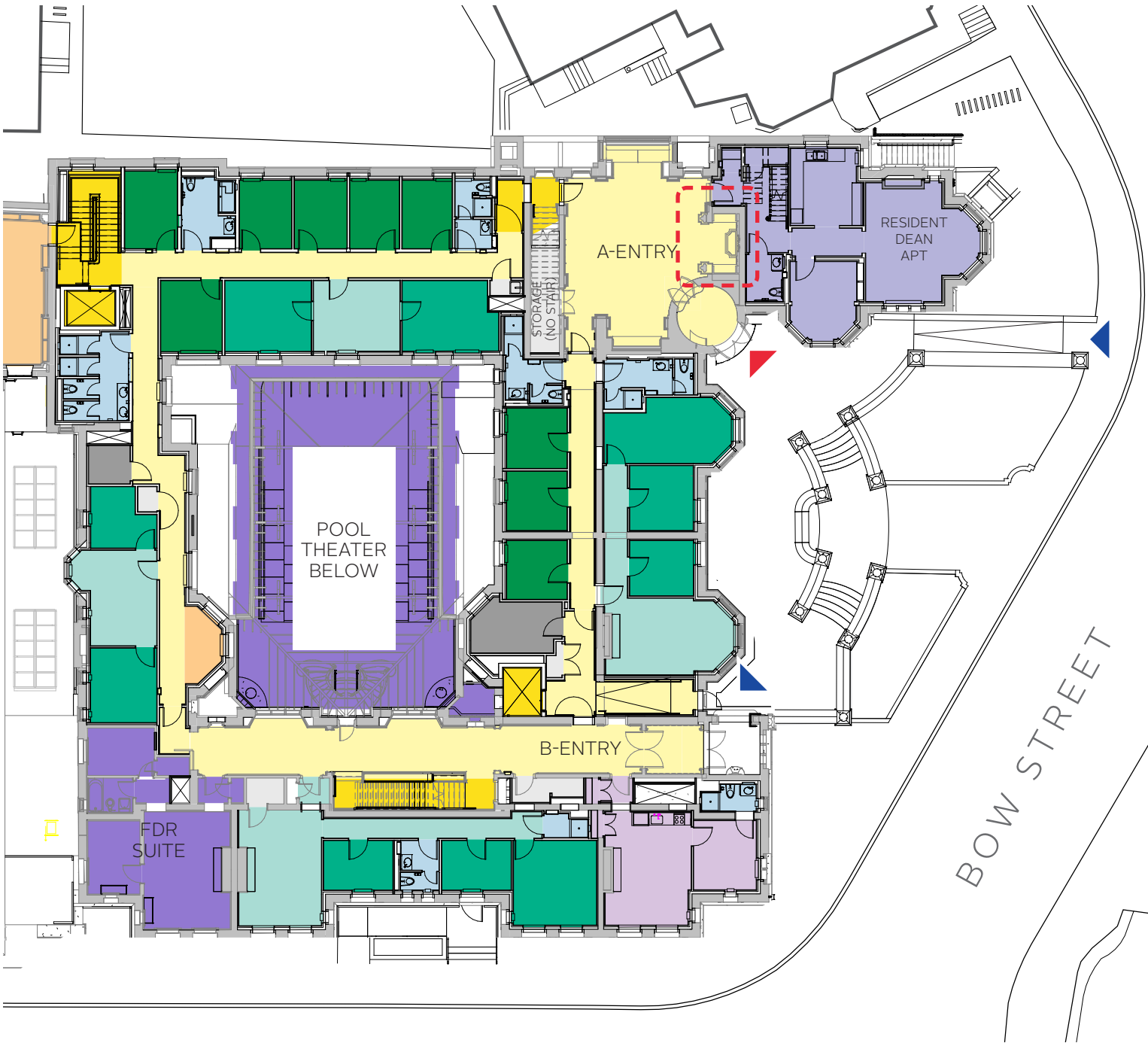
EXISTING FIRST FLOOR RUSSELL/LCB PROGRAM PLAN



PROPOSED FIRST FLOOR RUSSELL/LCB FINISH PLAN

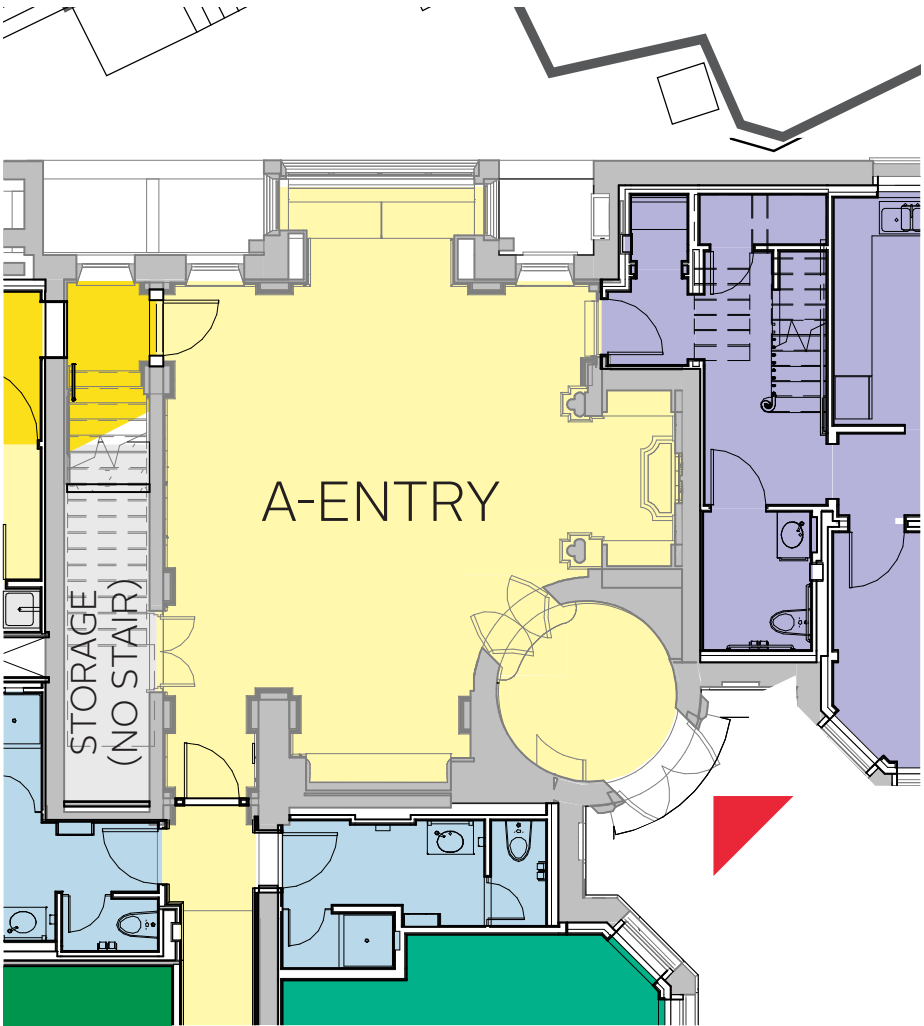
