Andover Hall Renewal Project

Harvard Divinity School

February 2019
Oak Tree Study
Red Oak Tree

At the community meeting in December 2018, we were asked a series of questions about the red oak tree including whether or not it could be moved. As part of the due diligence to understand all the possibilities about the tree, we commissioned a certified arborist to undertake an extensive examination of the tree to fully understand its structure, health and vitality.

**Arborist Credentials:**
ISA Board Certified Master Arborist Tree

**Conclusion:**
*Red oak tree is High Risk*, based on the likelihood of failure and impact and the consequences of tree failure.

**Mitigation:**
At your request, we explored other potential mitigation options.

**Mitigation Recommendations:**
*Remove the tree* as soon as is feasible to eliminate the potential for failures and subsequent consequences.

**Methodology:**
Arborist performed a *Level 2 Basic visual assessment* and a *Level 3 advanced assessment*

**Assessment:**
- The tree health is in irreversible decline.
- The tree has suffered significant decay in the trunk, one central leader, and 3 large lateral limbs.
- The likelihood of failure is *Probable* - failure may be expected under normal weather conditions within 3 years.
- Risk rating is *High*.
- The consequences of failure and impact could be *Significant*, the impact may involve personal injury, property damage, or considerable disruption.
Existing

Proposed

- Replace lost canopy and caliper of red oak tree upon completion of project construction
- Specific placement of new trees under study
New Trees Under Study

LIRIODENDRON TULIPIFERA
Tulip Tree

NYSSA SYLVATICA
Black Tupelo

GINKGO BILOBA
Ginkgo

OXYDENDRUM ARBOREUM
Sourwood

CEDRUS LIBANI
Cedar of Lebanon

QUERCUS COCCINEA
Scarlet Oak

CARYA OVATA
Shagbark Hickory

CLADRASIS KENTUCKEA
Yellowwood

SASSAFRAS ALBIGUM
Sassafras
Mission

- Christian, non-denominational
- Training for Christian ministry

- Global, multi-faith studies with Christian heritage
- Training for intellectual leadership, professional service and ministry for scholars around the globe
- Collaborative learning; diverse, broad interactions
Andover Hall
Center of the HDS Campus, Faith Space, Study Spaces, Classrooms, Library

Rockefeller Hall
Administrative Offices

Divinity Hall
Faculty Offices, Student Services

Center for the Study of World Religions
Housing, Programmatic Office Space

Jewett House
Dean’s House, HDS Community Garden
Campus Planning Principles

- Preserve Harvard’s **Historic Character**
- Demonstrate a Commitment to **Design Excellence**
- Enhance Campus **Connectivity**
- Maximize the Utilization of **Existing Facilities** and Support Ongoing Renewal
- Maintain and Enhance Campus **Open Space**
- Promote Built Form in the Context of Existing **Campus Character**
- Create a **Sustainable** Campus
- Respect **Community** Context
Recent HDS Campus Improvements

Campus Planning Principles:
- Preserve Harvard’s Historic Character
- Demonstrate a Commitment to Design Excellence
- Enhance Campus Connectivity
- Maximize the Utilization of Existing Facilities and support Ongoing Renewal
- Promote Built Form in the Context of Existing Campus Character
- Maintain and Enhance Campus Open Space
- Create a Sustainable Campus
- Respect Community Context

1. DIVINITY HALL – 1999
Renovation

2. ANDOVER LIBRARY – 2000
Renovation / Addition

3. ROCKEFELLER HALL – 2008
Renovation / Repurpose
Recent HDS Campus Improvements

Campus Planning Principles:
- Preserve Harvard’s **Historic Character**
- Demonstrate a Commitment to **Design Excellence**
- Enhance Campus **Connectivity**
- Maximize the Utilization of **Existing Facilities** and support Ongoing Renewal
- Promote Built Form in the Context of Existing **Campus Character**
- Maintain and Enhance Campus **Open Space**
- Create a **Sustainable** Campus
- Respect **Community** Context

4. **CAMPUS LANDSCAPE TRANSFORMATION**

![Before](image1.jpg)  ![After](image2.jpg)

- **Eliminate 200 Car Parking Lot**
- **New Campus Green**
- **120+ New Trees**
2019 Andover Hall Renewal Project

Andover Hall, 1911 - Harvard’s only Collegiate Gothic building
Program Objectives

Andover Hall does **not** adequately support the current HDS mission in teaching and student life. This project is designed to align the facility with the mission, through the following program objectives:

- Foster inclusion and belonging by providing **multi-faith space** for all religions.
- Establish a *welcoming and accessible main campus entrance* for the Divinity School community, the Agassiz neighborhood and all visitors.
- Provide adequate space for public programs and dialogues on religious understanding such as **Religions and the Practice of Peace**.
- **Right size, cluster, and provide adequate infrastructure for the classrooms** and bring them into 21\textsuperscript{st} century teaching methods.
- Promote social and intellectual exchange through the creation of **indoor & outdoor gathering spaces** that bring together all members of the Divinity School Community, its visitors and the public.
- Integrate the delivery of **student services** at the school’s center for all of the Divinity School students.

