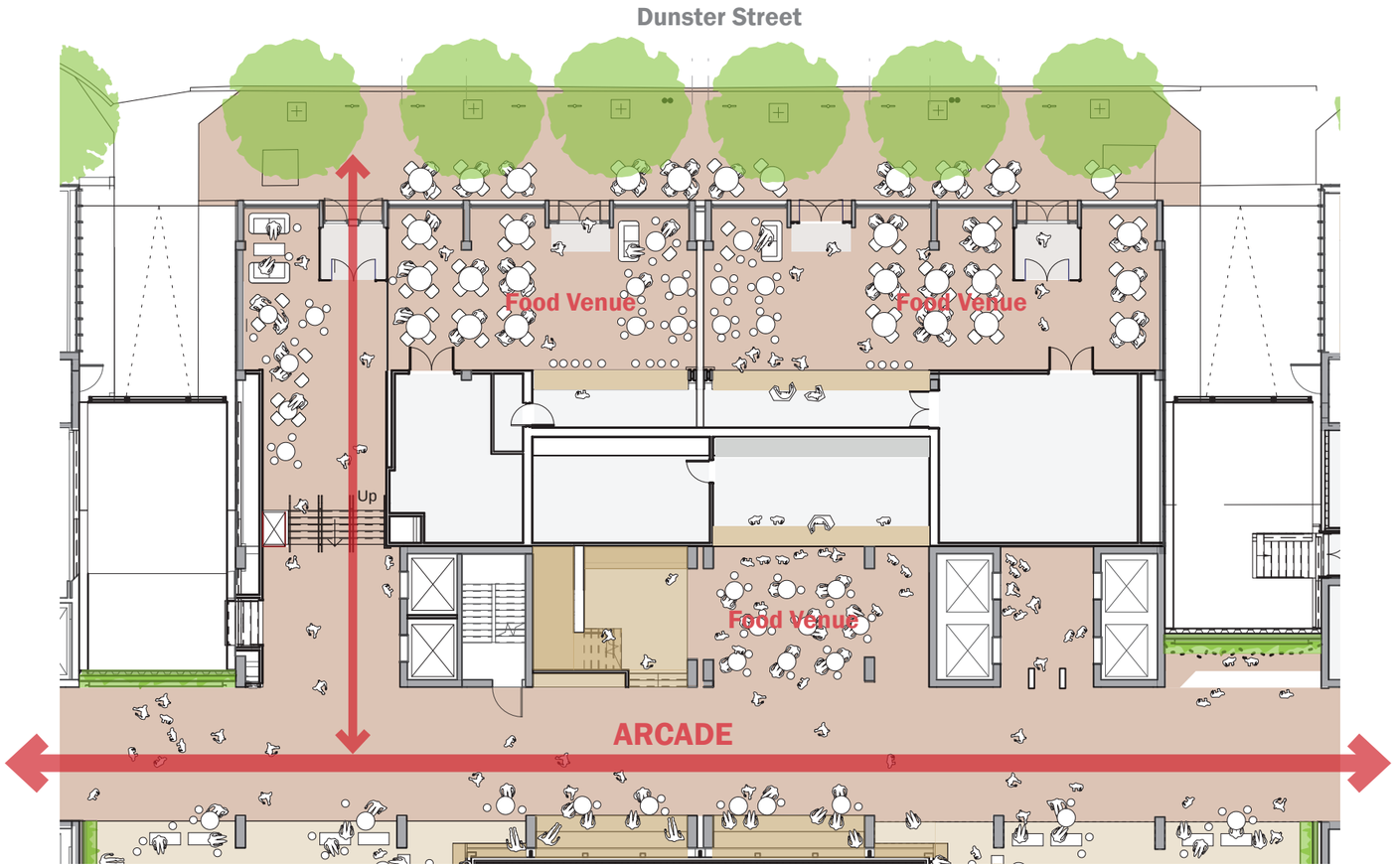
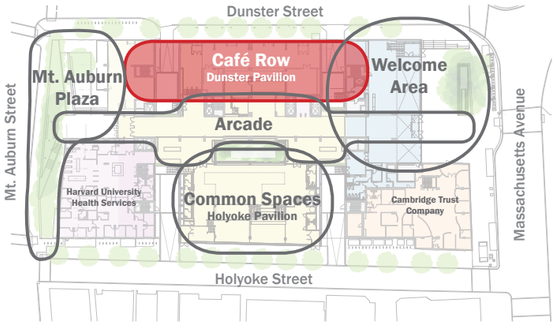
E. Dunster Street