WESTMORLY - PROPOSED FIRST FLOOR

PHASE III: DESIGN HIGHLIGHTS



PROPOSED WESTMORLY FIRST FLOOR

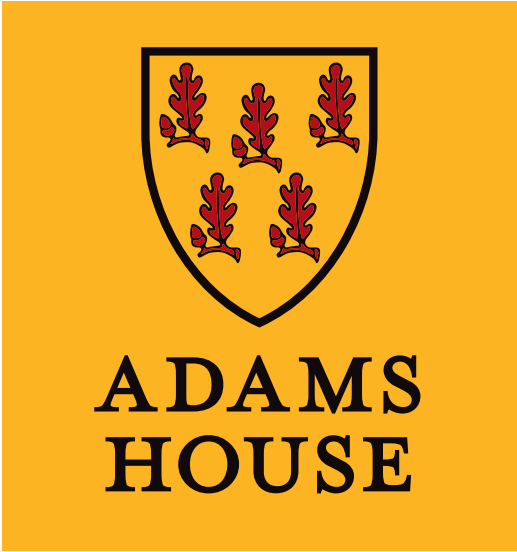
- ▲ NON-ACC. ENTRY
- ▲ ACCESSIBLE ENTRY
- ▲ SECONDARY ENTRY



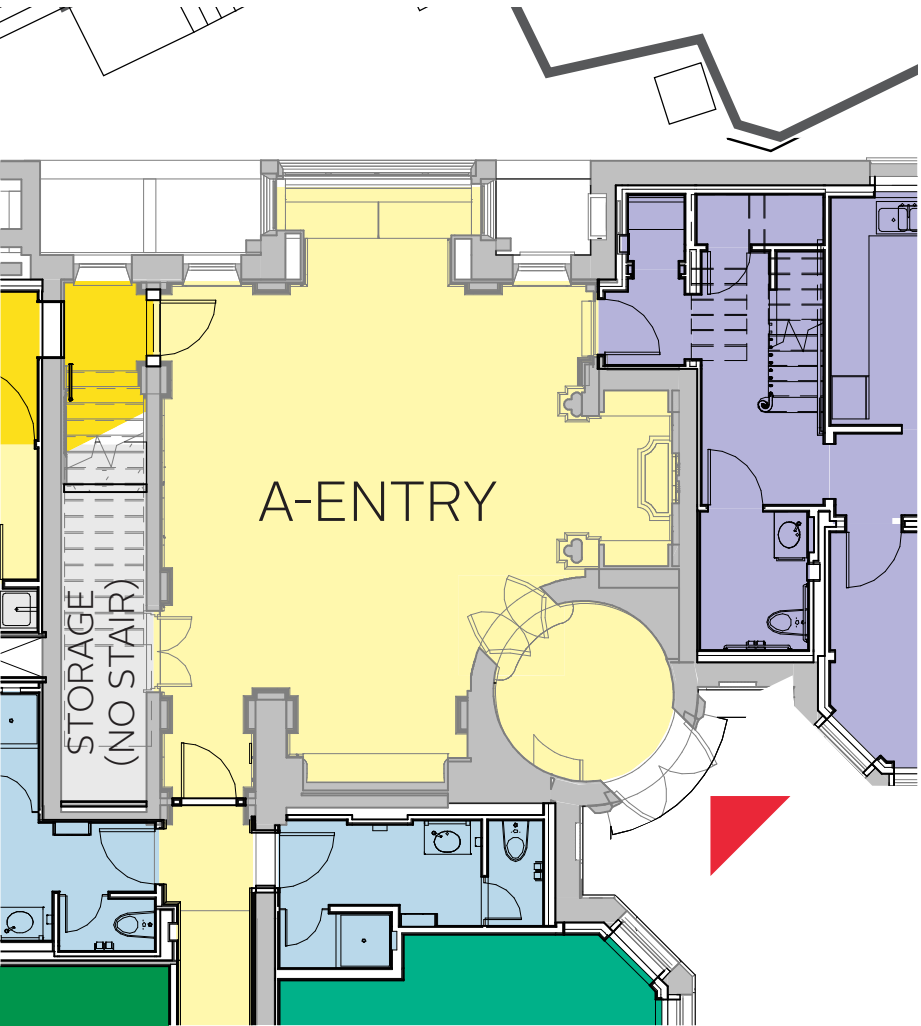
A-ENTRY LOBBY

WESTMORLY - PROPOSED FIRST FLOOR

PHASE III: DESIGN HIGHLIGHTS



