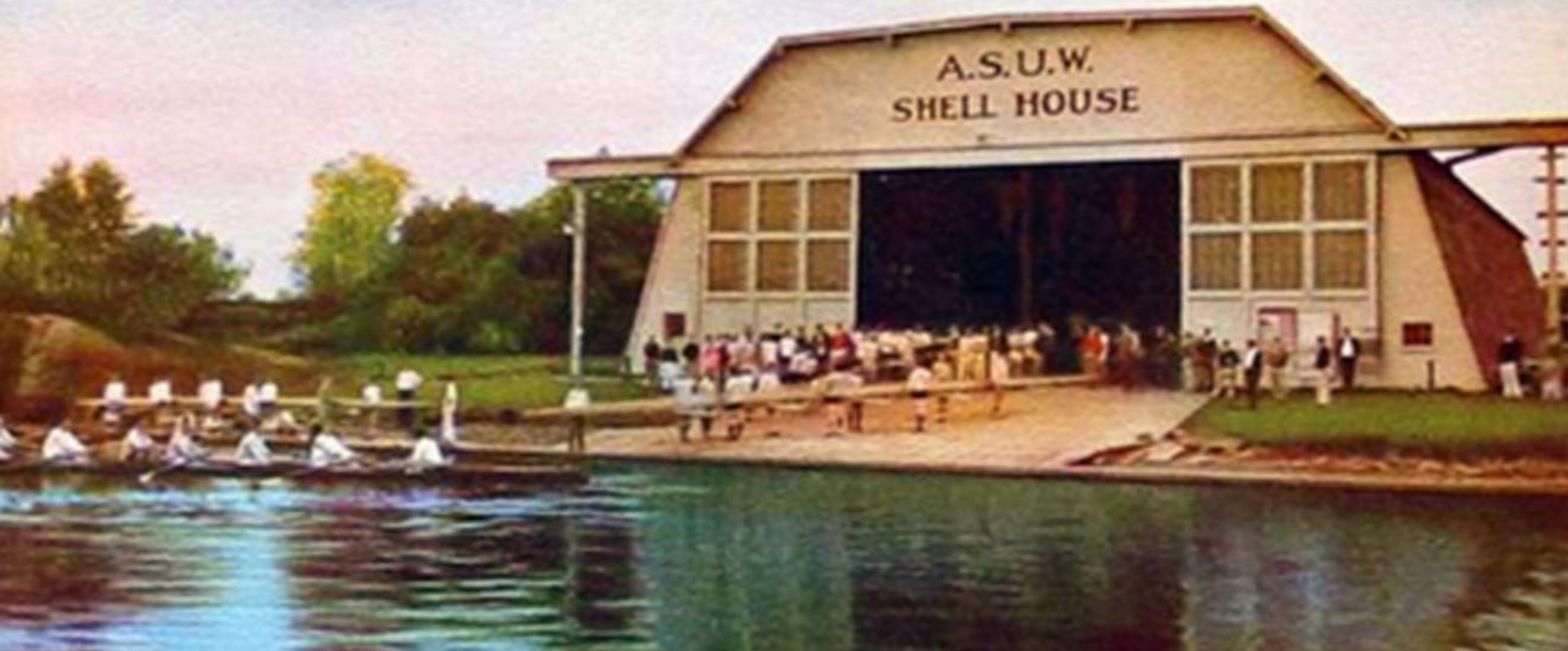


ASUW Shell House —

UWAC Presentation, August 12, 2024




Project Team —



W



Matt Newman
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Sellen




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Landscape Architect



Dustann Jones
Project Architect



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Cultural Engagement
& Landscape Architect



Michael Everett
Architect

Agenda—

- INTRODUCTION AND PROJECT GOALS - 5 MINS
- SITE AND BUILDING HISTORY - 10 MINS
- DESIGN OVERVIEW AND INTENT - 25 MINS
- Q & A - 20 MINS

Existing Context - Site Vicinity



Conibear
Shellhouse

Husky Stadium

UW
Station

UW
Medical
Campus

WAC

Montlake Cut

ASUW
Shell House

Problem Statement & Purpose

- National Register of Historic Places (1975) and first UW Seattle Landmark (2018)
- Under-utilized and largely vacant as a storage facility
- Lacks life-safety systems, restrooms, heat/climate control, and several notable accessibility challenges.
- Water intrusion issues threaten to deteriorate the historic wood structure.
- Restoration is needed to preserve this historic asset and re-enliven it as an active, useable destination for UW students, staff, and community.

This restoration project will bring visitors back to the water and invite them to experience a place that stands as a living symbol of our proud Northwest values.