Dunster Street Pavilion

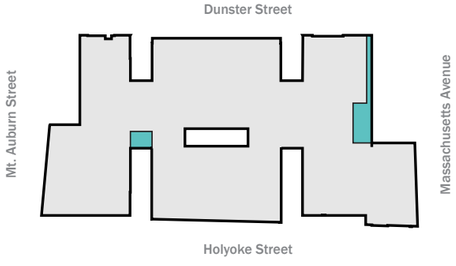
A reinforced “café row” and a roof garden will add active street frontage to Dunster Street. The campus center program for the Dunster Street Pavilion will add commercial food venues with sidewalk seating along Dunster Street, and provides an accessible entrance directly into the Campus Center. A new second floor roof garden accessible directly from the central arcade provides an opportunity to enjoy a unique outdoor space in Harvard Square. The renovation of the Dunster Street Pavilion will include the removal of existing roof top mechanical equipment and the demolition and reconstruction of the existing roof slab behind the existing façade. New enclosed mechanical equipment rooms will be created above the existing garage ramps. New GFA (212 SF) is required to create circulation to access the second floor roof garden.



FIRST FLOOR PLAN



1st Floor Project Area



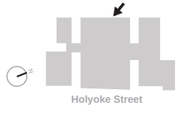
1st Floor Net New GFA

E. Dunster Street

PROPOSED

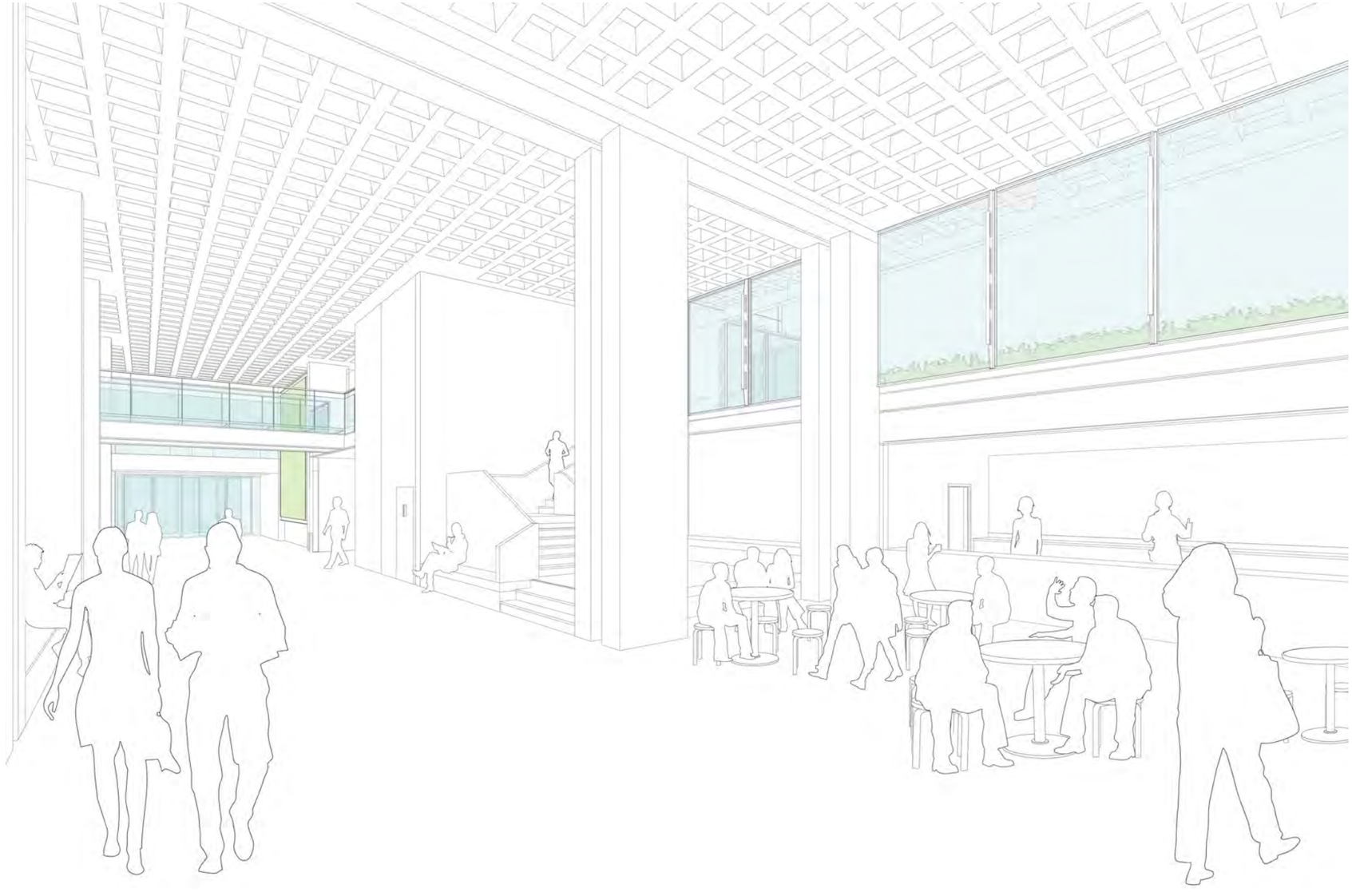
EXISTING

View of “Café Row” Dunster Pavilion from Dunster Street



E. Dunster Street

PROPOSED

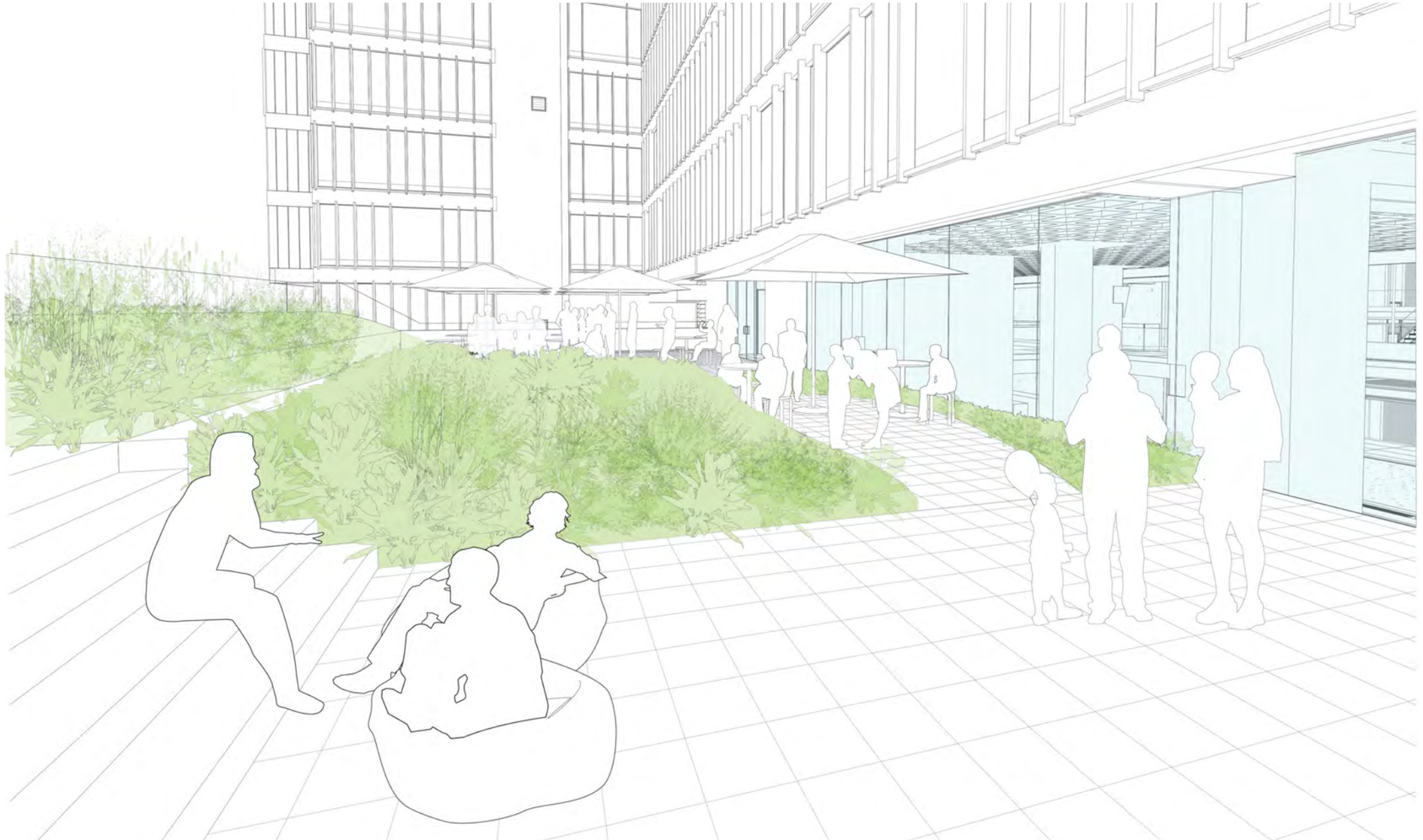


EXISTING

Arcade, First Floor: View looking south showing stair to new roof garden and an enlarged food venue

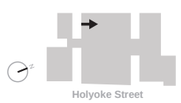
E. Dunster Street

PROPOSED



Second floor roof garden

EXISTING



IV. APPENDIX

A. Josep Lluís Sert: Building Holyoke Center

1. Historical Context

At the time Holyoke Center was conceived in the late 1950s, a more modern architectural aesthetic was beginning to emerge on the Harvard campus and in Harvard Square, indicative of the broader shifts that were occurring in architecture and urban design both nationally and internationally.

