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CAMBRIDGE HISTORICAL COMMISSION

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CAMBRIDGE HISTORICAL COMMISSION

APPLICATION FOR CERTIFICATE

- 1. The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): [X] Appropriateness, [] Nonapplicability, or [] Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.
2. Address of property: 63 Mount Auburn Street (Claverly Hall), Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction or demolition in the space provided below: (An additional page can be attached, if necessary).

Please see attached description and graphics.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief. The undersigned also attests that he/she has read the statements printed on the reverse.

Name of Property Owner of Record: President and Fellows of Harvard College
Mailing Address: c/o A. Offiong, Harvard Planning Office, 1350 Mass Ave, Cambridge, MA 02138
Telephone/Fax: 617-384-8155 / 617-495-0559 E-mail: alexandra_offiong@harvard.edu
Signature of Property Owner of Record: [Signature]
Name of proponent, if not record owner:
Mailing Address:
Telephone/Fax: E-mail:

(for office use only):
Date Application Received: 5/15/18 Case Number: 3943 Hearing Date: 6/7/18
Type of Certificate Issued: Date Issued:

Harvard University Claverly Hall with Senior House

Phase I of Adams House Renewal

Application for Certificate of Appropriateness

PREPARED FOR

CAMBRIDGE HISTORICAL COMMISSION

PREPARED BY

Beyer Blinder Belle Architects & Planners LLP

MAY 15, 2018

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Harvard House Renewal - Background

Adams House Renewal is the sixth project in Harvard's undergraduate House Renewal campaign. While upgrades to life safety, accessibility, and building systems are fundamental and necessary goals of the campaign, the broader Renewal mission is to preserve the historic character and culture of the Houses while renewing the House experience as part of a twenty-first century approach to liberal arts education.

The buildings comprising Adams House are situated across three city blocks bounded by Bow Street to the south and east, Holyoke Street to the west, and Massachusetts Avenue to the north. All of Adams House falls within the boundaries of the Harvard Square Conservation District.

Overview of Phase I

The construction of Adams Renewal is planned to be sequenced over three 15-month phases, running west to east, with each phase corresponding to a single city block. Phase I (Claverly Hall with Senior House) is planned to begin construction in June 2019 and to open August 2020.

This application concerns Phase I, which consists of renovations to Claverly Hall including the connected existing Senior House addition. Claverly Hall is five-story dormitory building located on the Northwest corner lot at Bow and Linden Streets. Senior House is a three-story, home-like dormitory addition located in the rear yard of Claverly and connected via a bridge one floor above grade. It is accessed via a private alley off Bow Street. Both buildings will remain dormitories.

Adams House History

Since its creation in 1930, the House system has been a cornerstone of the undergraduate experience at Harvard. Unlike the other Houses Harvard created at that time, Adams House was established as a grouping of older buildings that Harvard had acquired, the most prominent of which were Claverly Hall (1892), Randolph Hall (1897-1902), and Westmorly Court (1898-1902). Built in the 1890s by private developers to serve the luxury off-campus housing market, these apartment houses were synonymous at that time with the wealth and privilege of Harvard's "Gold Coast."

Also on the site, nestled within the Randolph Hall courtyard, is Apthorp House (1760), a distinguished and architecturally significant Colonial home that serves as the Adams Faculty Dean's Residence. As part of its efforts to create Adams in the 1930s, Harvard also built new, adding a commons building and an additional dormitory (Library Commons, 1931; Russell Hall, 1932). The overall complex of seven structures comprises approx. 240,000 GSF.

History of Claverly Hall and Senior House

Claverly, built in 1892, is a five-story masonry edifice. It was developed by Charles D. Wetmore, an alumnus of the College who also developed Apley Court (1897), Craigie Hall (1898), and Westmorly Court (1898-1902). A lawyer by training, Wetmore would later join up with architect Whitney Warren to form the renowned architectural firm of Warren and Wetmore. Claverly's own architect, George Fogerty, was responsible for the design of several Cambridge apartment, hotel, and civic buildings, including the City Hall annex renovation (1897) and Ware Hall (1893). Both Claverly and Ware Halls are designed in the monumental Palazzo style quite popular in the late-nineteenth century.

Senior House, added to Claverly ca. 1898, offered student renters a single four-person triplex unit. The architect may have been John E. Howe, a fellow alum of Wetmore's who was designing Apley and Westmorly Courts for him around that time. A small, three-story brick building with a square footprint, hipped roof, and single perimeter chimney, Senior House is of a somewhat nondescript style with various elements of Adamesque Neo-Georgian architecture.

Architectural Description of Claverly Hall and Senior House

Claverly is oriented north-south, with its principal façade facing Bow and Mount Auburn Streets and longer frontage along Linden Street. The ground-level story is expressed with yellow sandstone rustication, while red brick encloses the four stories above. Battered circular corner turrets are located at the three major corners of the building, with two additional bays along the Linden Street facade. A large overhanging cornice caps the building, which is flat-roofed. The main entrance on Bow Street is expressed as a monumental, double-height arch with a pair of ionic columns and sandstone surround. The brick masonry of the upper stories is expressed in a Flemish bond with darkened headers. The window openings have flush brick jack arches with rustic sandstone keystones. Reflecting the late Victorian interest in expanses of clear glass, there is little internal division in the fenestration; apart from the basement, the windows on the east and south facades are expressed as one-over-one double-hung sash windows, with bent glass and radiused sashes in the bays and turrets. Decorative wrought-iron balconies on the *piano nobile* and attic story add visual interest. Later modifications were made to these balconies and their adjacent windows for egress when exterior fire escapes were added.

Senior House, minimally visible to the public, is both stylistically distinct and more understated. The windows have Georgian divisions and limestone lintels and sills. As at Claverly, some windows were later converted into casements when exterior fire escapes were added. The main entry is expressed with a brick arched opening with limestone keystone, along with an Adamesque fanlight. The fanlight was covered over with the later addition of a weather vestibule.

Significance in the Harvard Square Conservation District

The National Register application for the Harvard Square District identifies six thematic elements in the area's history that contribute to its overall significance. Claverly Hall and Senior House fall under the category of Theme Five, which refers to "Harvard Clubs and private dormitories from 1882 to 1930, which is significant in the areas of architecture, social history, and education." Claverly Hall is notable as the first of the large private dormitories that would dominate these blocks of Mount Auburn Street. It set the pattern for future development with its architectural grandeur, no street level-retail, and the establishment of a clearly-defined street wall.

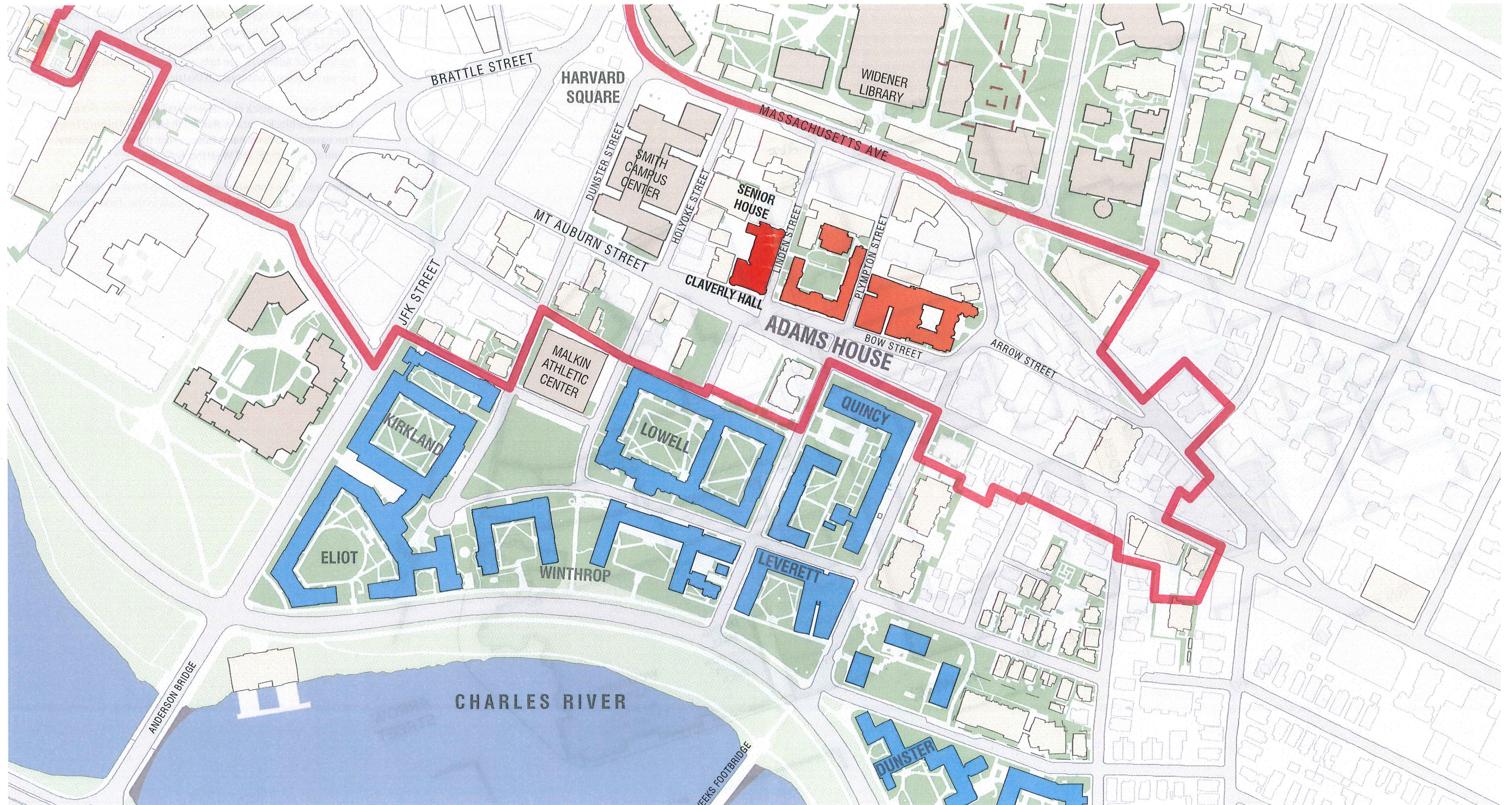
Summary of Proposed Alterations

Proposed alterations fall into the following categories:

- Alteration of Entrances for Accessibility: Modifications to existing Claverly entrances on Bow and Linden Streets for universal accessibility (**Visible from Public Ways**)
- Rear Alterations: Alterations to ground floor rear facades, e.g. replacing service doors with windows and vice versa (**Not Visible from Public Ways**)
- Rear Infill Addition: Four-story infill construction within an open-sided rear lightwell to address life safety code compliance (**Not Visible from Public Ways**)
- Façade Restoration: Removal of non-original fire escapes and appendages, combined with brick and stone masonry conservation and restoration (**Visible from Public Ways**)
- Windows: Sash replacement. Two approaches being considered. (**Visible from Public Ways**)
- Metalwork Restoration: Restoration of cornice, window grilles, and ornamental balconies; replacing missing ornamental window grilles in kind. Addition of ornamental security grilles at ground floor residential windows. (**Visible from Public Ways**)
- Chimney Removals: Removal of all Claverly chimneys in the field of the flat roof, which are non-functioning. (**Minimally Visible from Public Ways**)
- Rooftop Mechanical: Installation of one air handling unit and emergency backup generator along the west side of the roof (**Minimally Visible from Public Ways**)