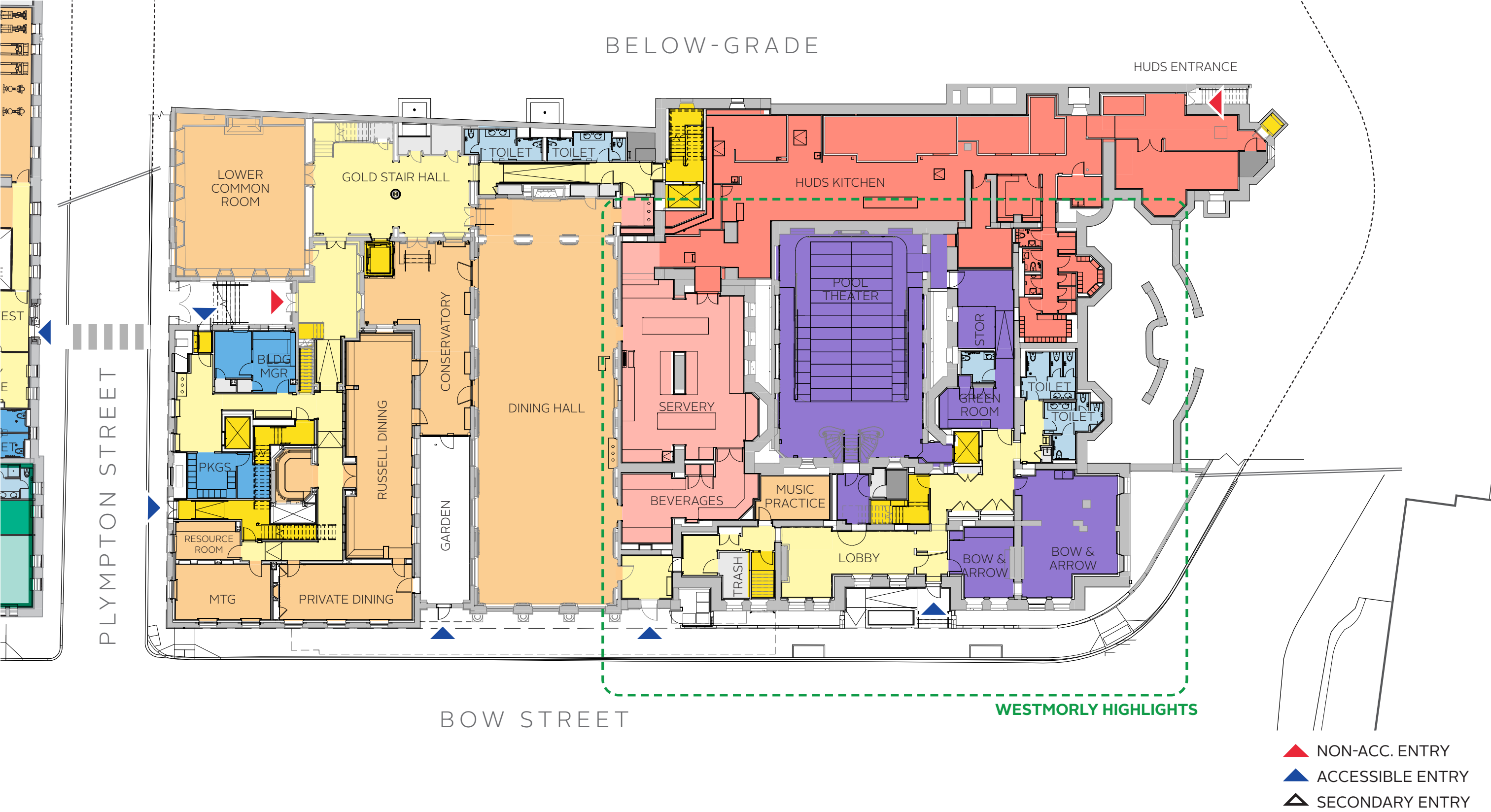
HISTORICAL PRECEDENT FOR A-ENTRY LOBBY FIREPLACE COLUMNS:
ADAMS INSIGNIA/HERALDRY OF OAK LEAVES AND ACORNS