In 1958, Josep Lluís Sert, the Architect, designed the Holyoke Center, which included over 300,000 square feet of gross floor area at a key location at the heart of the Harvard campus and Harvard Square. The building would be constructed in two phases in the early 1960s.

Sert saw the Holyoke Center as an opportunity to create a more orderly connection between the campus and city fabric of Cambridge. In remarks to the first Harvard Urban Design Conference, which he organized at the Graduate School of Design in 1956, Sert noted that:

> "In Harvard Yard the buildings are harmonious, dignified and well scaled. The relationship of those buildings to the open spaces they define is correct ... A few steps away, there is a gateway that opens to Harvard Square and like Dante's door to hell, could carry over it the inscription, 'abandon all hope,' meaning all hope of finding these elements that make our environment human, because across the gate there is noise, disorder, lack of visual balance and harmony."

By the early 1960s, traffic congestion and the perceived disorder of Harvard Square, coupled with emerging plans for extending the subway line northward and decommissioning the transit authority's Bennett Street rail yards, prompted a more wholesale reconsideration of the future of the commercial district. Several large-scale redevelopment proposals were introduced at this time that would have dramatically altered the built environment and traffic patterns in and around the Square. While these sweeping concepts were never implemented, they did bring about a heightened public awareness of the growing interest among political leaders and planners in reinventing the Harvard Square of the 1950s and 60s.

This awareness would eventually lead to the adoption in 1976 of the Harvard Square Comprehensive Policy Plan, a public initiative intended to guide and manage future development within the district in the interest of preserving its character and vitality.

Harvard Square (1950s)


Harvard Graduate Center Complex, Walter Gropius (1949)

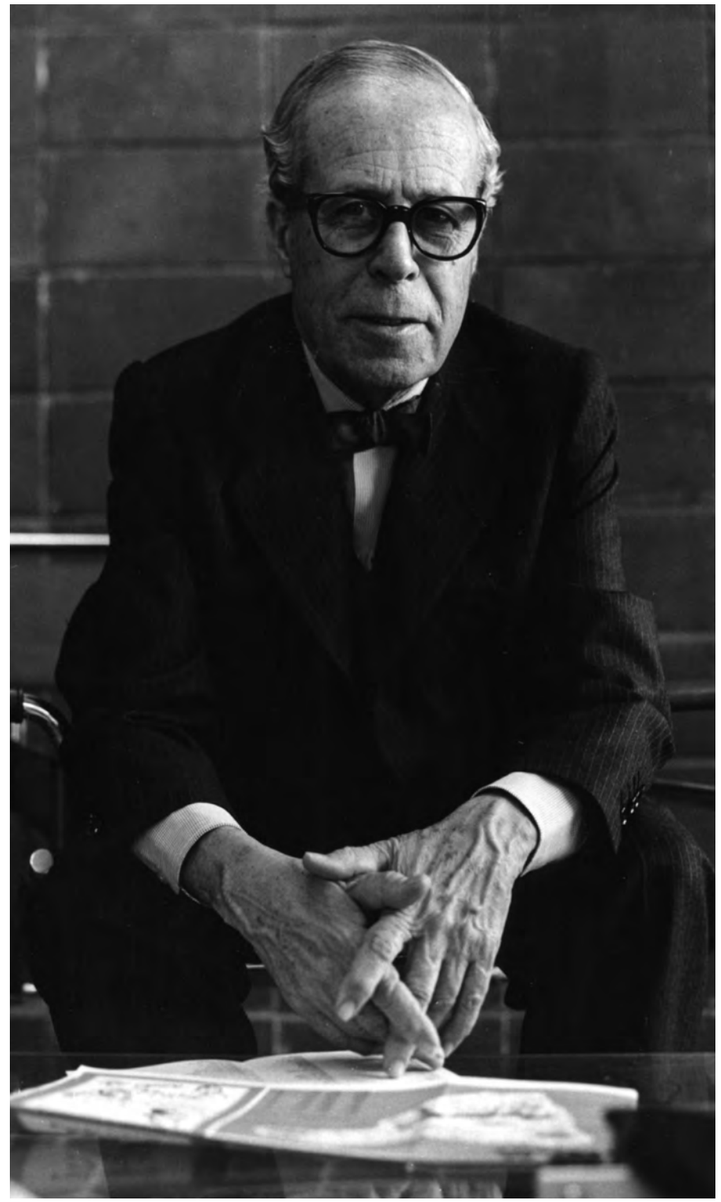

Carpenter Center, Le Corbusier (1963)