Neighborhood Plan

Adams House Renewal

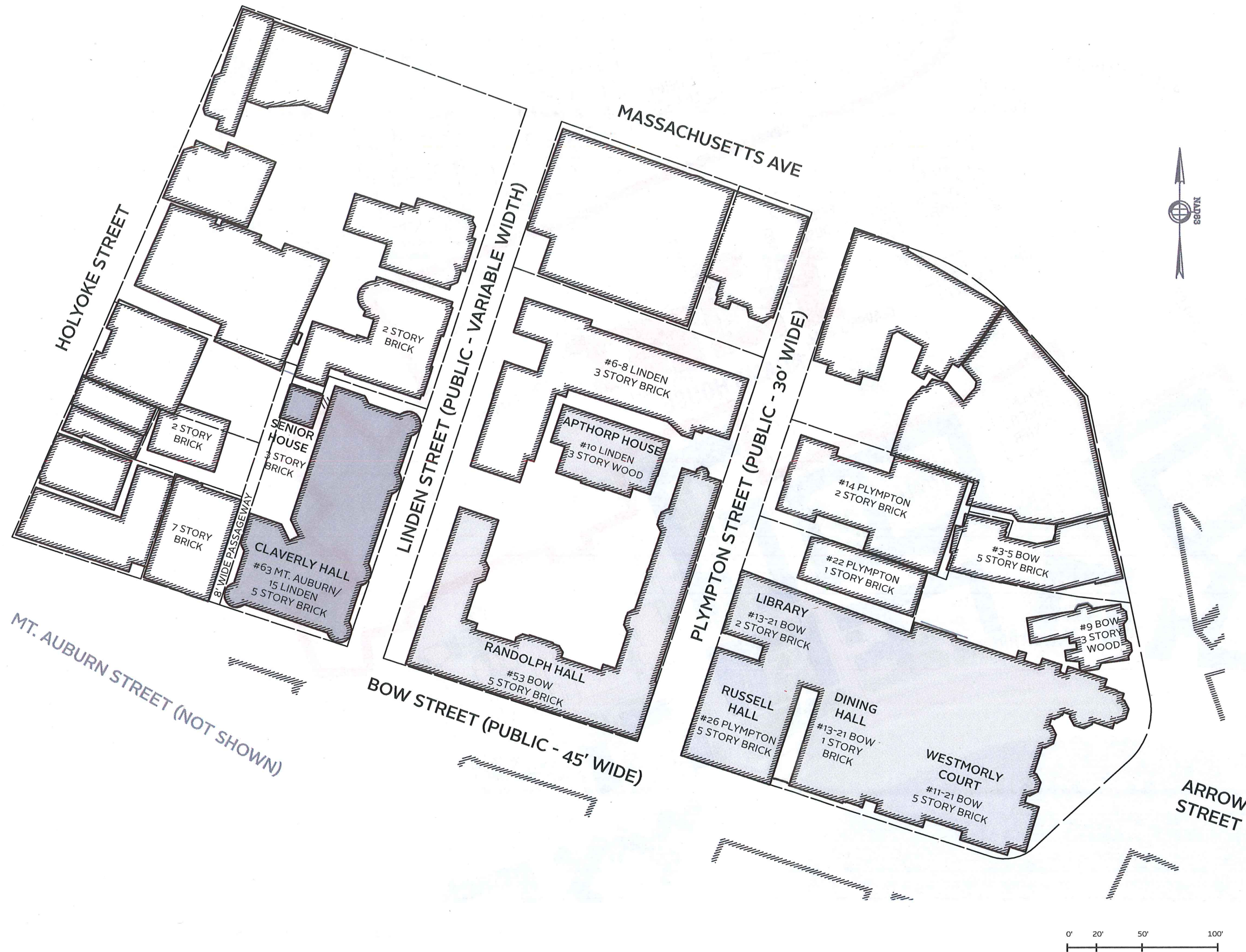


 HARVARD SQUARE CONSERVATION DISTRICT



Plot Plan

Adams House Renewal



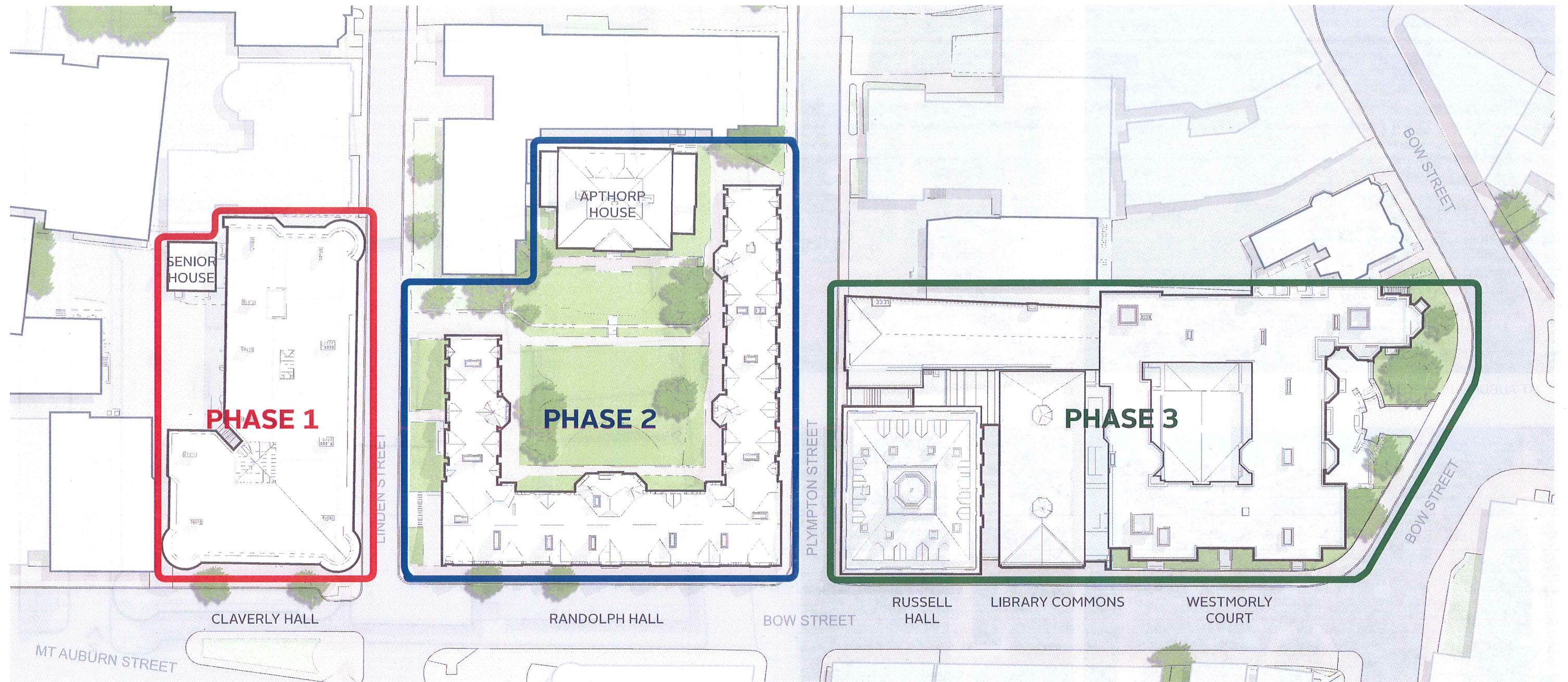
The buildings comprising Adams House are situated across three city blocks bounded by Bow Street to the south and east, Holyoke Street to the west, and Massachusetts Avenue to the north. All of Adams House falls within the boundaries of the Harvard Square Conservation District.

On the western block are Claverly Hall with Senior House. The middle block contains Randolph Hall and Apthorp House. The eastern block contains Russell Hall, the Dining/Library Commons Building, and Westmorly Court.

This application concerns renovations to Claverly Hall and its existing addition, Senior House, shown in the darker tone.

Phasing Plan for Permitting and Construction

Adams House Renewal



PHASE 1: CLAVERLY/SENIOR HOUSE

IN CONSTRUCTION:
JUNE 2019 - JULY 2020

TO OPEN AUGUST 2020

PHASE 2: RANDOLPH AND APTHORP

IN CONSTRUCTION:
JUNE 2020 - JULY 2021

TO OPEN AUGUST 2021

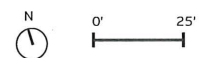
**PHASE 3: RUSSELL, LIBRARY-COMMONS,
AND WESTMORLY COURT**

IN CONSTRUCTION:
JUNE 2021 - JULY 2022

TO OPEN AUGUST 2022

The construction of Adams Renewal is planned to be sequenced over three 15-month phases, running west to east, with each phase corresponding to a single city block.

This application concerns Phase I, which consists of renovations to Claverly Hall and its existing addition, Senior House.

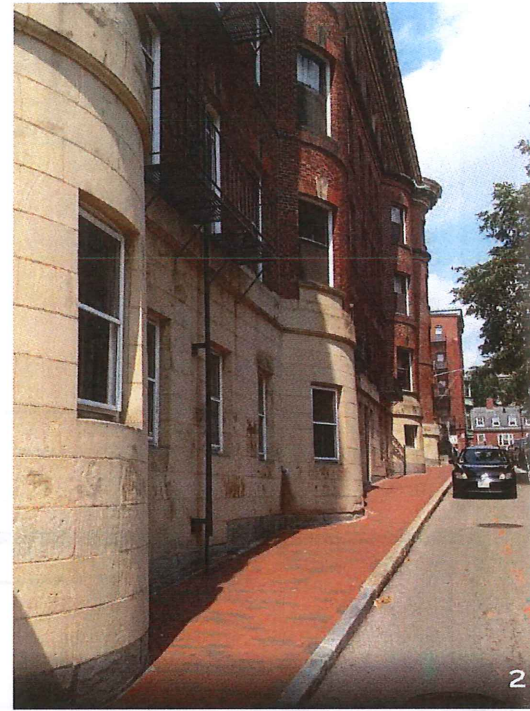


Sightline Analysis - 1

Phase 1 - Claverly Hall and Senior House



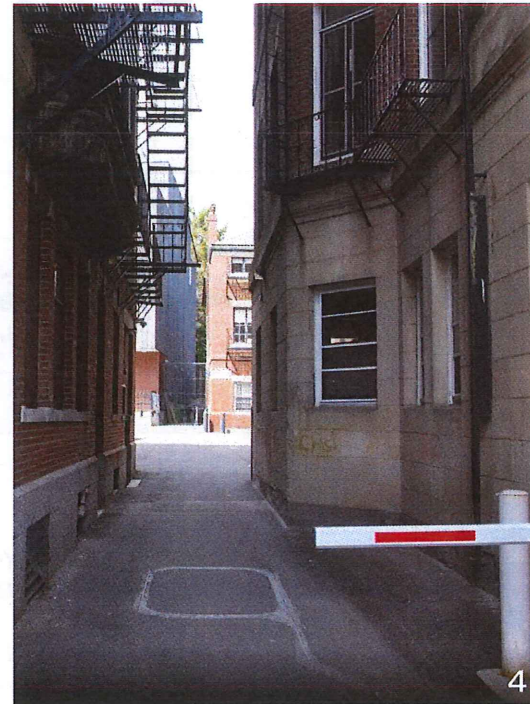
AT MT AUBURN/BOW STREETS - LOOKING NORTHWEST



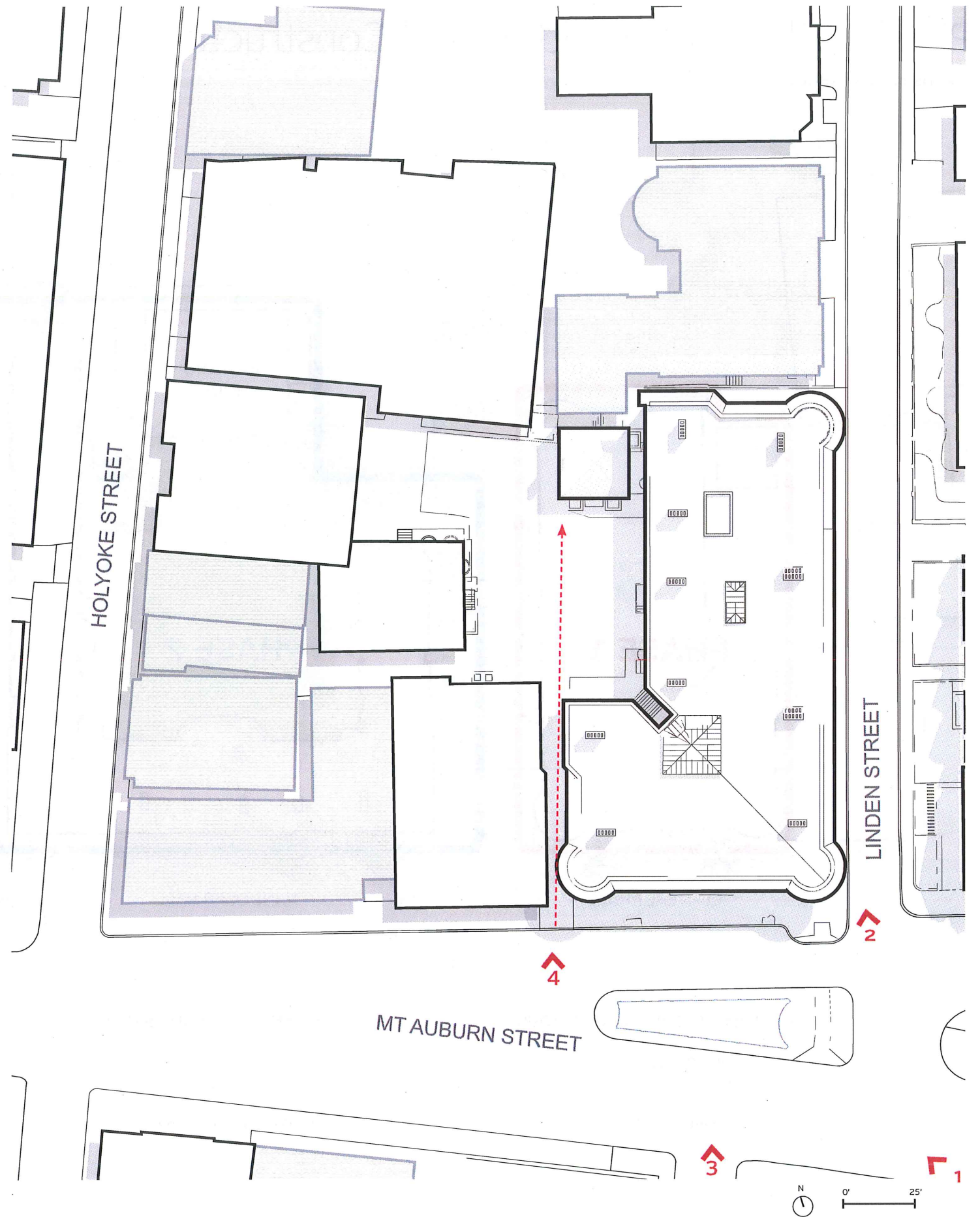
CORNER OF LINDEN AND BOW



AT MT AUBURN/BOW STREETS - LOOKING NORTH



VISIBLE PORTION OF SENIOR HOUSE
LOOKING UP PRIVATE VEHICULAR ALLEY



Sightline Analysis - 2

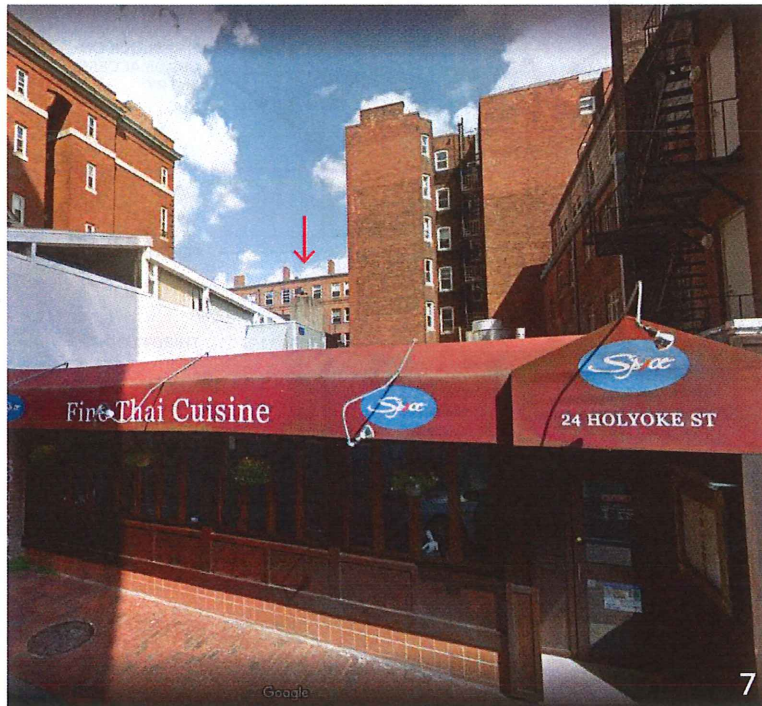
Phase 1 - Claverly Hall and Senior House