A-ENTRY LOBBY

PROPOSED GROUND FLOOR

PHASE III: DESIGN HIGHLIGHTS

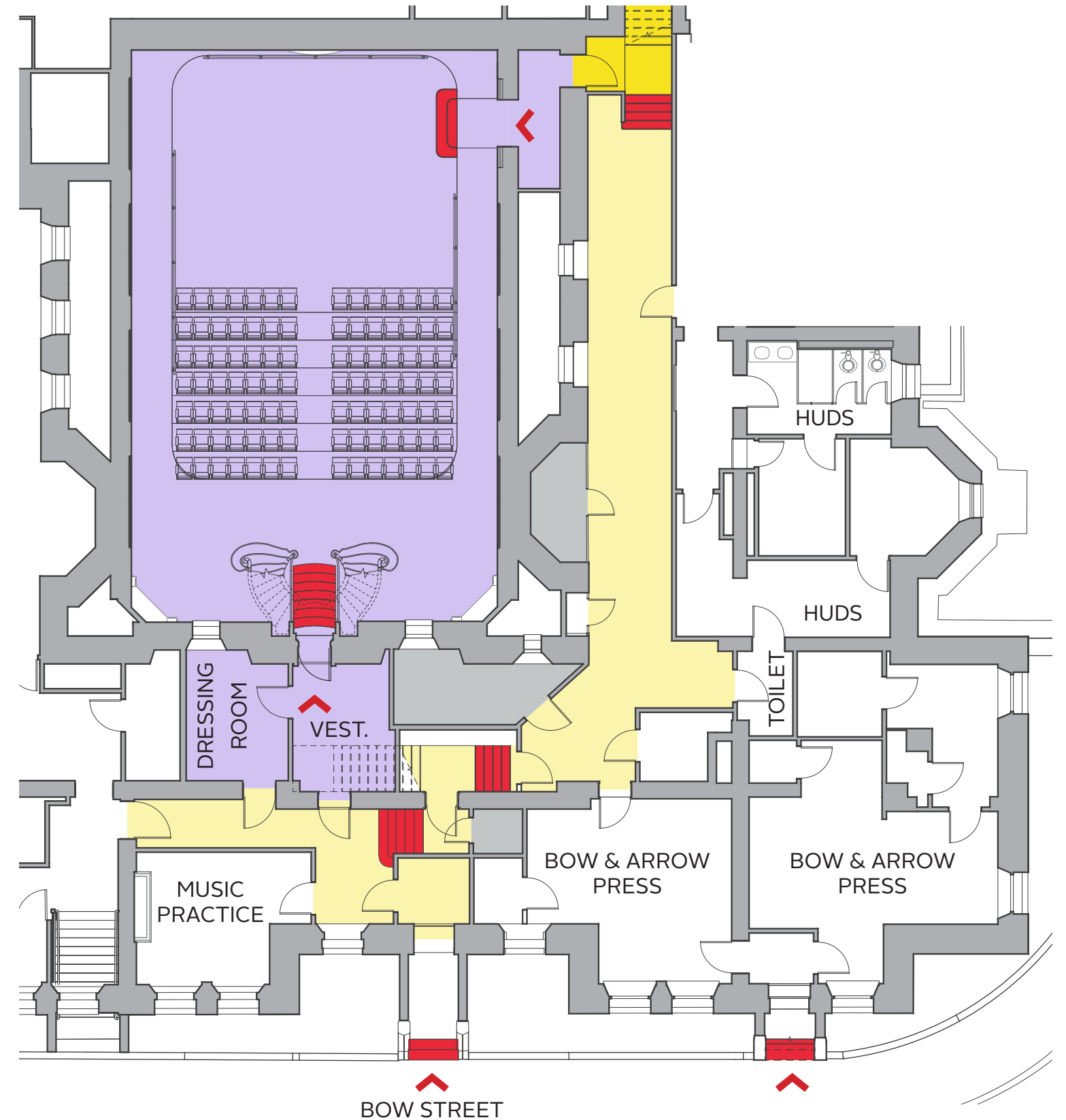
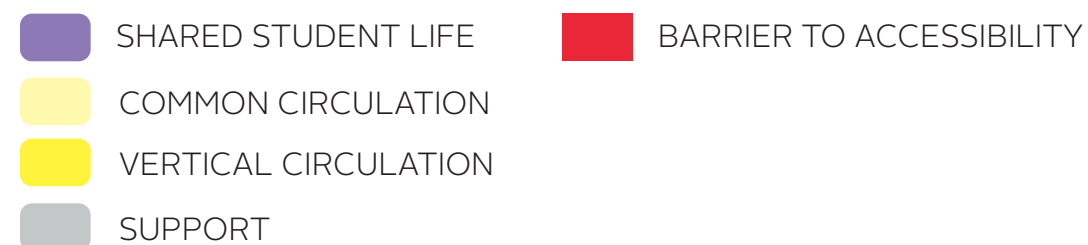


POOL THEATER - EXISTING CONDITIONS

PHASE III: DESIGN HIGHLIGHTS



- Pool built 1902, closed 1990. Pool Theater established in 1992.
- Popular with undergrads; regular use and programming.
- Not universally accessible. No lobby or well-defined street entrance.
- No backstage area. Dressing room is adjacent to public entrance.
- Fixed seating means no flexibility of use.
- Worn, tired finishes. Historic elements lost or in poor condition.