Harvard Square, Holyoke Center site highlighted (1955)

2. Josep Lluís Sert: Architect, Planner, Educator

Josep Lluís Sert (1902-1983) is internationally known as an architect, urban planner, and educator. After practicing architecture in Barcelona and Paris, Sert emigrated to the United States in 1939, establishing Town Planning Associates, an architecture and city planning firm, in New York City in 1941. Sert was named Dean of Harvard's Graduate School of Design in 1953, a position he held until 1969. During his time in Cambridge, Sert established a busy architecture and urban planning practice and served briefly as chairman of the Cambridge City Planning Commission. Sert was instrumental in establishing a Modernist design sensibility both on the Harvard campus and around the world through his leadership of CIAM, the Congrès International d'Architecture Moderne. At Harvard, Sert designed several prominent campus buildings, including Holyoke Center, Peabody Terrace, and the Science Center.

View from Wadsworth Gate, 1968



Josep Lluís Sert portrait

Holyoke Center Massachusetts Avenue Façade (1970s)

Harvard President Nathan M. Pusey with John W. Teele, Planning Coordinator for Harvard University behind model of Holyoke Center (c. 1958-9)

3. Sert's Planning & Design Principles

Sert had a series of planning and design principles that guided his work in the design of Holyoke Center, and focused on the following areas:

1. Connectivity
2. Scale, Massing, and Light
3. Façade and Roofscape

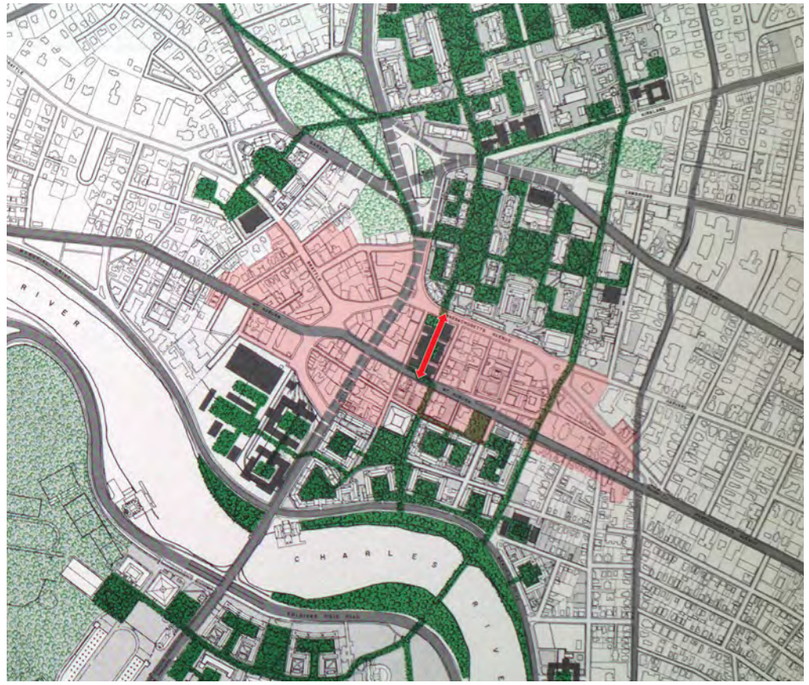
1. Connectivity

- **Integrate the campus with the city fabric**
- **Extend the network of open space systems**
- **Enhance pedestrian circulation and create cross-campus connections**

Sert praised urban campuses as containing "public open spaces, large and small… of unique design characteristics belonging to the University, and a series of paths—public and University—which connect these together." He critiqued what he called "prestige squares" or plazas in front of important buildings that are "born dead and stay dead," with people merely crossing rather than actively using them. Sert originally proposed three open spaces on the site (as shown in the 1958 plan), but only two of these were actually built. Sert struggled with the design of Forbes Plaza, in particular, and later admitted that his original design for the space was not as successful as he had hoped.

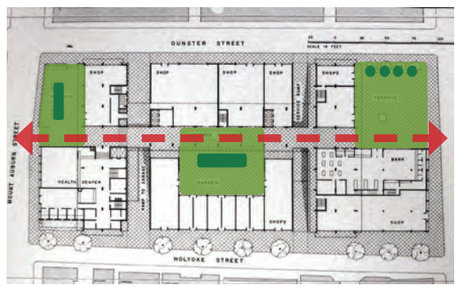
Pedestrian circulation was also a fundamental consideration in Sert's design work. Regarding the Holyoke Center, Sert commented that "I was very concerned with providing better pedestrian movement. To achieve this, we widened the sidewalks and had trees planted… As a main link we designed the arcade where all accesses to the offices and health center are located."