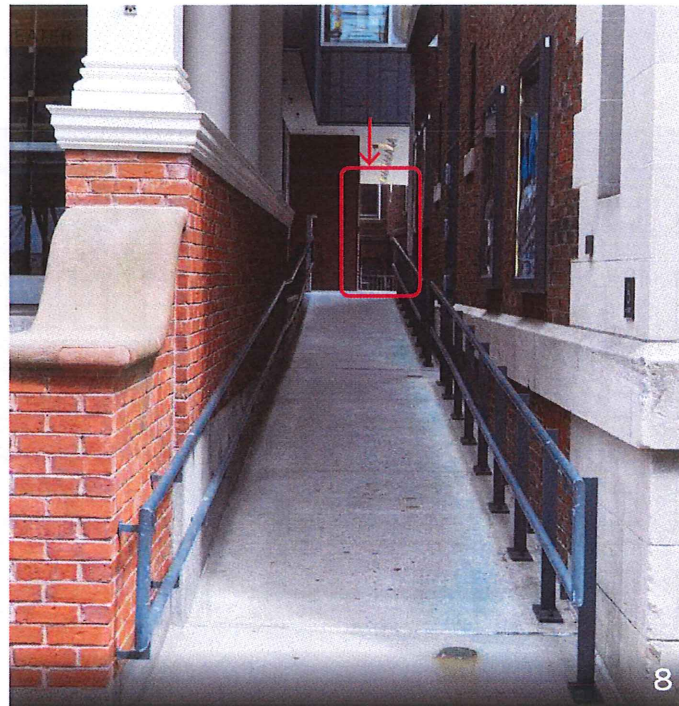
LINDEN STREET LOOKING SOUTH



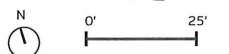
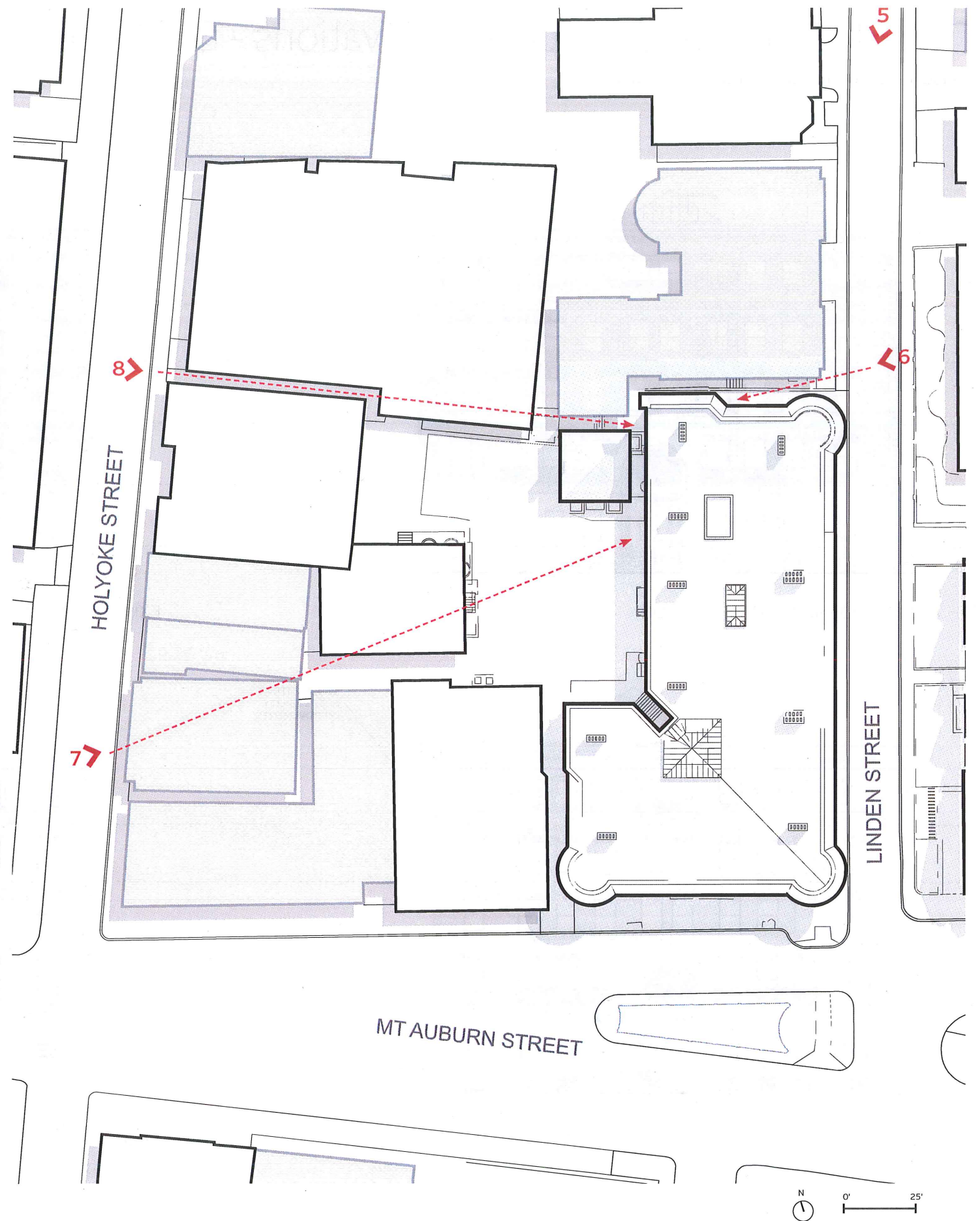
VISIBLE PORTION OF NORTH ELEVATION FROM LINDEN



VISIBLE PORTION OF CLAVERLY REAR FROM HOLYOKE



VISIBLE PORTION OF CLAVERLY LOOKING UP PRIVATE PEDESTRIAN ALLEY

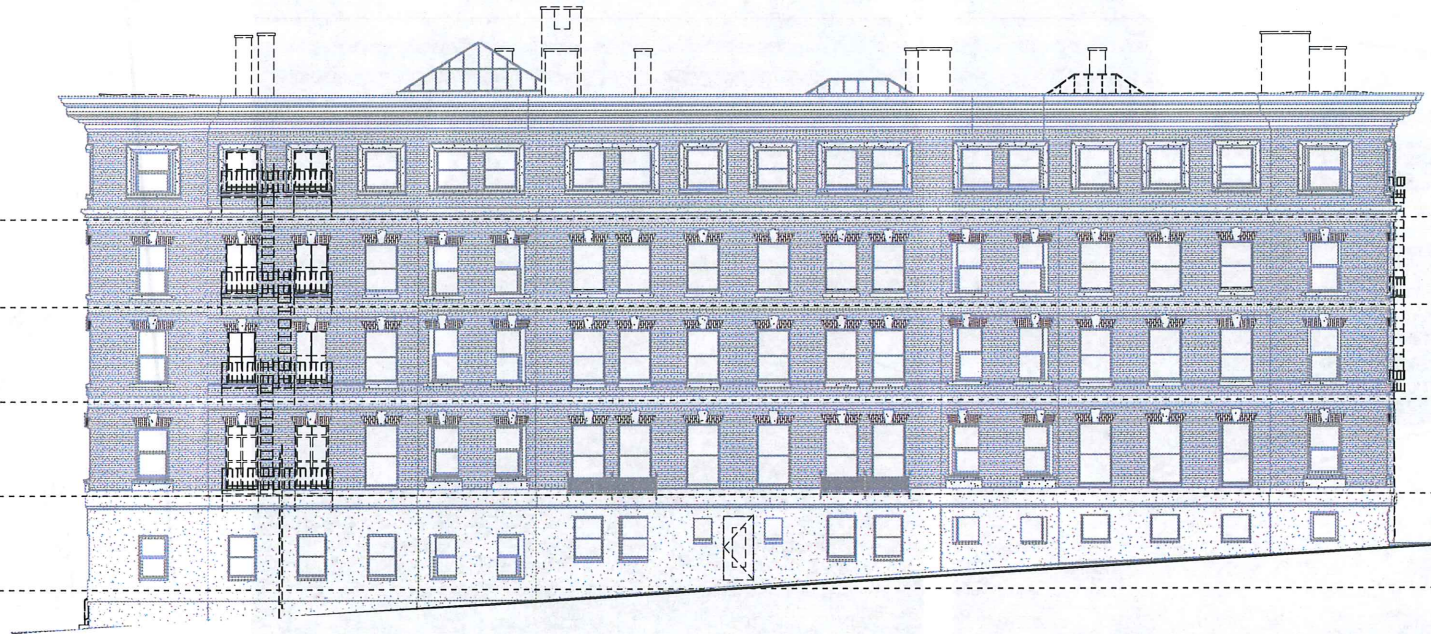


Claverly Demo and Proposed Elevations - South and East

Phase 1 - Claverly Hall and Senior House



EXISTING/DEMO SOUTH ELEVATION



EXISTING/DEMO EAST ELEVATION

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR



PROPOSED SOUTH ELEVATION

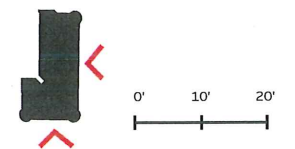
SOUTH ENTRY
ACCESSIBILITY
IMPROVEMENTS



PROPOSED EAST ELEVATION

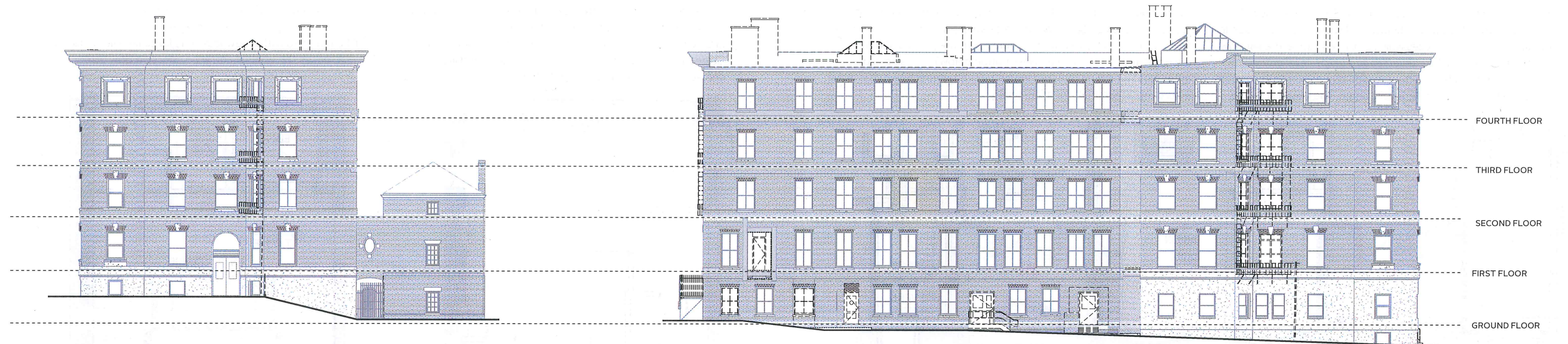
MID-BLOCK ON-
GRADE ACCESSIBLE
ENTRY

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR



Claverly Demo and Proposed Elevations - North and West/Rear

Phase 1 - Claverly Hall and Senior House



EXISTING/DEMO NORTH ELEVATION

EXISTING/DEMO WEST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

WINDOW TO BECOME DOOR

DOOR TO BECOME WINDOW

DOOR TO BECOME TWO WINDOWS



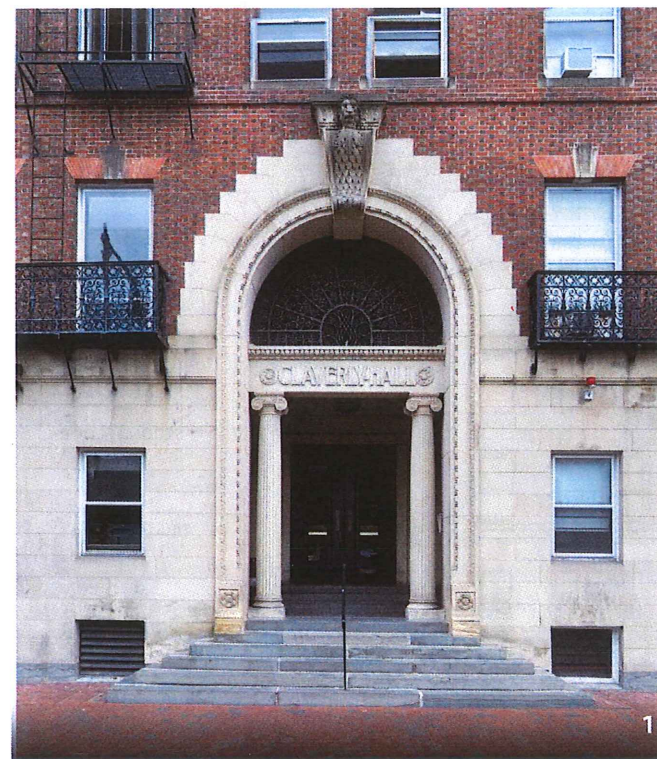
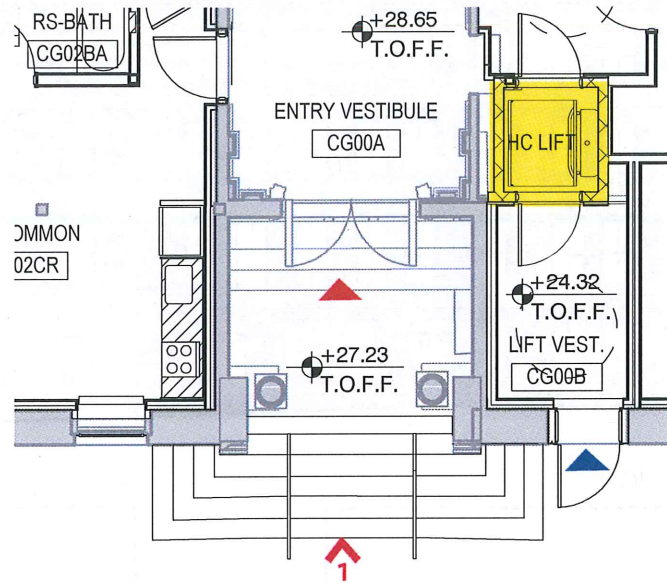
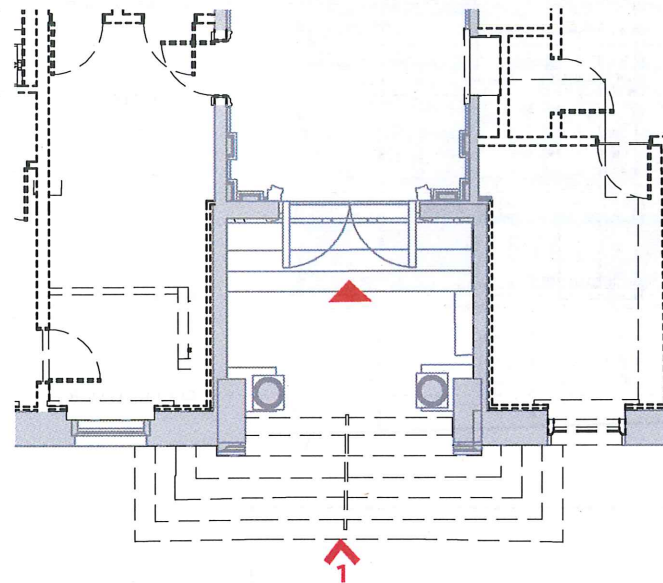
Claverly Proposed Entries and Accessibility

Phase 1 - Claverly Hall and Senior House

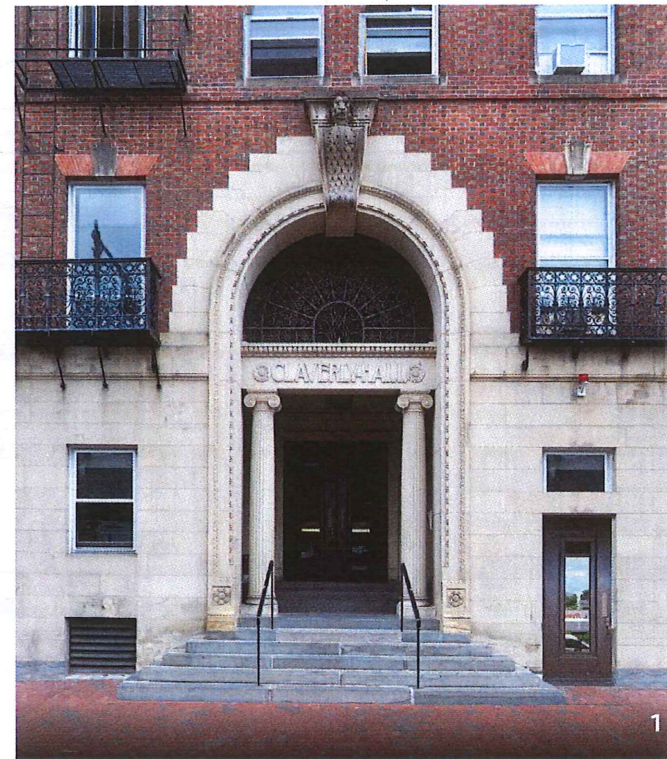
SOUTH ENTRY ACCESSIBLE IMPROVEMENTS

At the principal entrance to Claverly on Bow Street, the sidewalk grade is approximately four feet below the level of the main floor. In order to achieve universal accessibility at this entrance, the window bay immediately east will be converted to a grade-level entry door with transom window above. This door will give access to an interior handicapped lift to make up the level change. The detailing of the

door will be compatible with existing adjacent. A minor modification is proposed to the configuration of the existing grey sandstone entrance steps so that the last step won't conflict with the proposed new door (see Brick and Stone Masonry Restoration below). The single, on-center handrail will be replaced with a pair of symmetrical ornamental painted metal handrails for accessibility.