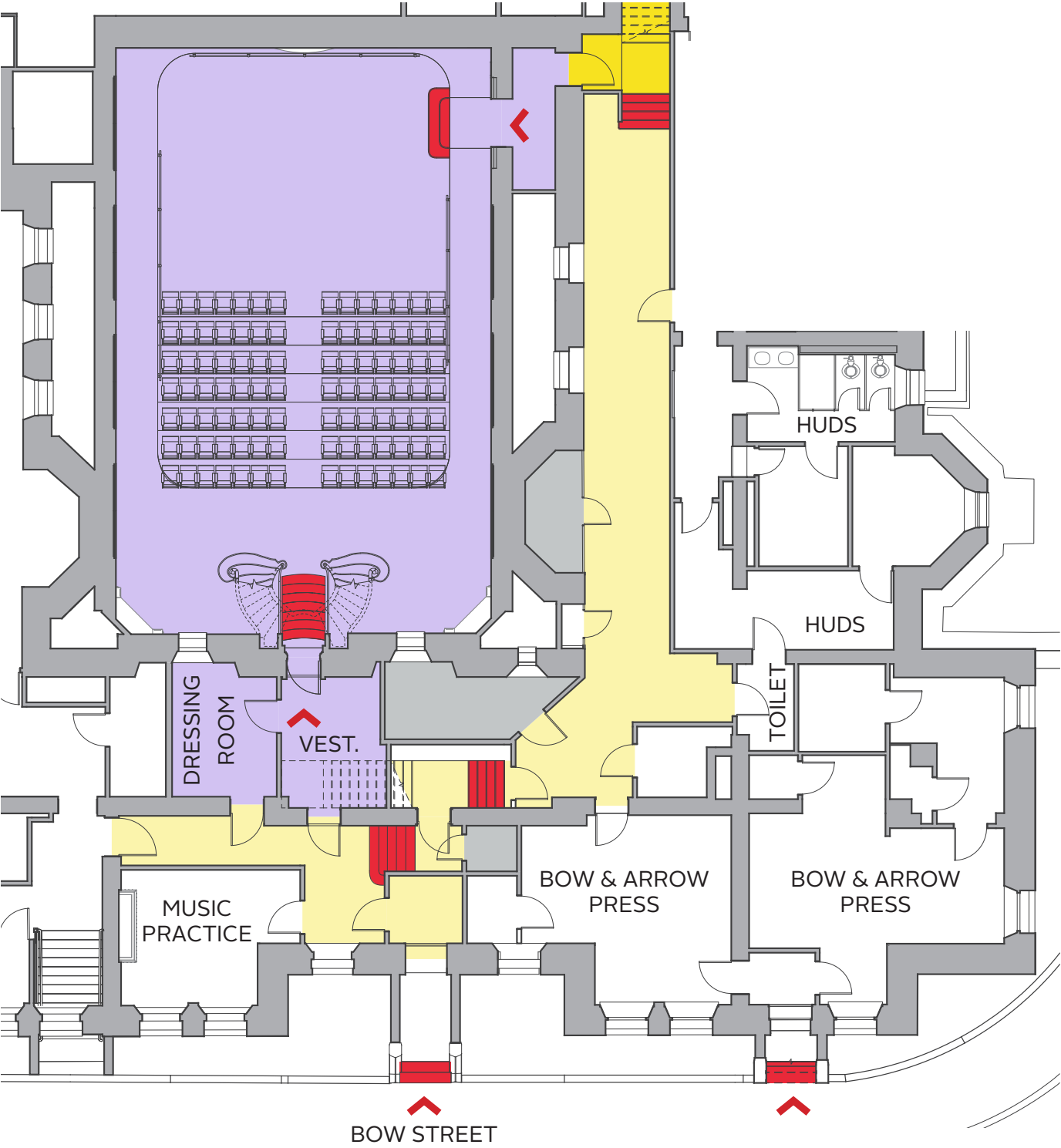
WESTMORLY SWIMMING POOL, 1902

PHASE III: DESIGN HIGHLIGHTS

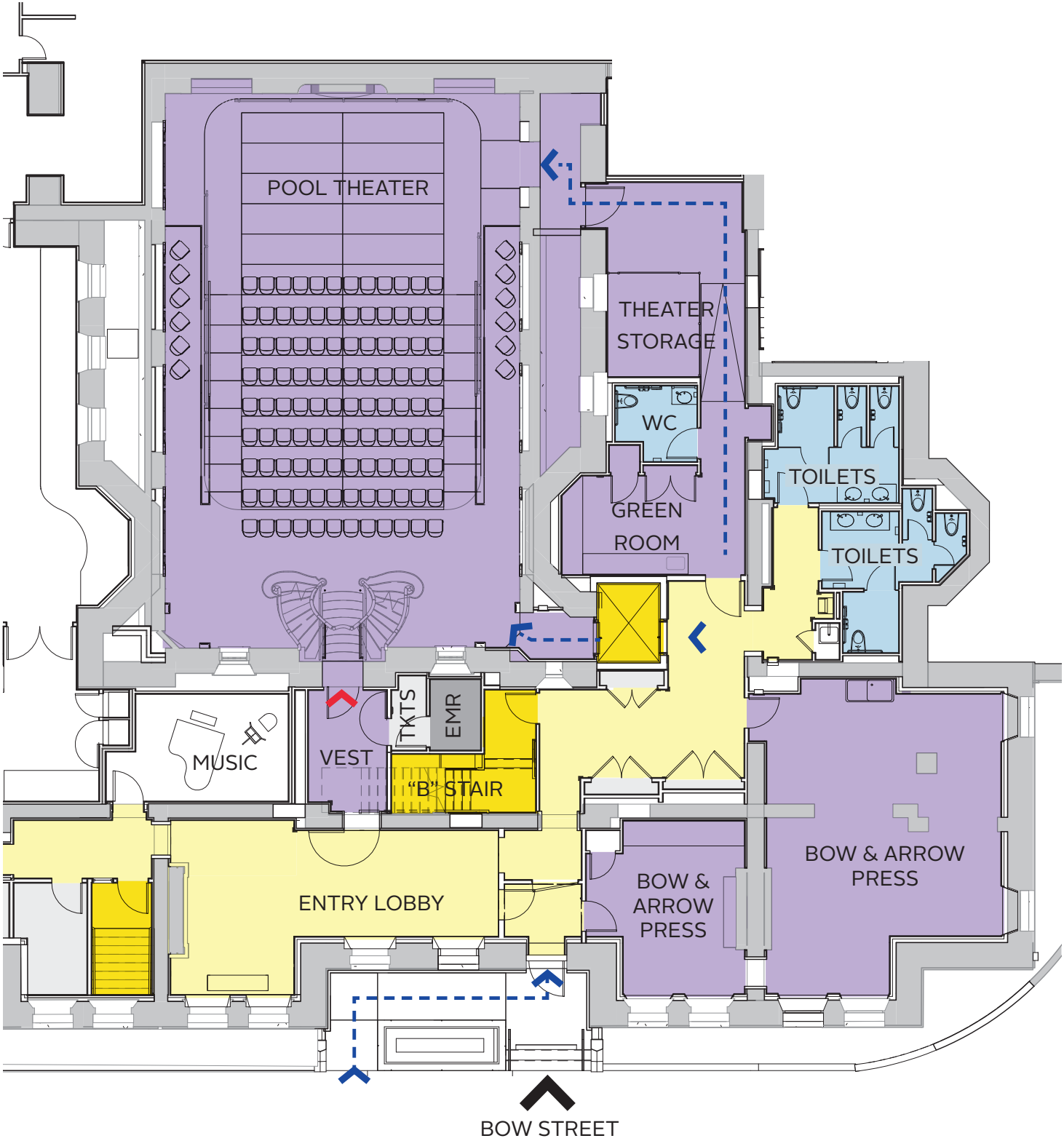


POOL THEATER - EXISTING & PROPOSED

PHASE III: DESIGN HIGHLIGHTS



EXISTING



PROPOSED

POOL THEATER IMPROVEMENTS

PHASE III: DESIGN HIGHLIGHTS



CONCEPT - TRADITIONAL THEATER CONFIGURATION
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POOL THEATER IMPROVEMENTS