The arcade was conceived as a key part of the overall campus pedestrian circulation network connecting Harvard Yard to the north with the undergraduate Houses along the Charles River to the south. Importantly, Sert designed the arcade to align directly with the Wadsworth Gate into Harvard Yard.



Sert's Masterplan Strategy: connecting Holyoke across the campus north and south

Harvard Square Conservation District

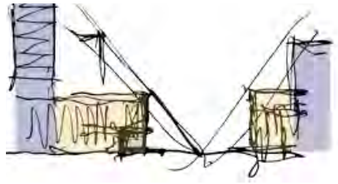


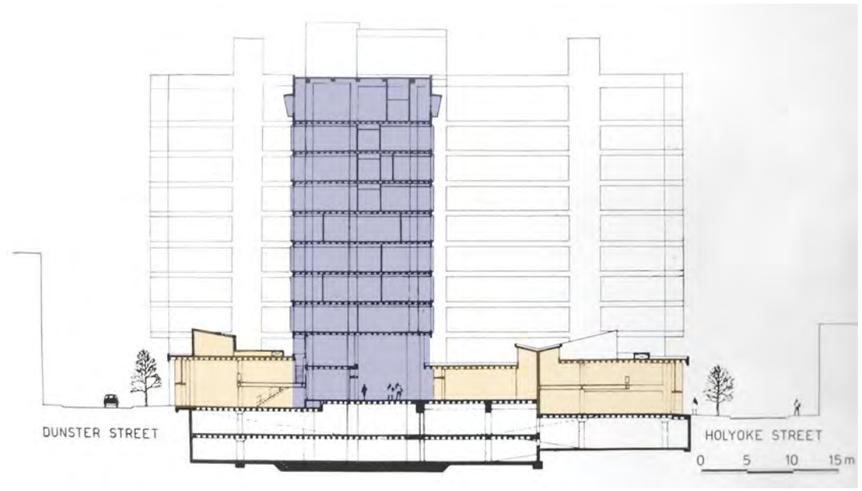
1958 Concept Plan

Left: Arcade: Sert's original idea is one of an open arcade linking three open spaces

Right: View from Wadsworth Gate, 1968

3. Sert's Planning & Design Principles (continued)





2. Scale, Massing and Light

- **Maintain good access to daylight and relate to the neighborhood scale**

Sert suggested that, in Cambridge, tall buildings should not be clustered like downtown office buildings but widely spaced like the bell towers of old churches. Between towers, lower walk-up structures with sunny courts would maintain the scale of Cambridge's historic urban form. "The answer," seemed to Sert, "to be intense use of land and high building in some places, though certainly not as an over-all pattern."

Sert used pavilions to mitigate the impact of tall buildings on the street level. By stepping the main mass of the Holyoke Center back from the street on all sides, Sert allowed sunlight to continue to reach the surrounding streets, reflecting a conscious consideration of shadows and sun angles.

On the Massachusetts Avenue façade of Holyoke Center, Sert included a band of clear glazing at the 5th floor to relate the building to the prevailing height of the surrounding buildings.

3. Sert's Planning & Design Principles (continued)

3. Façade and Roofscape

- **Separate the functions of fenestration to meet interior needs**
- **Create variety with lively fenestration and massing**

The limited design vocabulary of the first wave of Modernist architecture, Sert believed, resulted from an undiscriminating principle of repetition: "the principle of repeating the 'best cell' from second floor to roof, often resulting in the one-window pattern, is usually accepted, and may be suitable for some buildings, but is applied to every building." The Holyoke Center, by contrast, was organized with a clear vertical hierarchy: the middle (or body), the base (or streetscape), and the top (or roofscape).

The middle or body of the building is articulated with an expanse of highly modular fenestration, rendered in transparent and translucent window panels. Sert's approach to fenestration began with an understanding of the traditional tri-partite function of windows: to provide views, to provide illumination, and to ventilate. "Today," he asserted, "we can dissociate these functions." Mechanical air conditioning systems allowed the function of ventilation to be separated from the function of providing light and views. Translucent materials made light without views possible: "The white light that contains all colors is irreplaceable. The Japanese found in their white paper screen walls light filters and diffusers that have a definite function."

The body of the buidling is further enlivened by Sert's color system for the handrails, which he called "scale bars" that run across the interior of the windows. The color of the bars varies depending on the width of the clear glass windows.

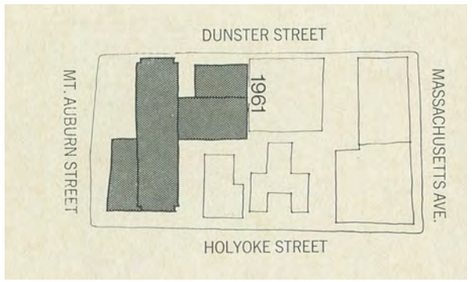
The base or streetscape (first and second floors) are comprised of large areas of glazing and fewer spandrel panels. The resulting openness and transparency address the public realm and integrate these levels with the surrounding urban context.