EXISTING ENTRY

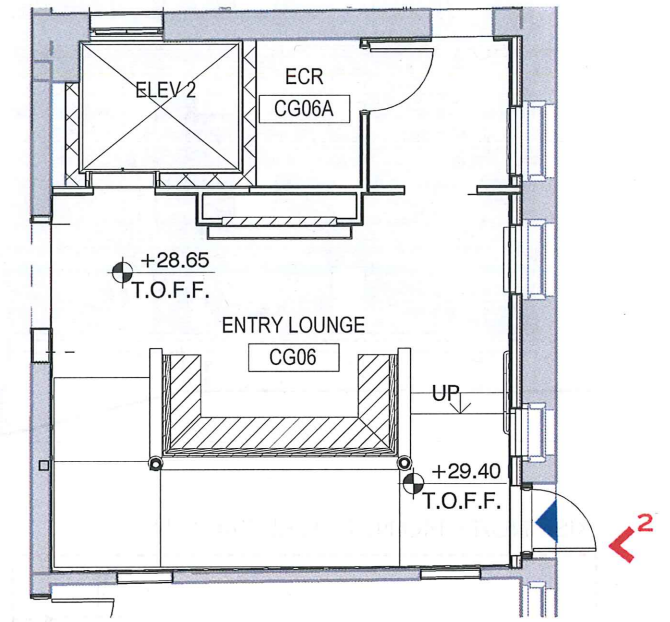
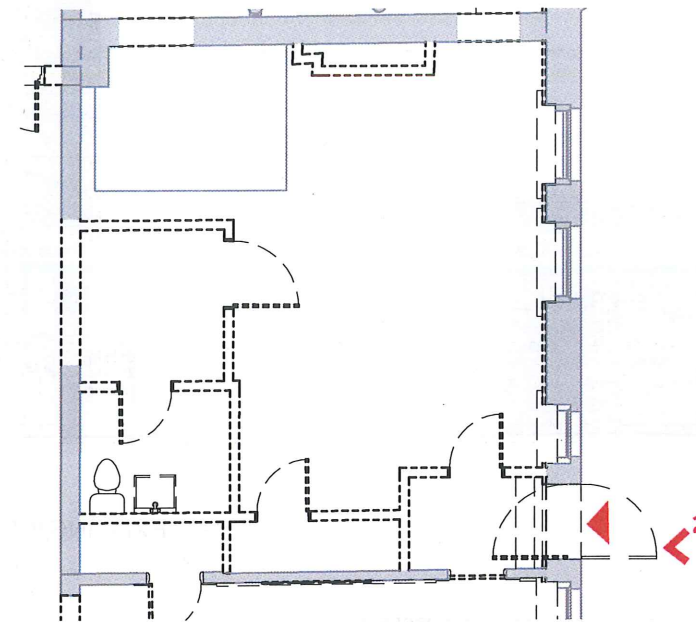


PROPOSED ENTRY WITH NEW LIFT ACCESS

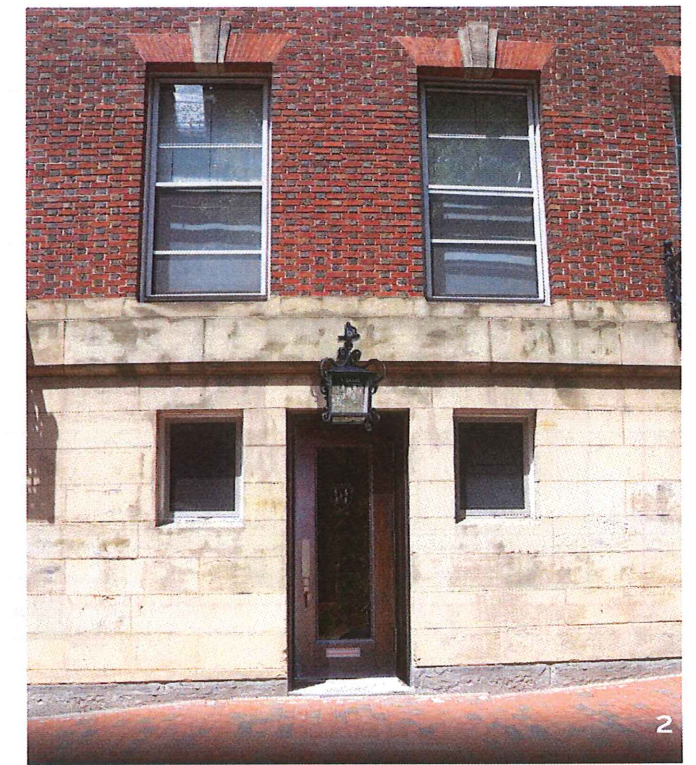
EAST ENTRY ACCESSIBLE DOOR

An existing secondary entrance to the building, roughly halfway along Linden Street, will be altered to remove the raised step and achieve universal accessibility. The rising grade of Linden Street at this location means that no handicapped lift or elevator will be required to negotiate from exterior to interior.

The existing door, which currently serves the Harvard Outing Club, will be revamped as a secondary entrance for the building. It will be modified with a new leaf and glazed lite with detailing that references the original entrance doors on Bow Street



EXISTING OUTING CLUB DOOR

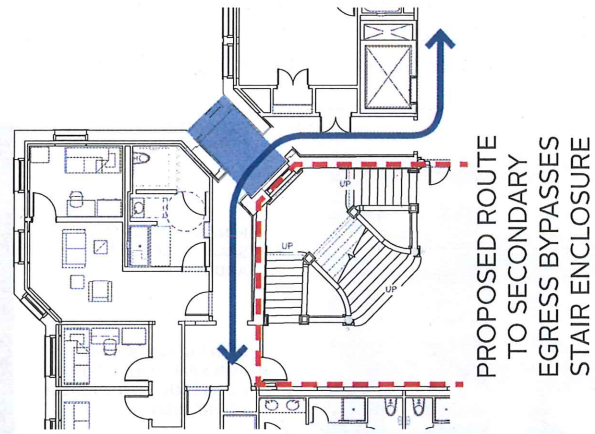
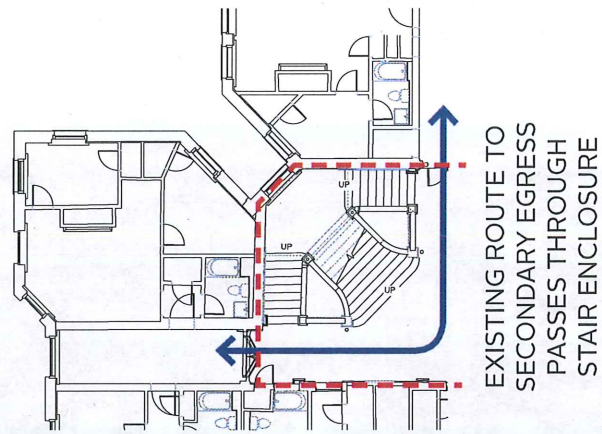


PROPOSED ACCESSIBLE ENTRY



Claverly Infill Connector

Phase 1 - Claverly Hall and Senior House



NEW ADDITION TO SOLVE A CODE CHALLENGE

Harvard is proposing to infill a rear notch of Claverly to create a code-compliant egress route. This small addition, 78 square feet per floor over four floors, will not be visible from the public way, but will require zoning relief for FAR.



EXISTING CONDITION

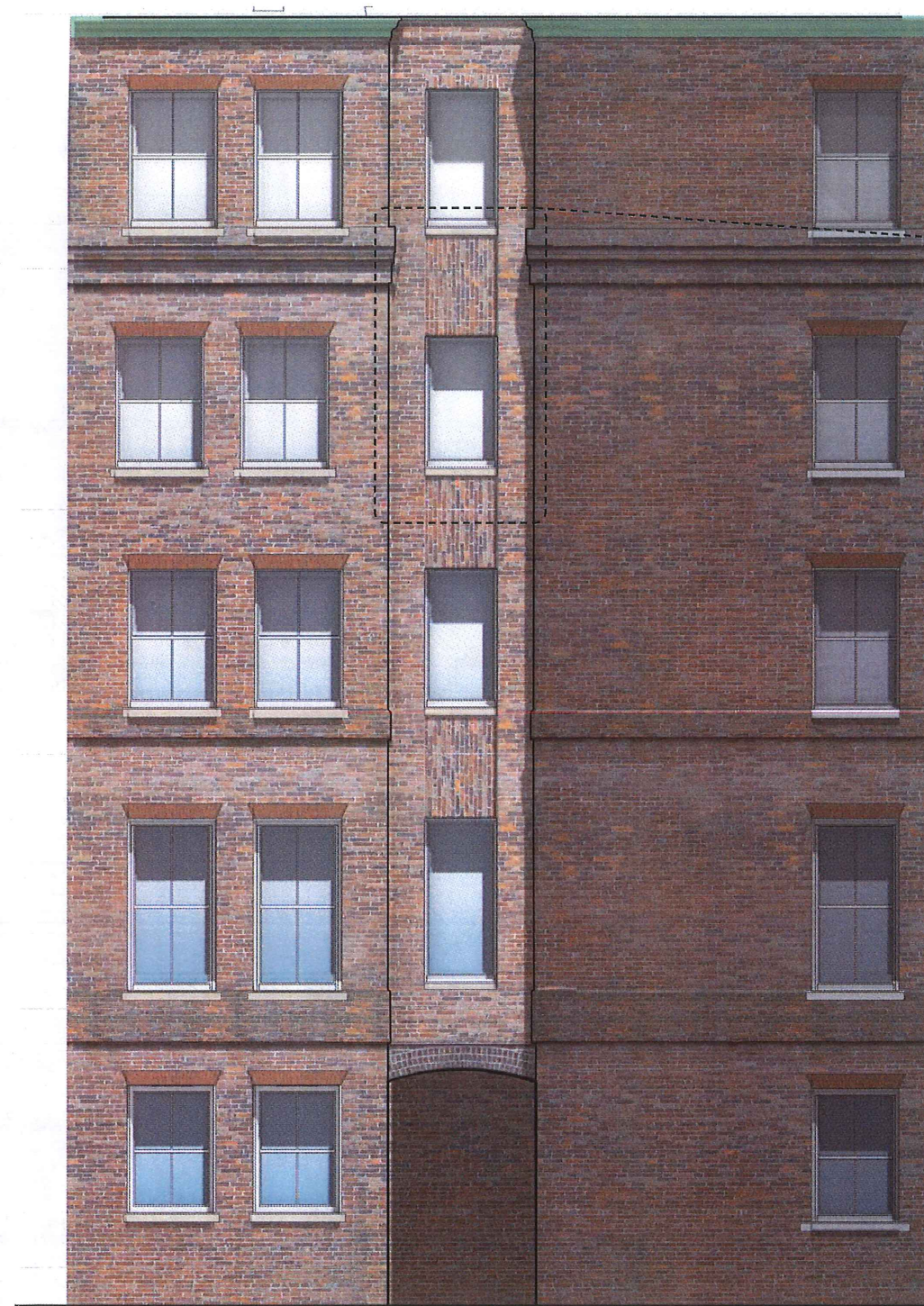
On all floors, residents in the SW corner of the building must pass through the Main Stair to reach the second means of egress off the floor. This condition will not be allowed by code after the renovation.

BEYER BLINDER BELLE - ADAMS HOUSE RENEWAL PHASE I



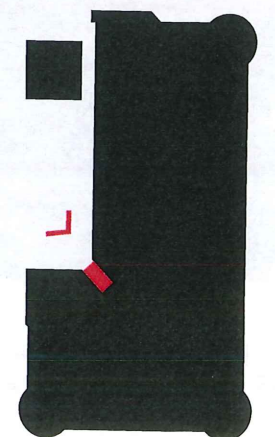
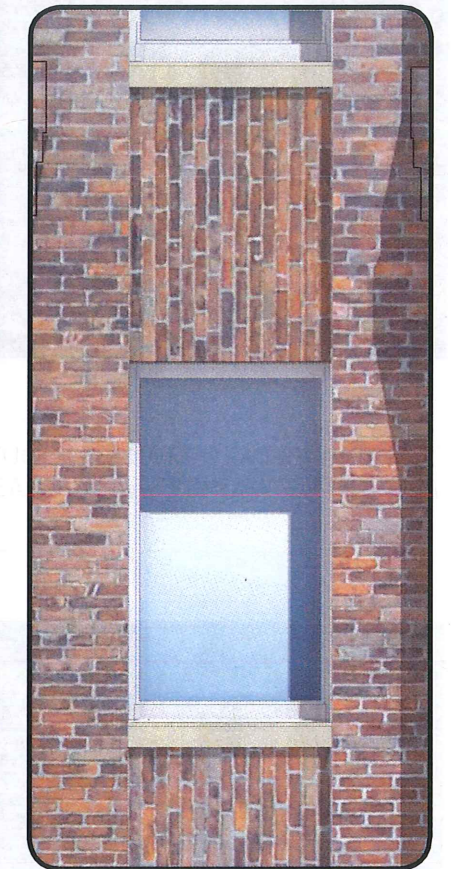
PROPOSED CLAVERLY CONNECTOR ADDITION

The proposed "Claverly Connector" provides these residents with a bypass to reach the second means of egress without disturbing the historic main stair. It will not be visible from any public way.



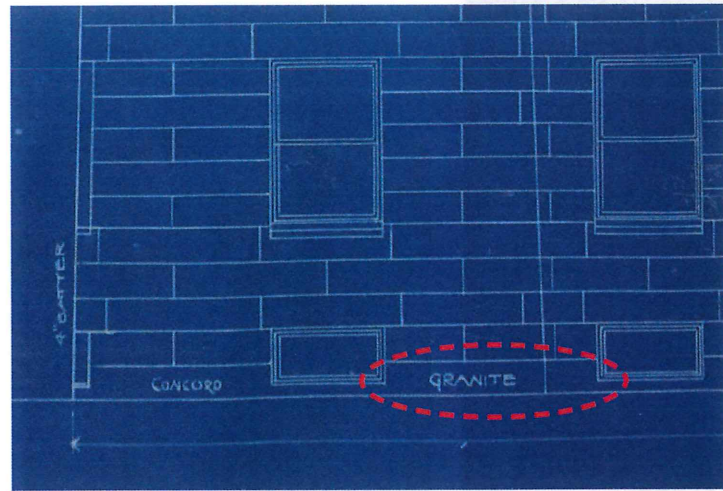
PROPOSED INFILL ELEVATION (WITH UNFOLDED NORTH & WEST ELEVATIONS)

The new addition windows are proposed to be fixed single sash, set in a new brick masonry cavity wall with running bond brick to match existing (incl. alignments). Between the windows, a "spandrel" panel of running bond brick oriented vertically adds visual interest, honestly expresses the non-load bearing nature of the new masonry, and differentiates the new work from the old.