PHASE III: DESIGN HIGHLIGHTS



CONCEPT - FLAT FLOOR THEATER CONFIGURATION



CONCEPT - EVENTS CONFIGURATION

LOOKING FORWARD - NEXT STEPS

Randolph Hall Construction to be Completed

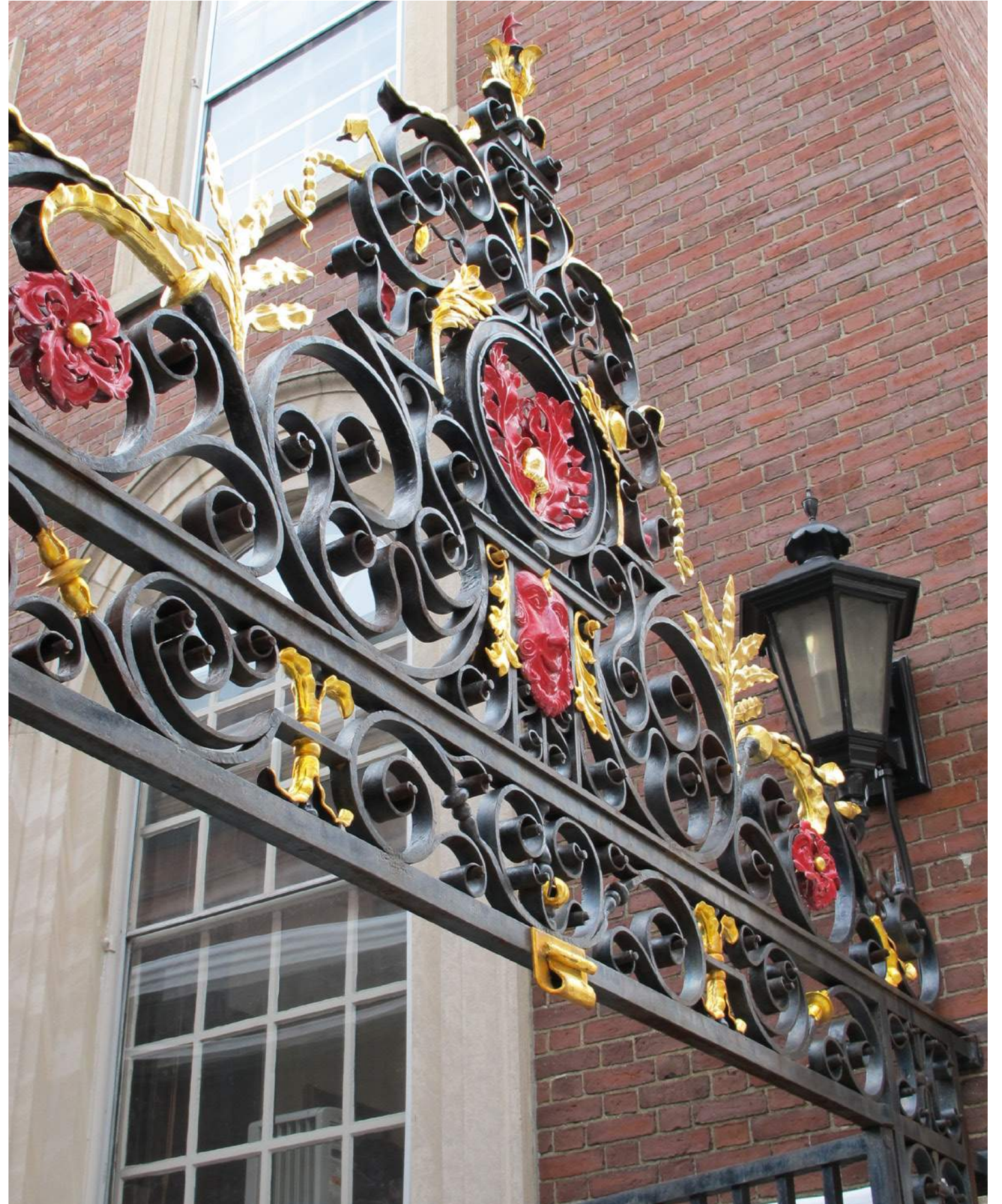
Spring 2023

Spring Lottery Info Session incl. Randolph Housing

Spring 2023

**Phase III (A, B, C Entries and Commons Building)
Construction to begin (*pending Corporation approval*)**

June 2023



**BEYER
BLINDER
BELLE**



Harvard House Renewal Project Management Office

Q & A