The roofscape of the building is clearly delineated and exhibits a more sculptural treatment from the rest of the "H" block tower. Balcony pavilions, elevator towers, and HVAC equipment are expressed in a lively way and recall spires and towers elsewhere on campus.

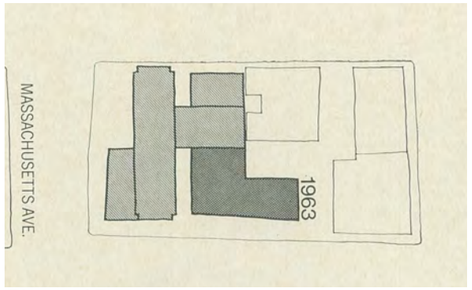
4. The Holyoke Center: Construction

From its inception to its final execution, the design of the Holyoke Center evolved as Sert experimented with different approaches to the building's massing, plaza configuration, and façade treatments.

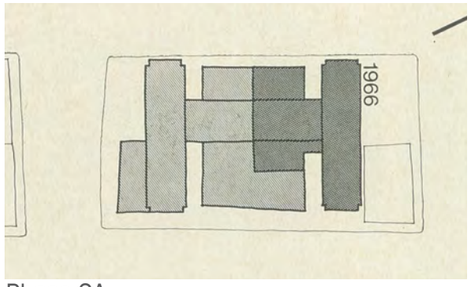
The building was constructed in two phases over a six-year period between 1960 and 1966. The first phase—the southern half of the building facing Mount Auburn Street—began in 1960 and was occupied in 1962. Construction of the second phase began in 1964 and was completed in 1966. The landscaped area at the corner of Massachusetts Avenue and Dunster Street—known as Forbes Plaza—was completed the following year in 1967.



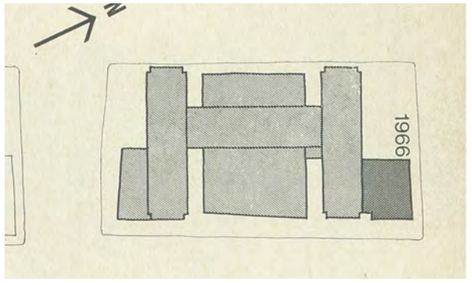
Phase 1A



Phase 1B



Phase 2A



Phase 2B


Phase I construction, looking north from the Malkin Athletic Center, circa 1960


Phase IB construction of shops on Holyoke Street, circa 1963, Phase IA is completed in the background

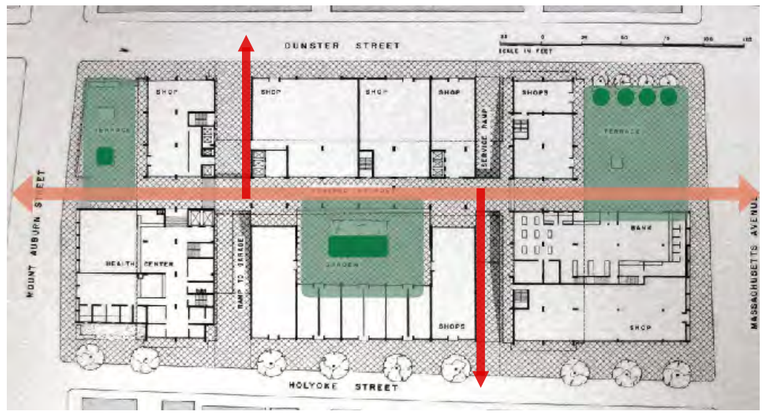
5. The Holyoke Center: Evolution and Key Changes — Last 50 Years

Last 50 Years

1. Connectivity: The following describes the key changes implemented in the last 50 years that enhances Sert's planning and design principle of "connectivity".

- Over the years, the arcade was enclosed from the weather and renovated. The arcade has become an active space and its enclosure has increased its use as an important passage way.
- To provide an accessible route to and from the southern end of the central arcade, two accessible ramps were added within the Mount Auburn Street Plaza.
- To improve connectivity between the central arcade and Dunster and Holyoke Streets, ramps were added within the service ramp zones.