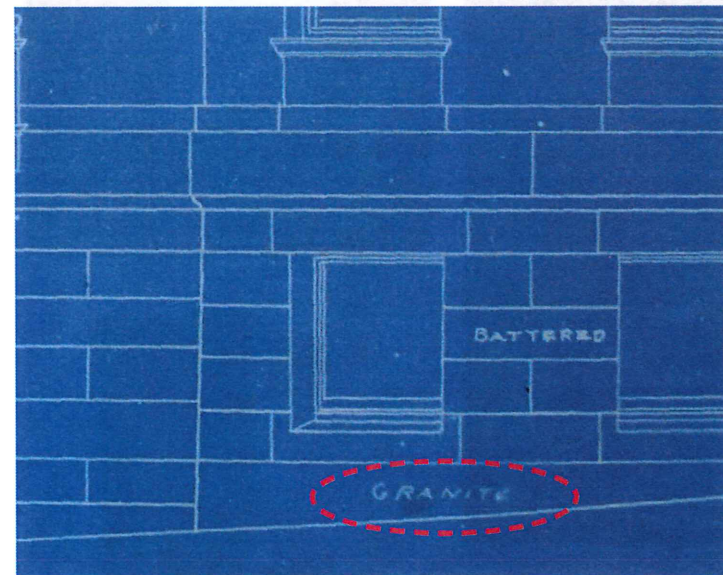


Claverly Masonry Repairs

Phase 1 - Claverly Hall and Senior House



CLAVERLY FILING DRAWINGS - SOUTH ELEVATION
(MASS. STATE ARCHIVES, #5348, CASE B, RACK 3)



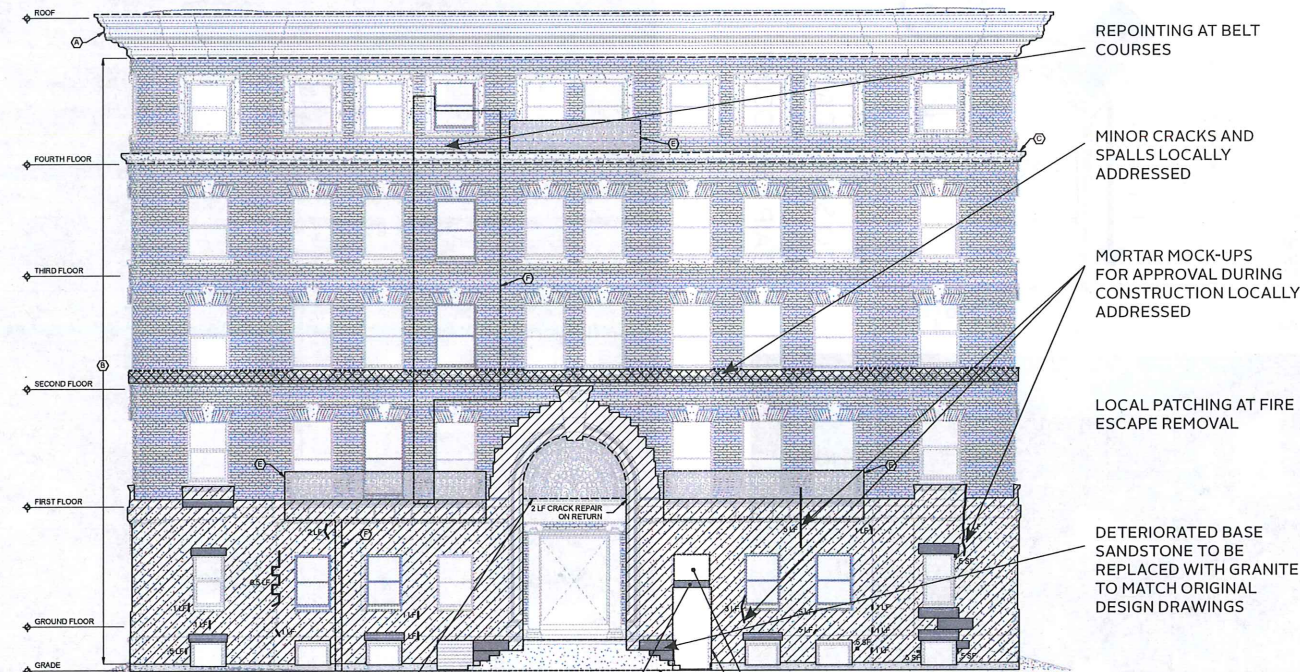
CLAVERLY FILING DRAWINGS - EAST ELEVATION
(MASS. STATE ARCHIVES, #5348, CASE B, RACK 3)

Non-original fire escapes will be removed, and masonry will be patched locally as required. The mortar in the field masonry will be cleaned. The brick belt courses will be repointed. Mortar mock-ups will be made available for CHC approval during construction. Minor cracks and spalls in the yellow limestone ground floor story will be locally addressed with Dutchmen, crack stitching, and gentle cleaning. Due to its poor condition, complete repointing is required for the yellow sandstone.

The grey sandstone water table which wraps the building and steps upward with the Linden Street elevation is in poor condition, with

widespread scaling and deep erosion in some areas. Original filing drawings held at Mass. State archives unanimously called out a granite base below the coursed sandstone rustication. It is therefore proposed to replace the grey sandstone base with granite, with color and pattern to be compatible, subject to CHC approval.

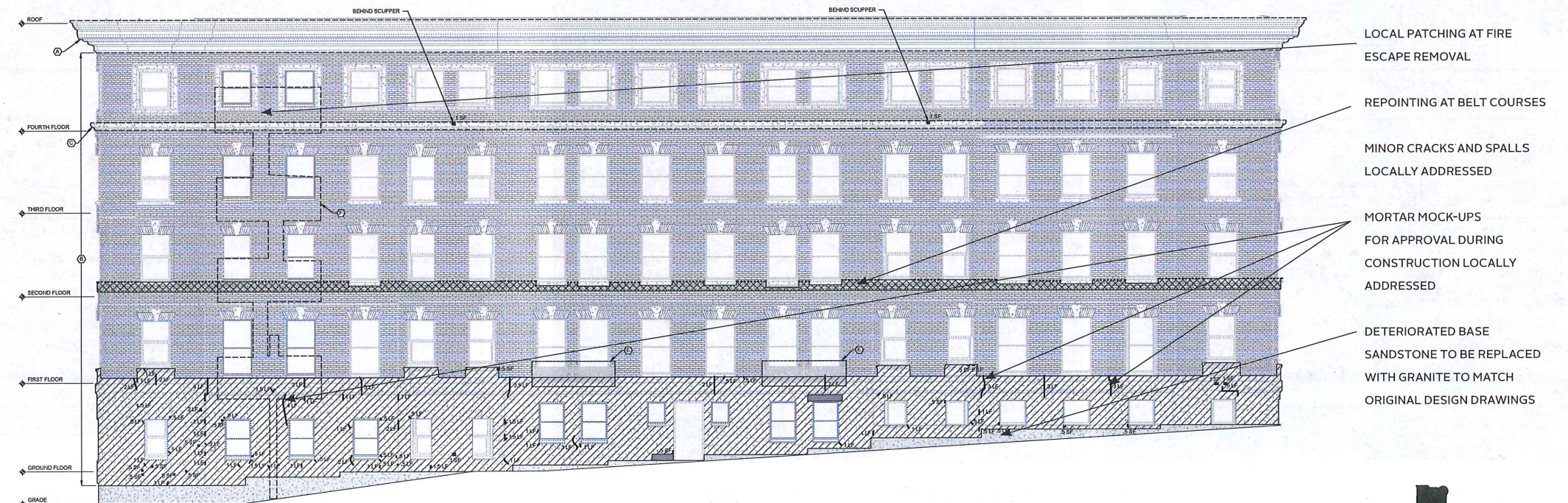
The grey sandstone steps at the building entrance are not original to the building and were likely replaced at some point. Movement is apparent in the oversized joints, and at least one step is a cast stone unit. It is proposed to replace these steps with granite, subject to CHC approval.



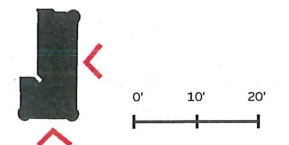
PROPOSED SOUTH ELEVATION DRAWING



EXISTING SOUTH ELEVATION

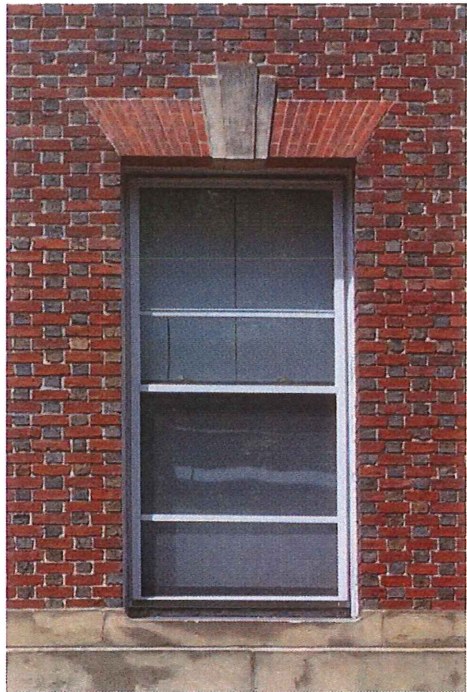


PROPOSED EAST ELEVATION DRAWING



Claverly Windows - Typical Field Windows - 2 Options

Phase 1 - Claverly Hall and Senior House

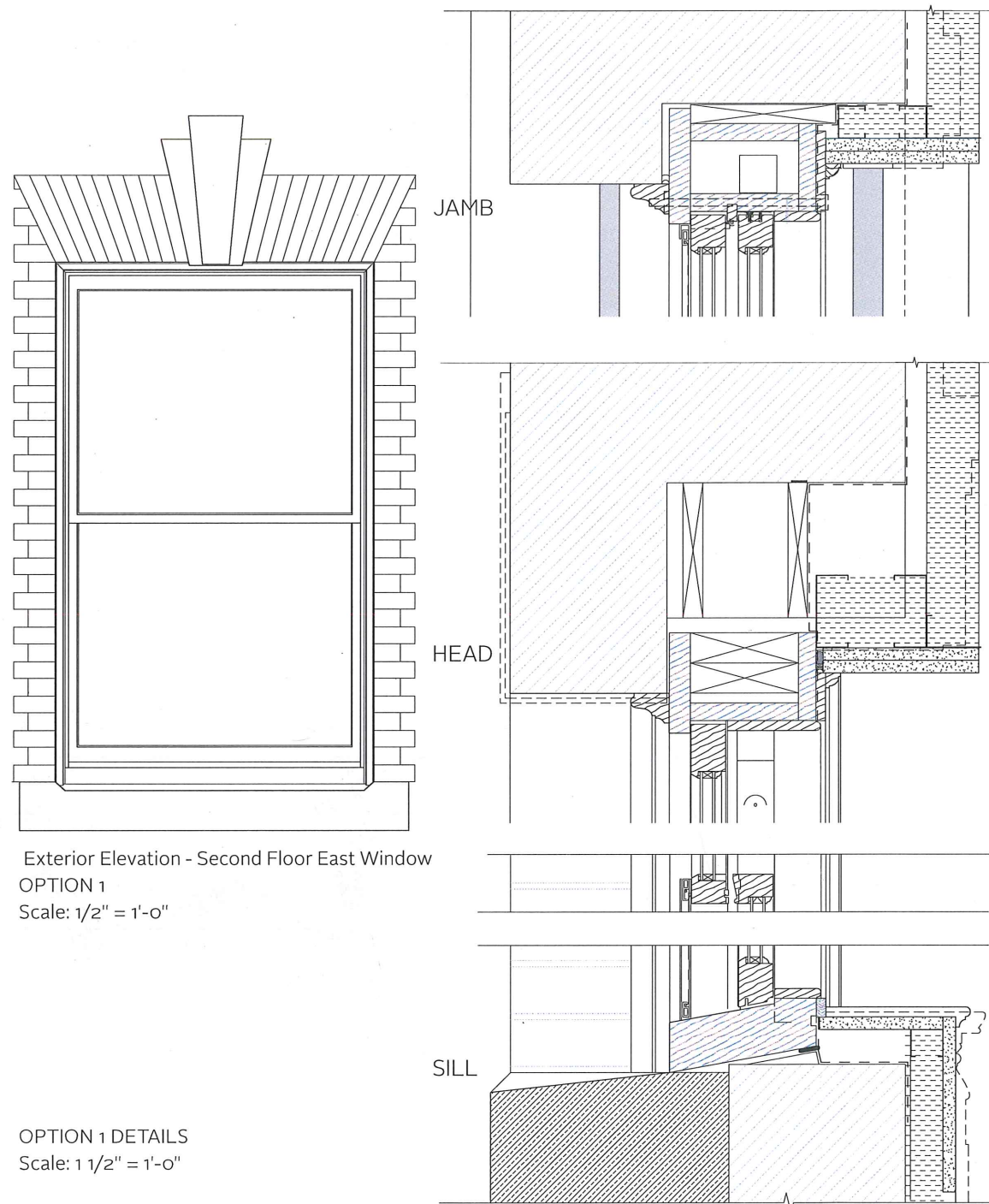


TYPICAL WINDOW - NORTH, SOUTH, EAST ELEVATIONS



TYPICAL WINDOW - REAR ELEVATIONS (NOT VISIBLE FROM PUBLIC WAYS)

EXISTING WINDOW TYPES



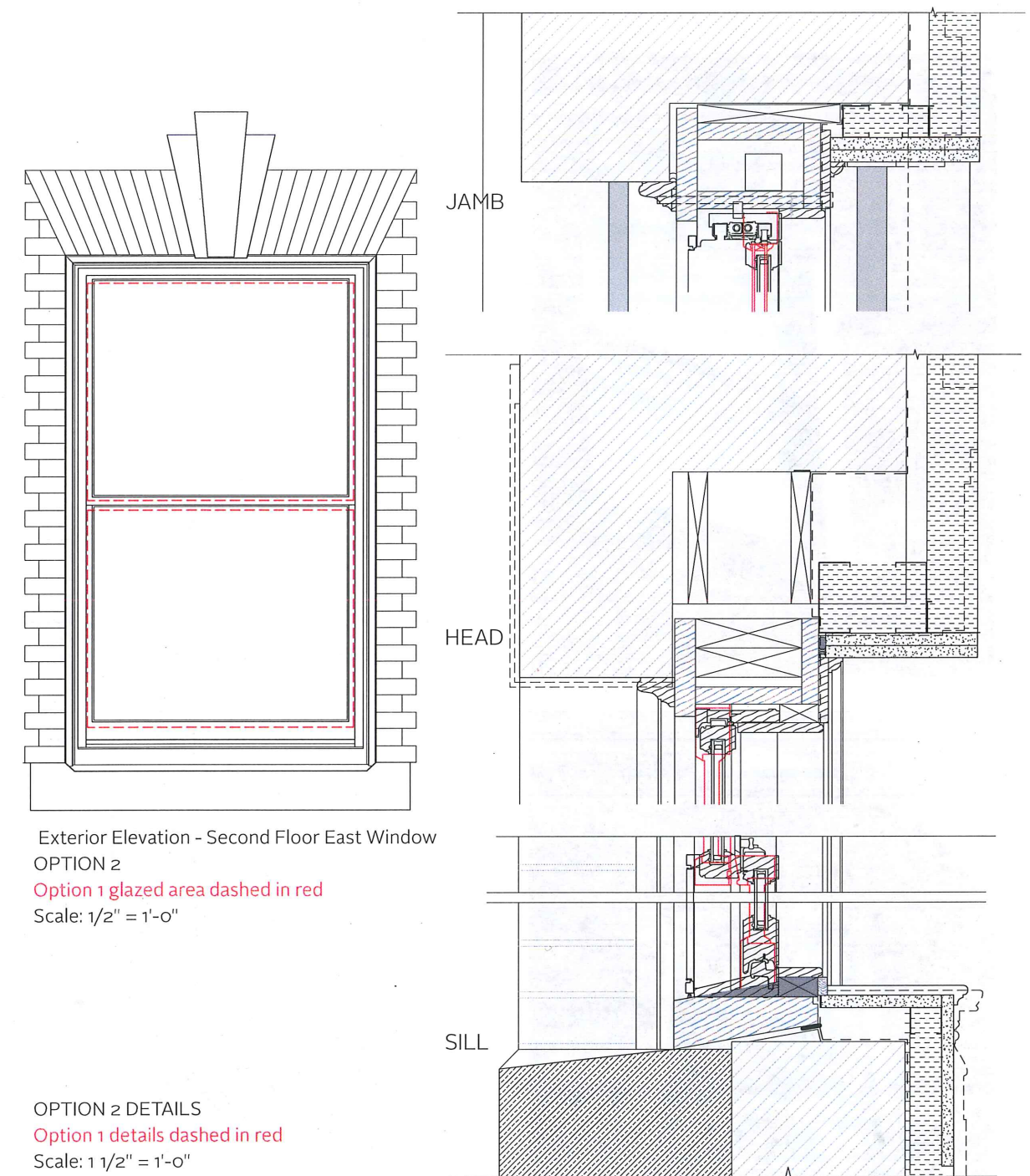
OPTION 1: REPLACE SASHES IN-KIND WITH DOUBLE-GLAZED LITES

Frame restoration and sash replacement with sash units to match existing sash geometry, but with the addition of double-glazed lites.