UNIVERSITY *of* WASHINGTON

Project Overview —

Project Objectives—

Goals:

- **Integrate the Shell House into the UW student experience**
- **Honor the site's former use as a portage by Indigenous peoples**
- **Create a premier venue for conversations and collaborations between local community leaders and the University**
- Catalyze and activate the UW's 2.1 miles of waterfront
- Build local and national visibility for the Shell House and its history

Measurable Objectives:

- **Restore and maintain the historic landmark status of the 1918 facility as a waterfront destination, event venue, and campus gathering space**
- Support transcultural teaching, learning and community engagement in a manner that is open and welcoming to all
- **Preserve the unique features of the structure including the exterior presence, exposed wood timbers, impressive hangar doors, and grand scale**
- Modernize utility infrastructure, overall accessibility, thermal comfort, and life-safety measures
- **Celebrate the legacy, values, and innovative spirit embodied by the 1936 Olympic Rowing Team and George Pocock boat design**

Project Scope—

The **scope of work** developed for this project will address the preservation of the existing building and site in accordance with designation status as well as code-related improvements required by a change of occupancy from a storage facility to assembly occupancy and program-related enhancements.

These include:

1. Structural stabilization.
2. Site work + utility infrastructure.
3. Accessibility improvements.
4. Building envelope thermal insulation, heating and ventilation, fire and life safety, & restrooms.
5. Stabilizing of the existing hangar doors and infilling with glazing.



Project Scope (continued)—

Aspirational Program improvements include:

1. Event Space
2. Retention of the Pocock boat building workshop
3. Creation of active learning space(s).
4. Building and event support elements
5. Interactive exhibit displaying the building's rich history
6. Creation of an exterior deck as an extension of the interior space on the south side of the building.



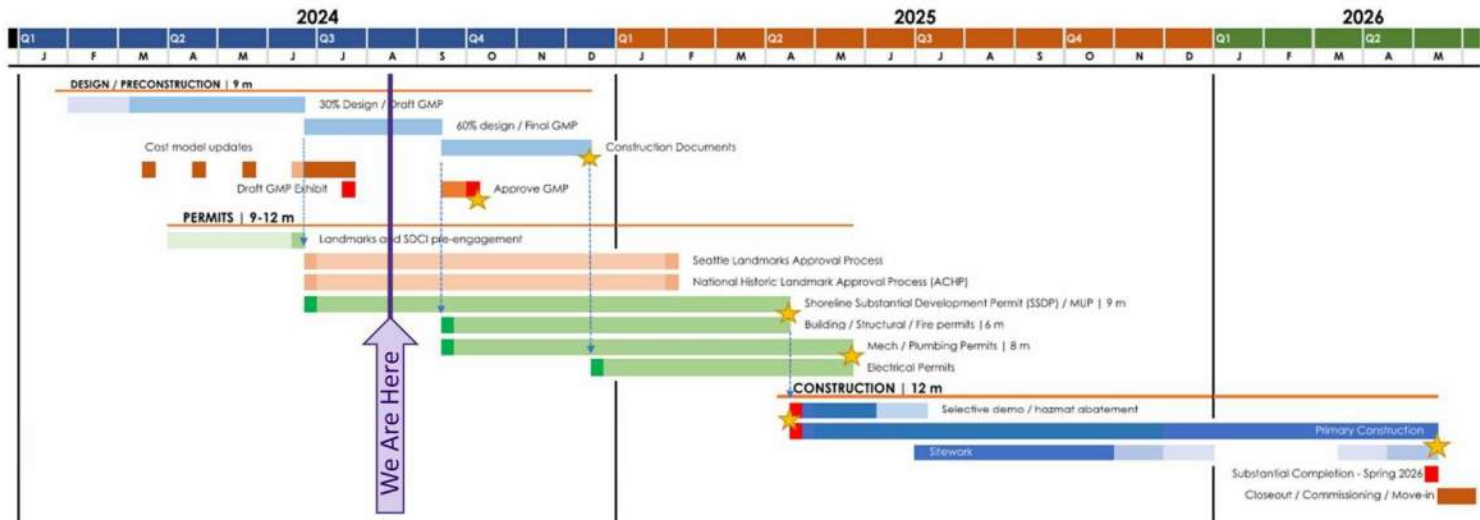
Budget & Schedule

Owner soft costs \$ 4,400,000

Design-Build budget \$11,100,000

CURRENT PROJECT BUDGET \$15,500,000

The vision to restore the Shell House commenced over 7 years ago. This project is made possible by State appropriation, support of grants, and the generosity of thousands of donors.



Existing Conditions —

Existing Context - Site Detail

Husky Climbing Rock

TOP OF EXISTING PATH
ELEVATION: 39'

BOTTOM OF EXISTING PATH
ELEVATION: 26'