Access to side streets



Arcade 1960s

Arcade 2010s

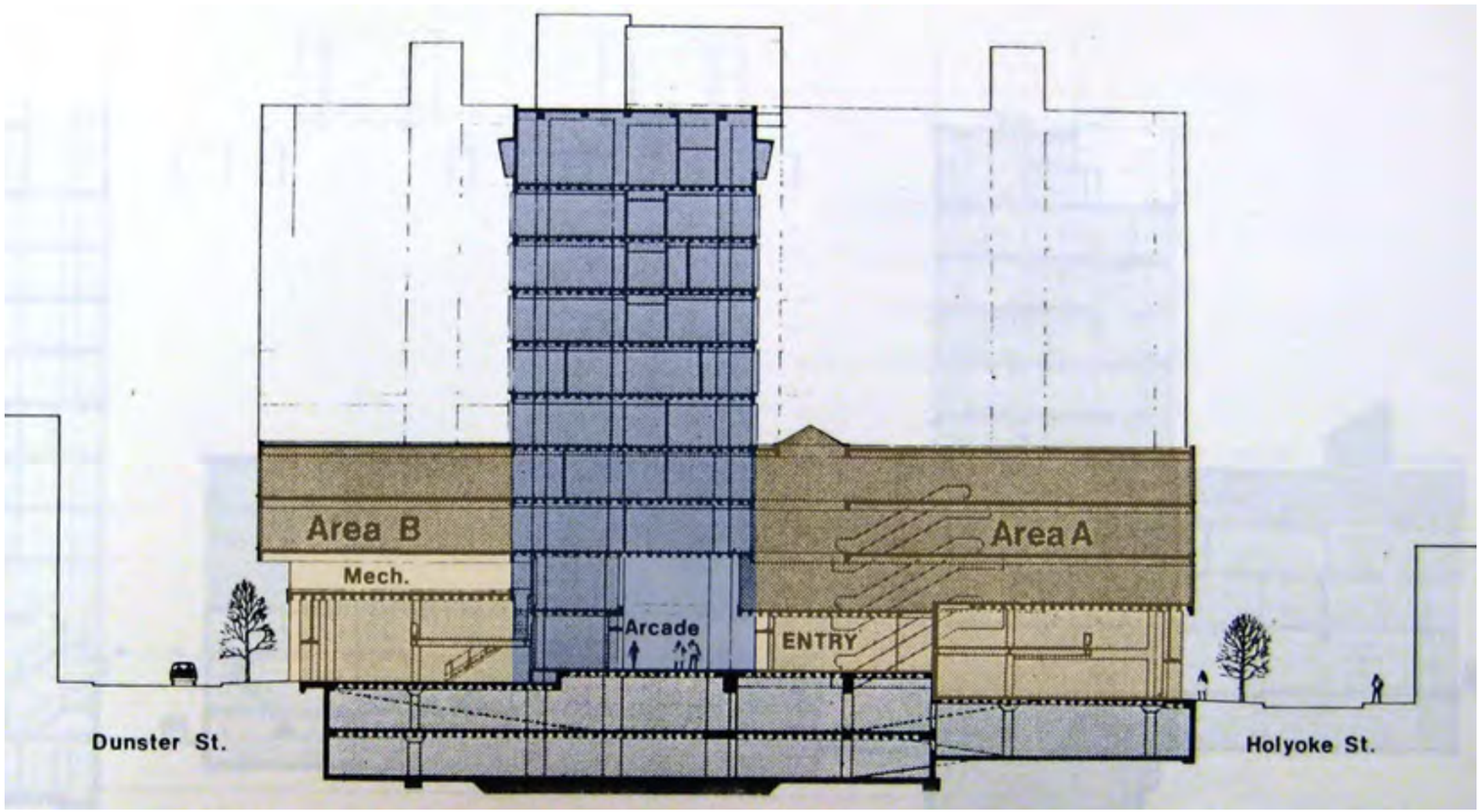
Mt. Auburn Plaza ramps

5. The Holyoke Center: Evolution and Key Changes (continued)

Last 50 Years

2. Scale, Massing and Light

- In 1978 the office of Sert, Jackson and Associates studied the feasibility of adding floor area to Holyoke Center, and proposed additional floors to the pavilions on Holyoke Street, Dunster Street and Massachusetts Avenue. This proposal was never implemented.



Sert Jackson (1978) proposal to increase the height of pavilions – never built

5. The Holyoke Center: Evolution and Key Changes (continued)

Last 50 Years

3. Façade and Roofscape: The following describes improvements that enhance Sert's façade and roofscape planning and design principles.

- In 1986 an addition was made to the building facing Forbes Plaza and Massachusetts Avenue. The addition for Au Bon Pain was intended to enhance the connection between indoor and outdoor uses and increase protection against the weather.
- In an effort to save energy, solar film was added to the glazing units.
- In 1989 the two eastern most roof terraces on the Mount Auburn Street side of the building (south facing) were enclosed to create office space.
- As part of the renaming of the arcade as "The Shops by Harvard Yard" in 1992, colored fins were added at the base of the building. The colors echo Sert's original color palette for the building.