



Architect's rendering by Leavitt Associates

Harrington House, dormitory for college women

APR 30 1967 New Housing Concept at ODC

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NORFOLK — New dimension in college housing will open in September at Old Dominion College.

Harrington House, owned and operated by Harrington Development Corp., will accommodate 120 junior, senior, and graduate women in what promises to be an education toward independent living.

The six-story building is at 1024 Gates Ave., a five-minute drive from the campus.

Girls living six to an apartment will do their own house-keeping and cook their own meals. Each of the 20 apartments has a kitchen.

"This is a totally new idea in college housing on the undergraduate level as far as we're concerned," said Sheldon Leavitt, of Leavitt Associates, Architects and Engineers, who designed Harrington House.

Leavitt, in preparing Harrington House for use as a college apartment-dormitory, conducted a study of college housing by visiting colleges in Illinois, Pennsylvania, Indiana, and New York.

As a result of his study, Leavitt said providing apartment facilities in a dormitory setting for more mature undergraduate women is a new and untried concept.

Harrington House will provide fully furnished, wall-to-wall carpeted luxury apartments with three bedrooms, two baths, kitchen and dining area, lounge, study room, and balcony for \$690 per student per year. That does not include board.

This cost compares to \$1,160 room and board per student living in ODC's two other privately owned dormitories, Rogers and Gresham halls.

In addition, Harrington House will offer a lobby and reception desk on the first floor, a resident adviser to counsel the students, complete laundry facilities, and central storage space.

The apartment house was built by Harrington Development Corp. last spring at a cost of \$750,000. "We built it on our own and then sold the idea to ODC," Leavitt said.

His father, Charles P. Leavitt, is president of the corporation of local business investors owning Harrington House.

According to Sheldon Leavitt, "There is a definite trend toward privately owned college housing. It appeals to colleges because it doesn't tie up their capital."

The private investor comes to the college to build and operate dormitories at his own expense on land he either buys on his own or leases from the college.

Such an arrangement provides the college with dormitories. At the same time it frees its capital for expanding academic facilities, a problem of growing concern to campuses across the country, Leavitt said.

"Actually it costs more for a college to build a dormitory than

it does a private concern," he said.

"In this business, time costs money, and because of the legalistic nature of a college or university, actual building construction often takes longer," he said.

As a result, privately owned housing rates are no higher than college-owned dormitories, and often cheaper.

Privately owned housing is generally handled in one of three ways:

- A private developer builds, owns, and operates the dormitory.
- A private developer builds, owns, and the college operates the dormitory.
- Or, a private developer builds and gradually turns over title to the college on a lease-purchase contract.

With the last arrangement, lease payments allow the college to buy the building on a time contract, taking from 15 to 25 years, without down payment or formal debt.

Usually student rental fees cover the payments. As a result, the college eventually owns a dormitory without paying out any of its capital.

Such a system is of advantage to the developer because, by retaining ownership until the purchase price of the dormitory is complete, he can apply depreciation deductions on federal taxes.

The builders of Harrington House will own and operate the dormitory-apartment. The college's only part in running the dormitory will be in setting up conduct and building regulations for the girls.

Even though those rules will not be established until sometime this summer, "I feel sure they will have fewer regulations than other boarding girls," said ODC Dean of Women Rebecca O. White.

As mature upperclassmen, these girls will require fewer controls, she said. "I think Harrington House is a wonderful opportunity for girls to gradually learn to live independently."

For ODC, Harrington House is one answer to "badly needed

housing for students," said ODC President Lewis W. Webb Jr.

Even though the vast majority of its students live at home without commuting distance of the college, Old Dominion is faced with the necessity of increasing housing facilities.

Of Old Dominion's 8,000 day and night students, only 608 live in on-campus housing.

Harrington House and the college's two other dormitories, built in 1964 and 1966, both owned and operated by University Housing Corp., a Virginia corporation with a representative here, have provided student housing and still allowed ODC to invest its capital in expanding academic facilities.

The college is concentrating in this area with an eye to eventual university status.

Harrington House was announced to the students two weeks ago and already the response has been very encouraging, Dean White said.

Leavitt Associates will conduct a "sneak preview" of Harrington House today from 2 until 6 p.m.