**PROPOSED PROGRAM:**

- Multi-faith space
- Accessible main entrance
- Multi-Purpose Room
- 4 Classrooms
- Common space, Café, Terrace/landscape
- Student Services Offices
Facility Renewal Objectives

Andover Hall (1911) has never been renovated comprehensively. This project must address deferred maintenance through the following facility renewal:

- Repair envelope (roof, masonry, windows, etc.)
- Undertake life safety upgrades
- Install new electrical, plumbing systems
- Introduce air conditioning to building
- Improve accessibility
- Make major sustainability upgrades, target LEED Gold
Andover Hall has been the heart of teaching and student life at HDS since 1935

- Program goals are to strengthen academic and social core, which takes place in Andover.
- Program adjacencies for teaching and student life can only be met in Andover – worship space, student life, teaching spaces, convening spaces, library, cafe.
- HDS campus edge location – at a distance from other Harvard student life amenities.
- HDS community needs its own spaces – too small to be dispersed.
How to meet the Proposed Program at Andover Hall?

1. **Free up space in the 90,000 sq ft Andover Hall building:**
   - Library collections stack space move off site
   - Some library stacks transition to compact shelving, much denser, requires less space
   - Mechanical spaces become smaller, more efficient

**Approx. 16,000 sq ft** are freed up within Andover Hall.
How to meet the Proposed Program at Andover Hall?

2. Key opportunities and limitations of the building:

- Larger addition. Will add ~13,000SF to building (net new)
- Disrupts library circulation / security implications
- 6 healthy trees lost (73" caliper)
- Loss of open space
- Obstructs key pedestrian pathway
- Underground major electrical vault

- Larger addition. Will add ~13,000SF to building (net new)
- Disrupts library circulation / security implications
- 4 healthy trees lost (45" caliper)
- Loss of open space
- Interferes with Commencement and other event space

- Smaller addition will add approximately 3,200SF to building (net new)
- Natural central hub of building and main entrance
- Ability to improve incoherent façade design (demolition approximately 4,000SF)
- 1 tree lost (52" caliper), structure high risk

- Library
  - Wide floor plate
  - Good condition

- South Wing
  - Wide floor plate divided in smaller components

- East Wing
  - Narrow floor plate
  - Interior historic rooms

Historic Collegiate Gothic facades to be preserved
Floor Plans

Existing

Proposed

First Floor

Ground Floor

Lower Level Floor

Andover Hall Renewal Project | Harvard Planning Office
Floor Plans

Existing

Fifth Floor

Sixth Floor

Fourth Floor

Third Floor

Second Floor

Proposed

Fifth Floor

Sixth Floor

Fourth Floor

Third Floor

Second Floor
Existing

Proposed

- Improved main entrance
- New collaboration / common / convening spaces
- Indoor / outdoor meeting space
- Better façade design
- New landscape plantings
  (Replace caliper and canopy of 1 oak tree)
Proposed Rendering
Positive Outcomes

- **Intellectual Life:** Provide spaces to enhance the academic exchanges among HDS, the HU community and the wider world of the study of religion.

- **New Community Space:** Provides multipurpose room to host critically important programs that are free and open to the public, e.g. *HDS Religious Literacy Project*.

- **Minimal Footprint:** Minimizes addition in terms of footprint and square footage in a location that is internal to the campus and minimally visible from a public way.

- **Improved Façade Design:** Replaces incoherent north façade design with integrated, attractive design.

- **Historic Preservation / Façade Renewal:** Invests in an existing facility and an historic structure.

- **Innovative Sustainability:** Target LEED Gold through new measures including smart ventilation, heat recovery, water conservation, improved energy efficiency, healthy building materials.

- **Outdoor-Indoor Connection:** Integrates common spaces and café with building’s front door and campus green.

- **Tree Plantings:** Removes a high risk tree and plants new trees to replace lost caliper and canopy to improve the campus landscape.

- **Improved Landscape:** Enhancing and improving the campus landscape (smart irrigation, drought resistant planting), which will be enjoyed by the neighboring community.

- **Code Compliance:** Improves the building’s life safety and accessibility.
END