With the exception of the basement windows (in-swing hopper type) and two monumental arched transom windows at the north and south entrances, Claverly's windows were all originally double-hung sash windows, varying between one-over-one (primary elevations) and two-over-two (rear elevations). Planar facades contain the "field" windows (see following page for curved windows).

Existing conditions include non-original aluminum storm windows to be removed. 23 of the field windows were converted to casements for egress; these will be returned to their original configuration.

Two options are being studied for the "field" windows. To further evaluate each option, the design team will be creating in situ mock-ups over the summer for CHC staff review.

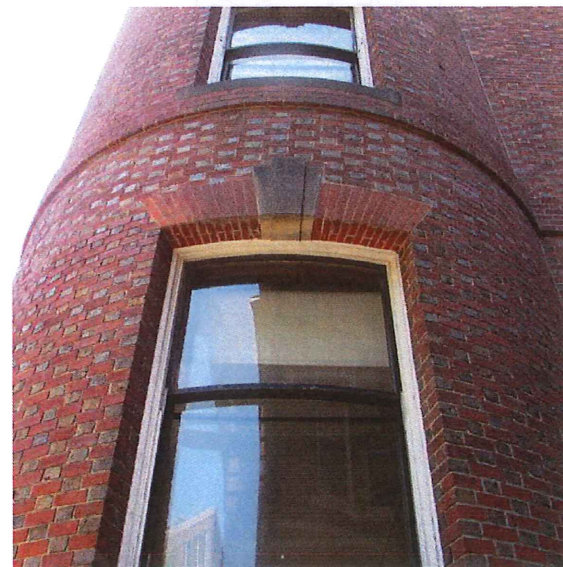


OPTION 2: REPLACE SASHES WITH FRAME-WITHIN-FRAME UNITS WITH DOUBLE-GLAZED LITES

Frame restoration and "frame within a frame" sash replacement units (with double-glazed lites). Existing sills to be cut down to accommodate geometry of new inserts.

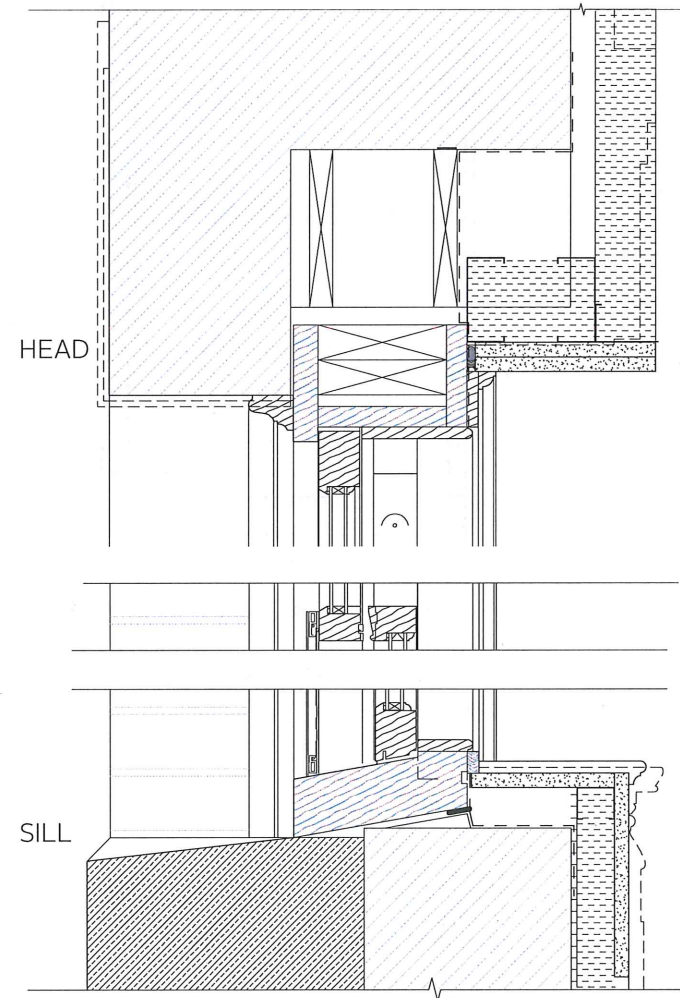
Claverly Windows - Bent Glass and Radiused Sashes at Round Turrets and Bays

Phase 1 - Claverly Hall and Senior House



TURRET AND BAY WINDOWS

EXISTING WINDOW TYPES

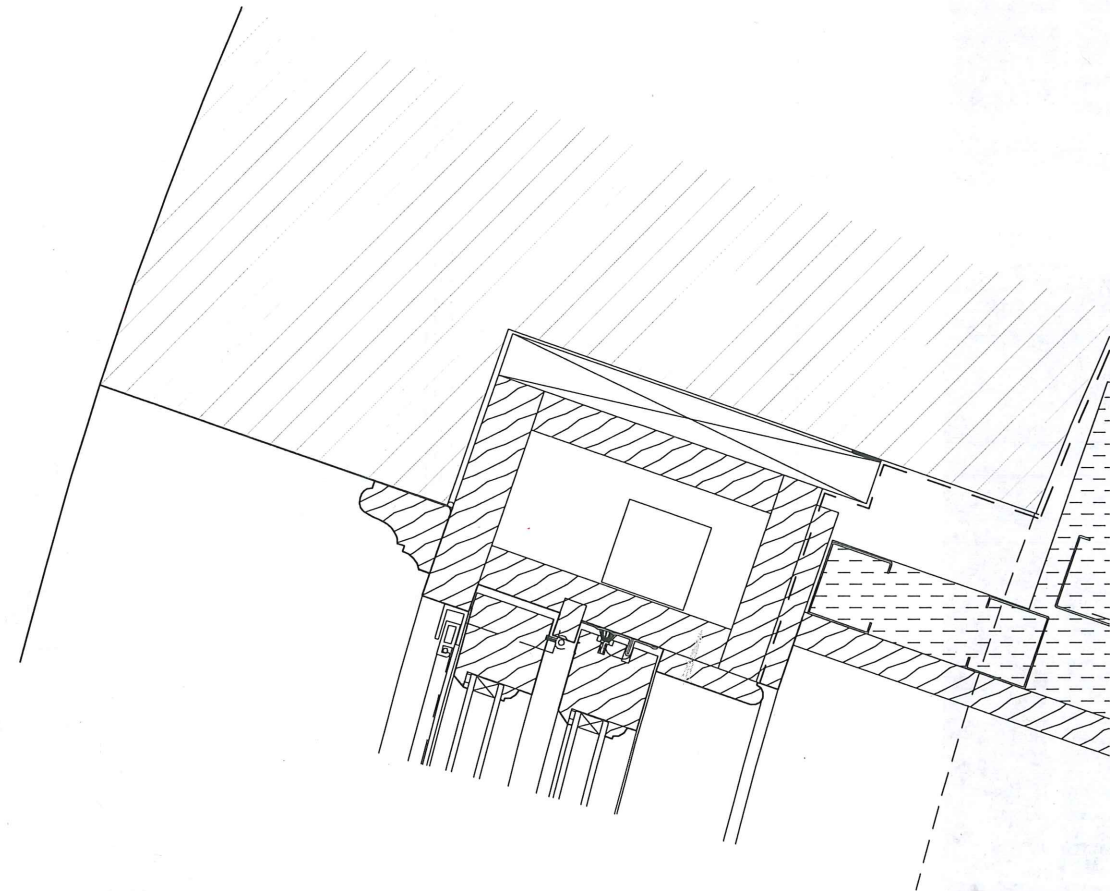


HEAD AND SILL DETAILS (SHOWN FOR REFERENCE)
Scale: 1 1/2" = 1'-0"

ONE APPROACH ONLY: FRAME AND SASH REPLACEMENT WITH NEW CUSTOM WINDOW UNITS TO MATCH

The 50 windows in the turrets and bays have bent glass and radiused sashes. Existing conditions include non-original storm windows on the interior, which will be removed. Due to the difficulty in correctly matching new custom radiused sashes with bent glass within the

existing frames and jambs, it is proposed that the curved windows are fully-replaced with new custom curved windows (with the addition of double-glazed lites) with geometry to match existing.



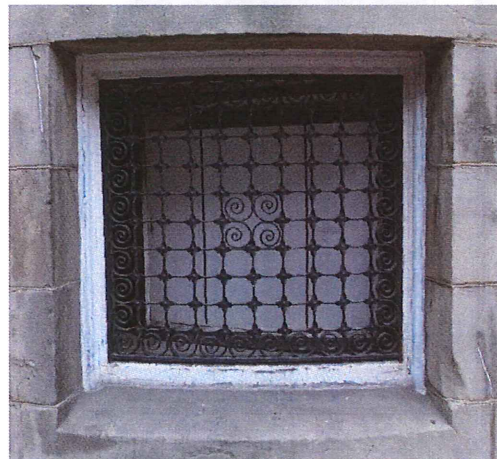
JAMB DETAIL
Scale: 3" = 1'-0"

Claverly Exterior Metalwork

Phase 1 - Claverly Hall and Senior House

Proposed metalwork scope consists of the restoration and refurbishment of the cornice, the original ornamental balconies and window grilles, replication of missing grilles, and the addition of new security grilles on the ground floor in a sympathetic style.

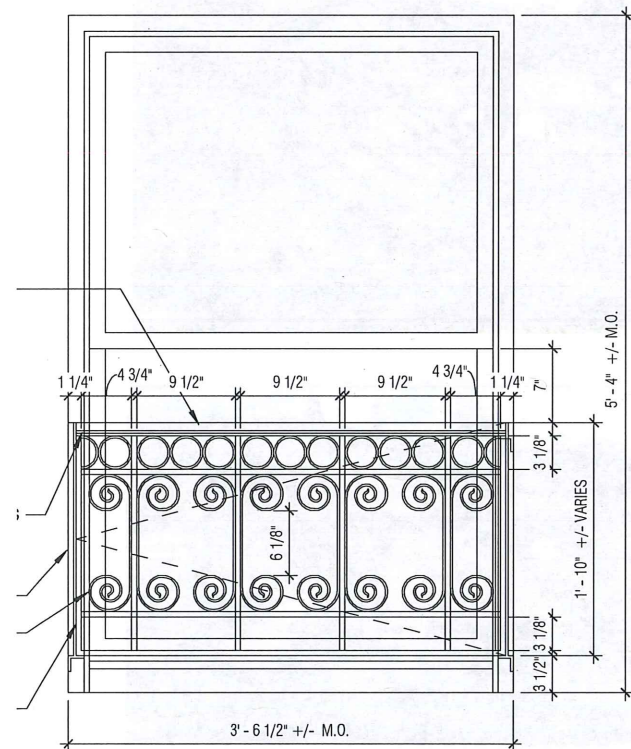
On the south elevation, the west balcony on the first floor was modified to increase its depth as a fire escape. This will be returned to its original configuration. All basement windows will get ornamental grilles to match the three existing on the Linden elevation. At the ground floor, decorative security grilles are proposed for the exterior of the lower sash at 17 windows.



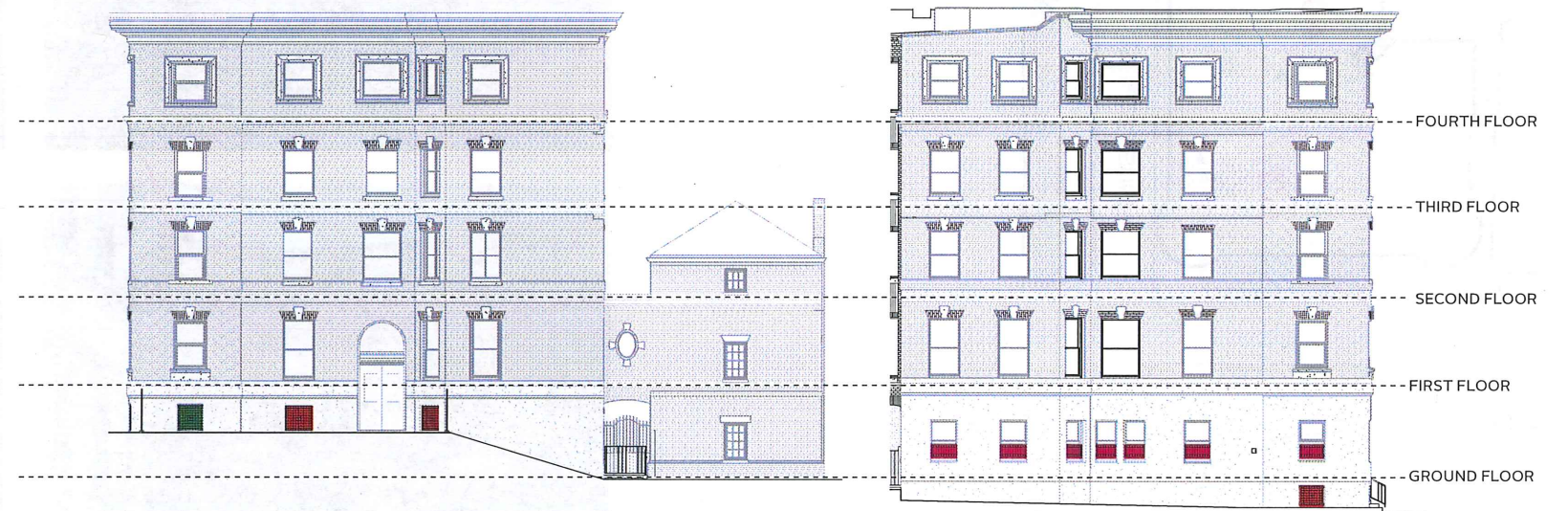
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WINDOW SECURITY GRILLE DETAIL

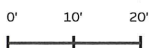


PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

EXISTING BALCONIES AND WINDOW GRILLES

- METALWORK TO BE RESTORED
- RESTORED TO ORIGINAL CONFIG.
- NEW SECURITY GRILLE
- BASEMENT WINDOW GRILLE REPLACEMENT IN-KIND

