



This gut renovation of one of MIT's oldest buildings (a 32,600 sf heavy-timber and masonry building built in 1904) was designed to create an open-office environment for 92 full-time staff and 50 FTE student employees.

Built as a commercial laundry, the Flemish-bond brick and limestone facades had suffered years of neglect. The original wood window sash had outlived their useful life (most had been poorly altered for air-conditioners or had been covered with crude plexiglas storm windows). We detailed new aluminum windows with narrow, beveled muntins and projecting panning to replicate features of the original wood windows.

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*Entry lobby*

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At the main entrance, we stripped years of paint to reveal a handsome oak door. We selected new exterior light fixtures to complement the neo-Tudor facade, and we designed new curved granite stairs and low piers to strengthen the visual focus on the entry and to mask a new sloped walk which provides accessibility to the building.

Interior construction included lowering the basement slab to increase headroom for office use, creating a new triangular stair at the center of the floor, adding an elevator to provide access throughout the building, and installing entirely new MEP systems.

We also selected and specified furniture throughout the space.

*Completed 1997.*



*Open offices*



*Conference and copy rooms*



*New communicating stair*