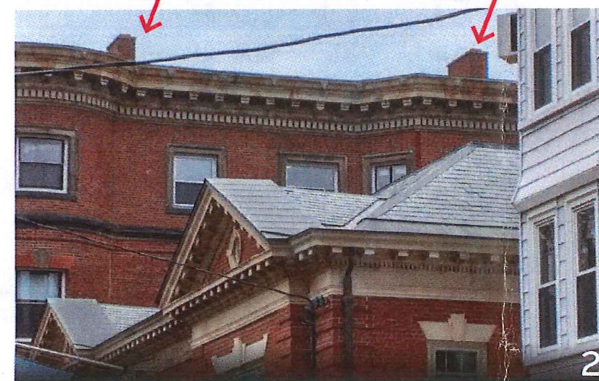
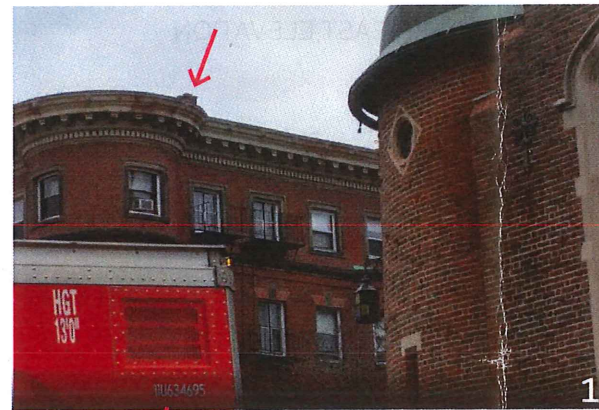
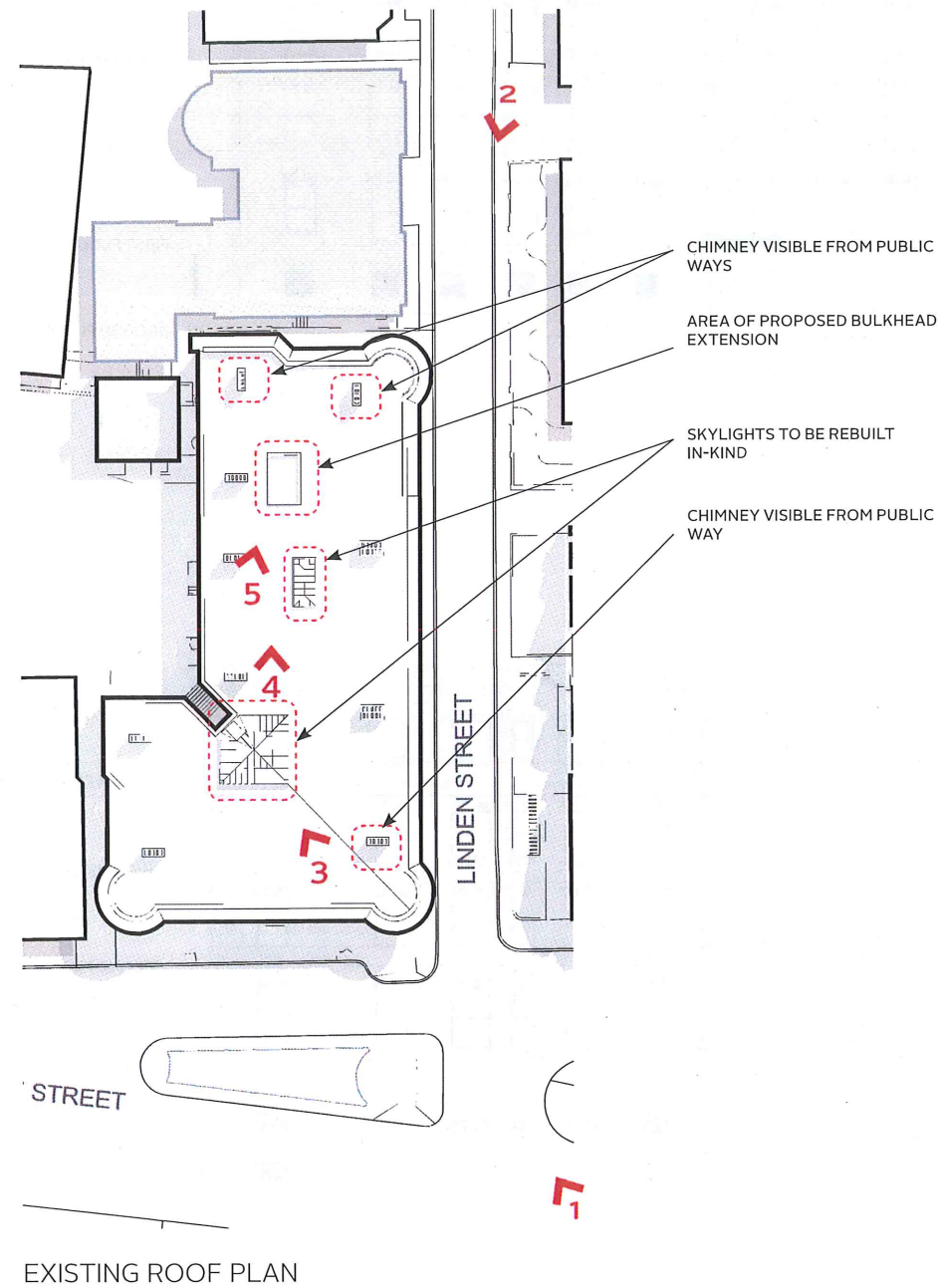


Claverly Roof - Chimneys, Skylights, and Bulkhead Extension

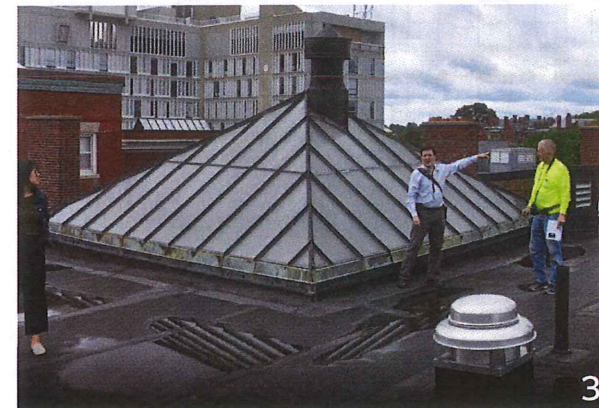
Phase 1 - Claverly Hall and Senior House

At the time Claverly was constructed, each tenant apartment had a wood-burning fireplace, necessitating a number of multi-flue chimneys on the roof. Students will not have wood-burning fireplaces in their suites after Renewal. Unlike the silhouettes of the Neo-Georgian River Houses, where the chimneys and pitched slate roofs are integral elements in the composition, Claverly's street presence is defined by the way in which the cornice meets the sky. Three of Claverly's several

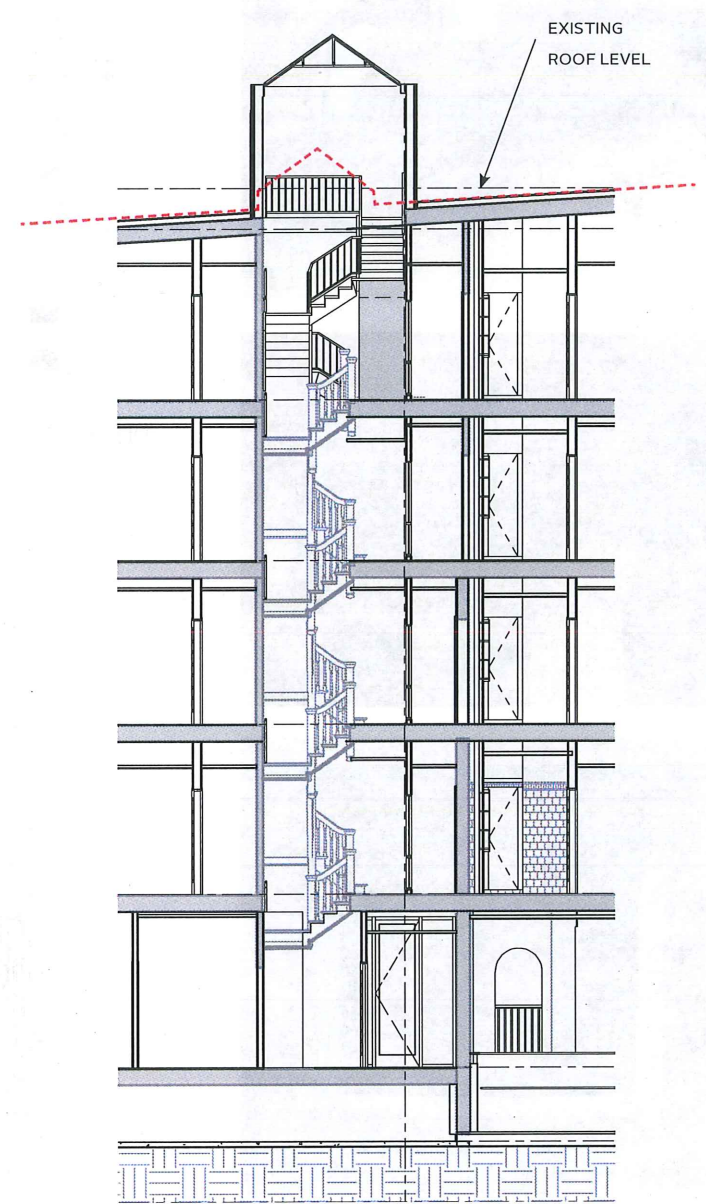
chimneys are visible from public ways; however, it is proposed that these chimneys are to be removed. There are three pyramidal skylights on the roof, none of which are visible from public ways. Two will be rebuilt sympathetically with modern systems in the same location; the third, which illuminates the north stairwell, will be raised and rebuilt as part of the proposed stair bulkhead being added for maintenance access to the roof. The roof level will remain unoccupied.



EXISTING CHIMNEYS VISIBLE FROM PUBLIC WAY



EXISTING SKYLIGHTS AND BULKHEAD



PROPOSED BULKHEAD CONDITION

Claverly Roof - Mechanical Equipment

Phase 1 - Claverly Hall and Senior House

As part of Renewal, modern building systems will be sensitively integrated into the existing buildings. Because more than half of Claverly's basement is unexcavated crawl space, the design team is looking to the roof to locate air handling equipment and the emergency generator, which will provide code-required emergency backup power for Adams. The proposed equipment has been located as far northwest as possible to mitigate impacts to views

of the principal facades. As such, the equipment is invisible in all views from Mount Auburn and Bow Streets, and from Linden Street as you face the building. The equipment is visible only in (1) an oblique view as one comes down Linden Street from Massachusetts Avenue, and (2) in a limited way from Holyoke Street (looking across the block above the roof of 24 Holyoke Street).



PROPOSED EAST ELEVATION



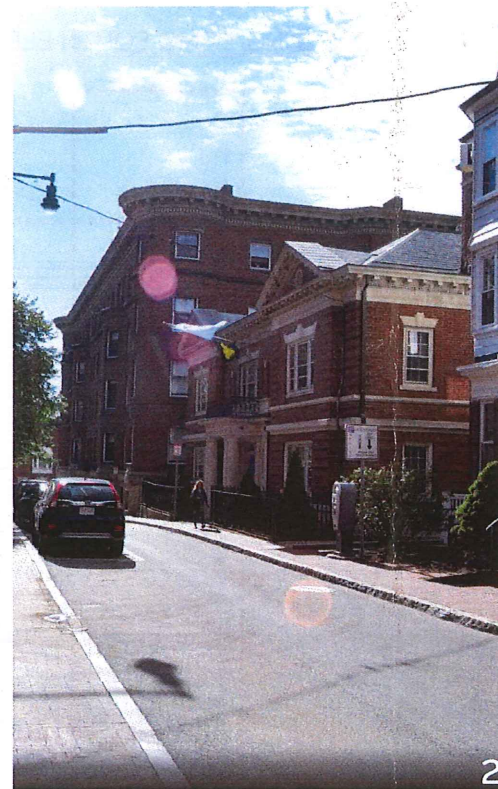
PROPOSED NORTH ELEVATION



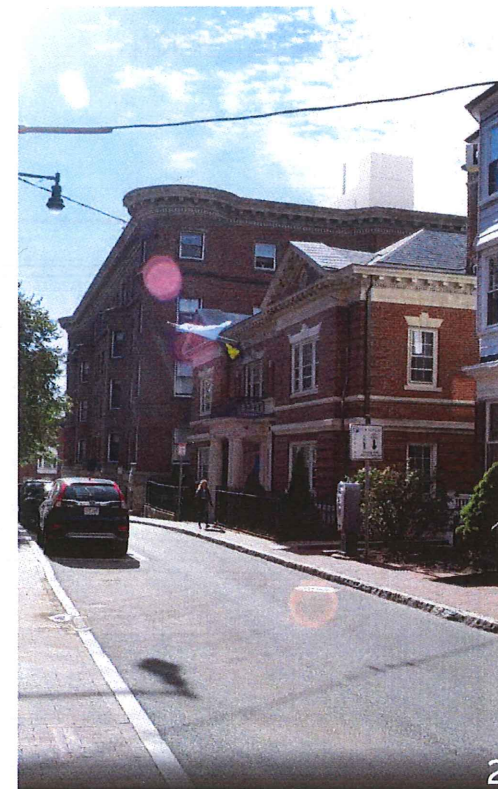
EXISTING VIEW LOOKING EAST FROM HOLYOKE STREET



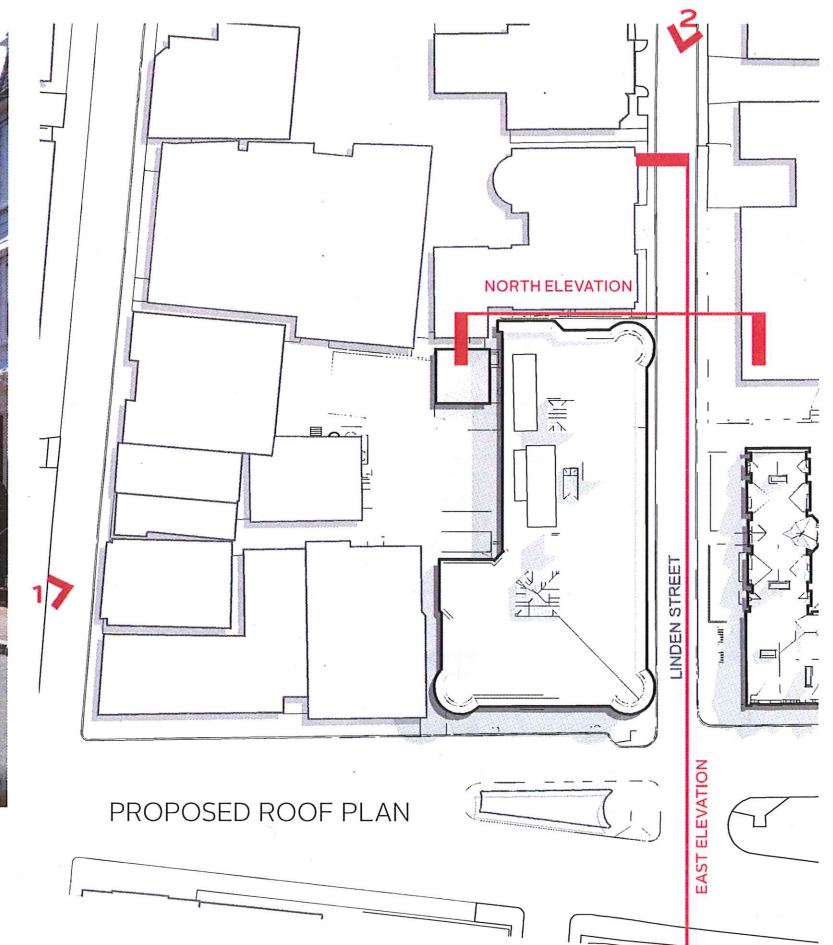
PROPOSED PHOTOMONTAGE VIEW WITH GENERATOR ENCLOSURE VISIBLE



EXISTING VIEW LOOKING SOUTH ALONG LINDEN STREET



PROPOSED PHOTOMONTAGE VIEW WITH GENERATOR ENCLOSURE VISIBLE



PROPOSED ROOF PLAN

Senior House Demo and Proposed Elevations

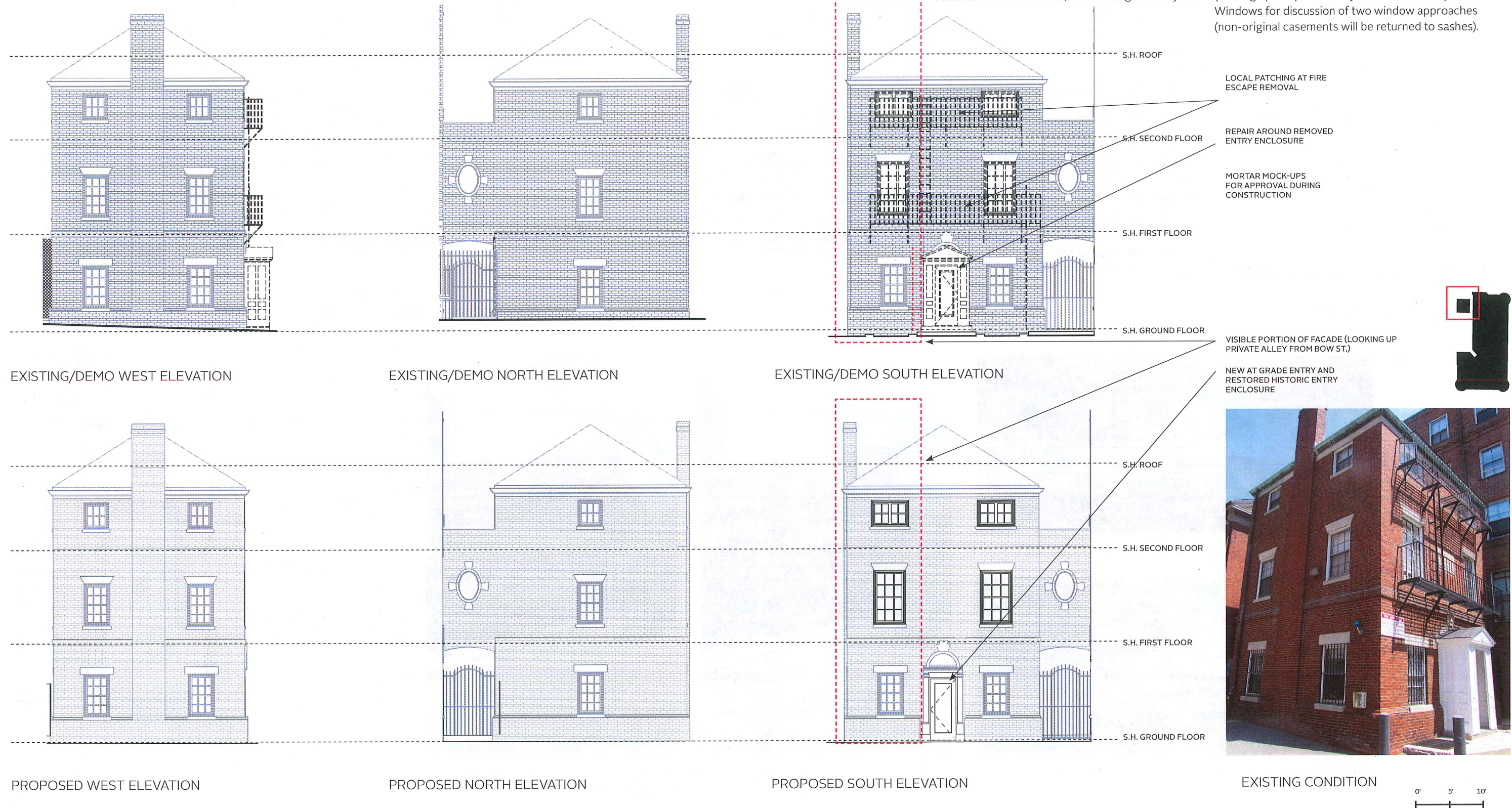
Phase 1 - Claverly Hall and Senior House

GENERAL FACADE RESTORATION AND IMPROVEMENTS

The unoriginal fire escapes will be removed and brick masonry locally patched and repointed. The masonry is generally in very good condition and only needs limited repointing (including at the string course and below the water table). The unoriginal wood weather vestibule will be removed, and the original entry and

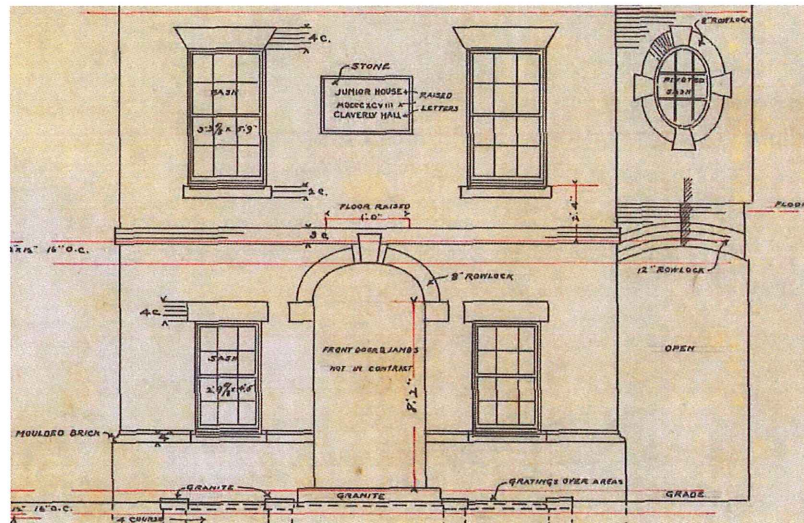
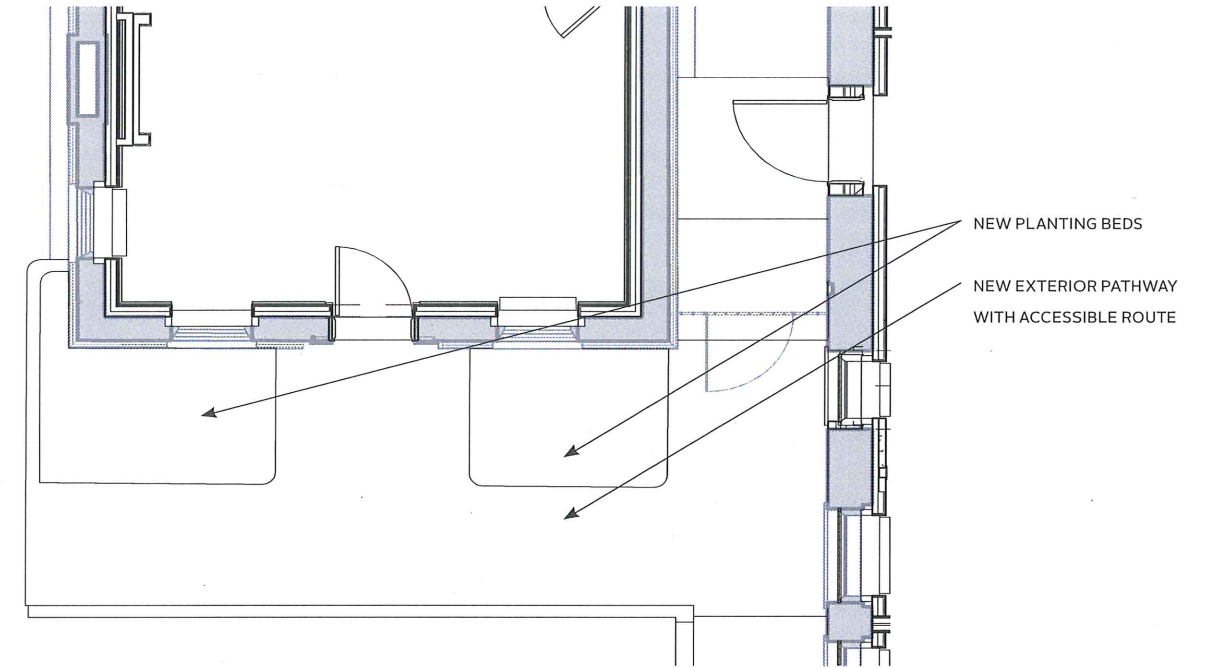
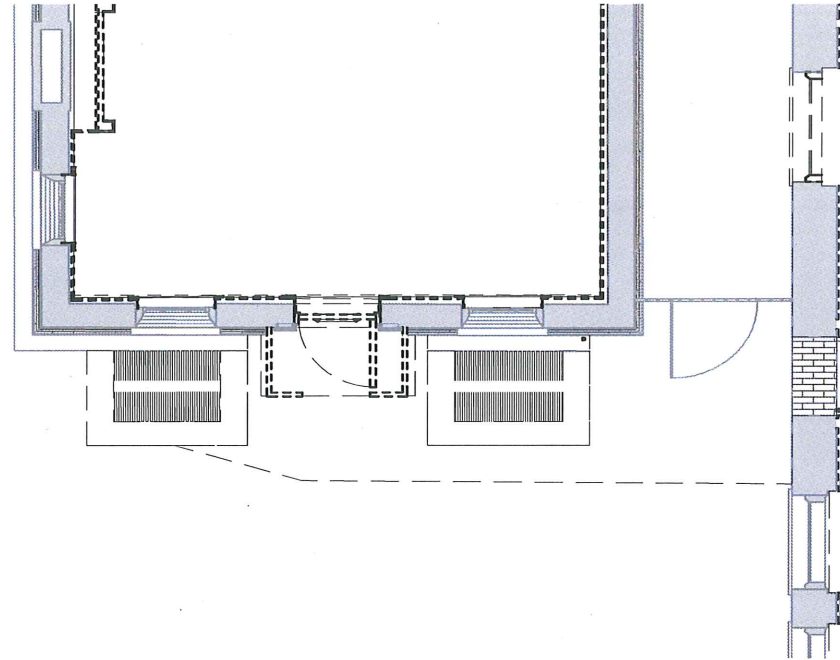
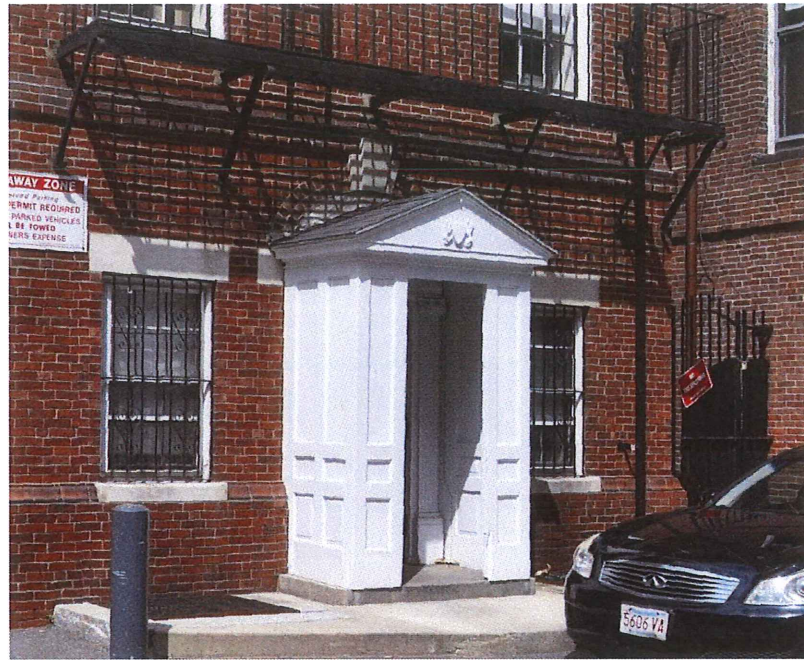
fanlight will be restored. The ground floor level will be lowered 6-8 inches for accessibility, and the entry door lengthened.

Only the west bay of windows on the south elevation of Senior House is visible from a public way (looking up the private alley from Bow Street). See Windows for discussion of two window approaches (non-original casements will be returned to sashes).



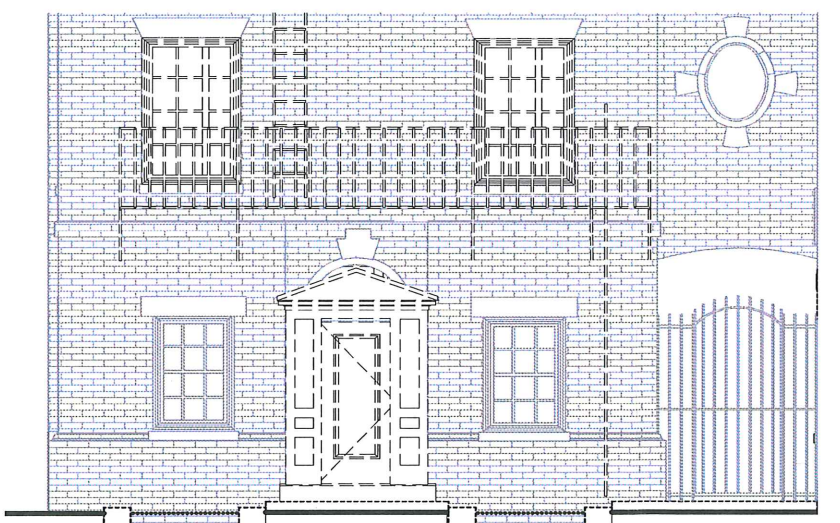
Senior House Front Entry Improvements

Phase 1 - Claverly Hall and Senior House

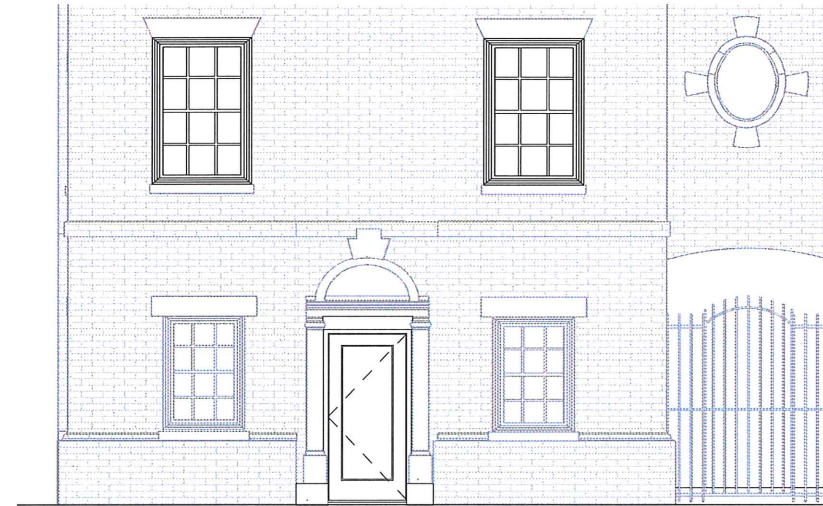


HISTORIC FACADE ELEVATION (1898) AND PHOTO OF EXISTING NON-ORIGINAL STOOP VESTIBULE (TOP)

Non-original stoop vestibule proposed to be removed to restore Senior House facade to historic condition.



EXISTING / DEMO ENTRY ELEVATION AND PLAN



PROPOSED ELEVATION AND PLAN

Minor hardscape and landscape changes are proposed to make the Senior House ground floor entry accessible from the rear door of Claverly Hall.