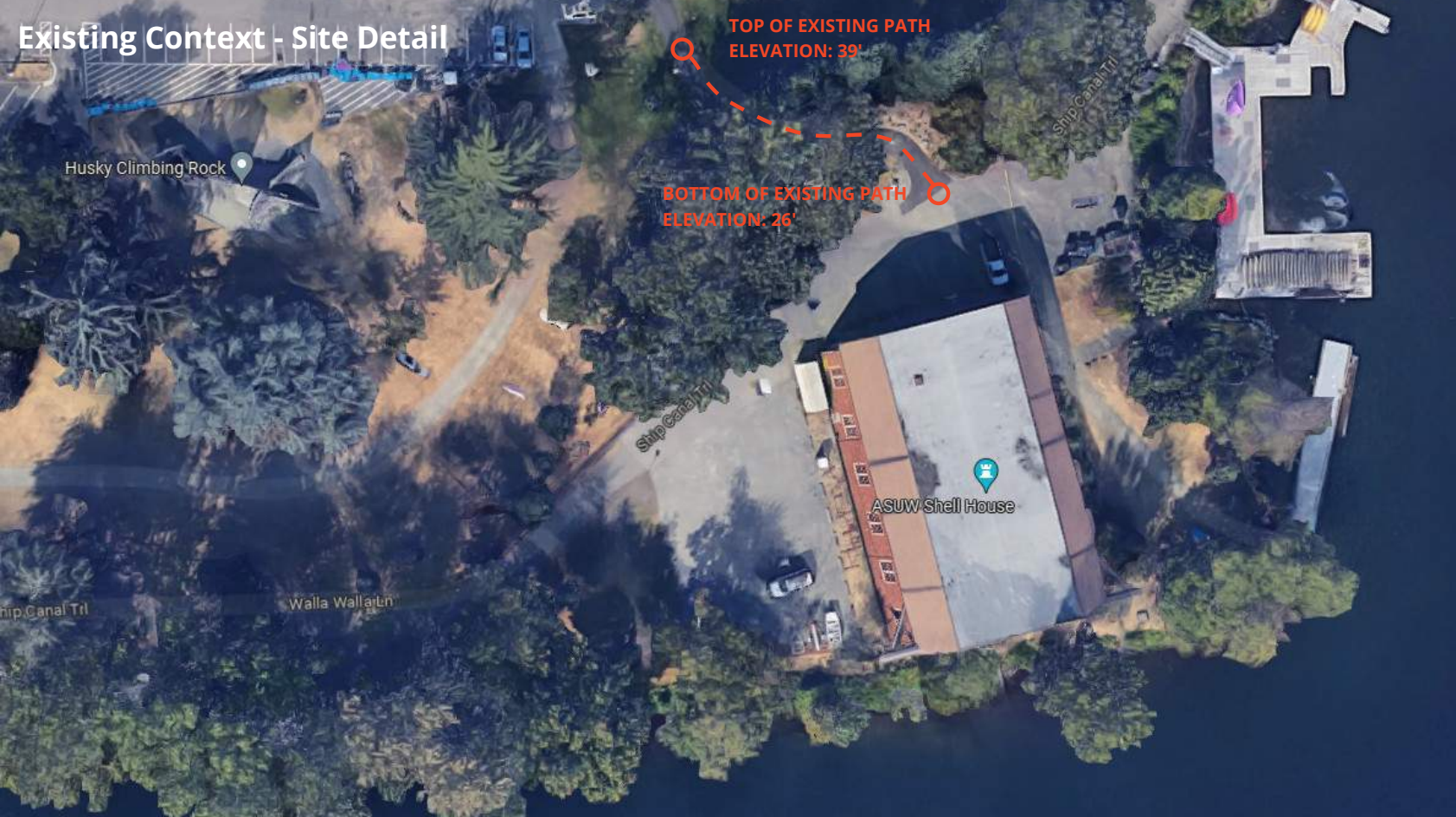
ASUW Shell House

Ship Canal Trl

Walla Walla Trl

Ship Canal Trl

Ship Canal Trl





Existing Context - Southeast Building Corner



Existing Context - East Site and Facade



Existing Context - North Facade



Existing Context - Interior of Hangar Space

Existing Context - Interior of Peacock Shop on Mezzanine Level



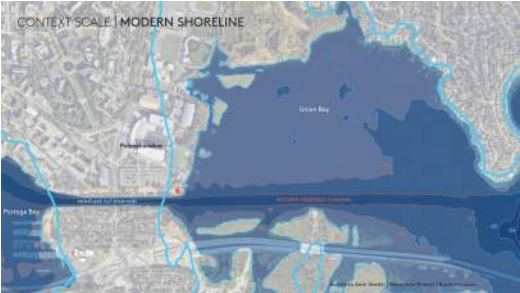
Site History —

Timeline & Research—

Early Site History



Paleoshoreline



Modern shoreline



Project Site

Carry a Canoe

Prior to the construction of the Montlake Cut the elevation of Lake Washington was more than 8' higher than Lake Union. The project site environs was known to local tribes as “stukh-ug-weelth” or “carry a canoe” since one had to carry their boat across the isthmus to get from one lake to the other.

Since 2018 the Willapa Spirit honor canoe has been kept at the ASUW Shell House in support of the UW canoe family.



Site History - The Cut

The Montlake Cut was completed in 1916, approximately 2 years prior to the naval seaplane hangar. Just 22 feet from the south edge of the building today, the the Montlake Cut defines the south edge of the site. Per Seattle Landmarks Preservation Board document LPB-103/77 the Montlake Cut and Montlake Bridge were recommended for designation as an inter-related landmarks complex in April of 1977.



Site History - Character

The site surrounding the shell house has changed significantly over the past 106 years. One quality of the site that has remained consistent is the utilitarian nature of the spaces adjacent to the building. Wood storage, tacked-on sheds, gatherings and parking are typical uses of the open spaces that flank the building footprint.





U. OF W. SHELLHOUSE

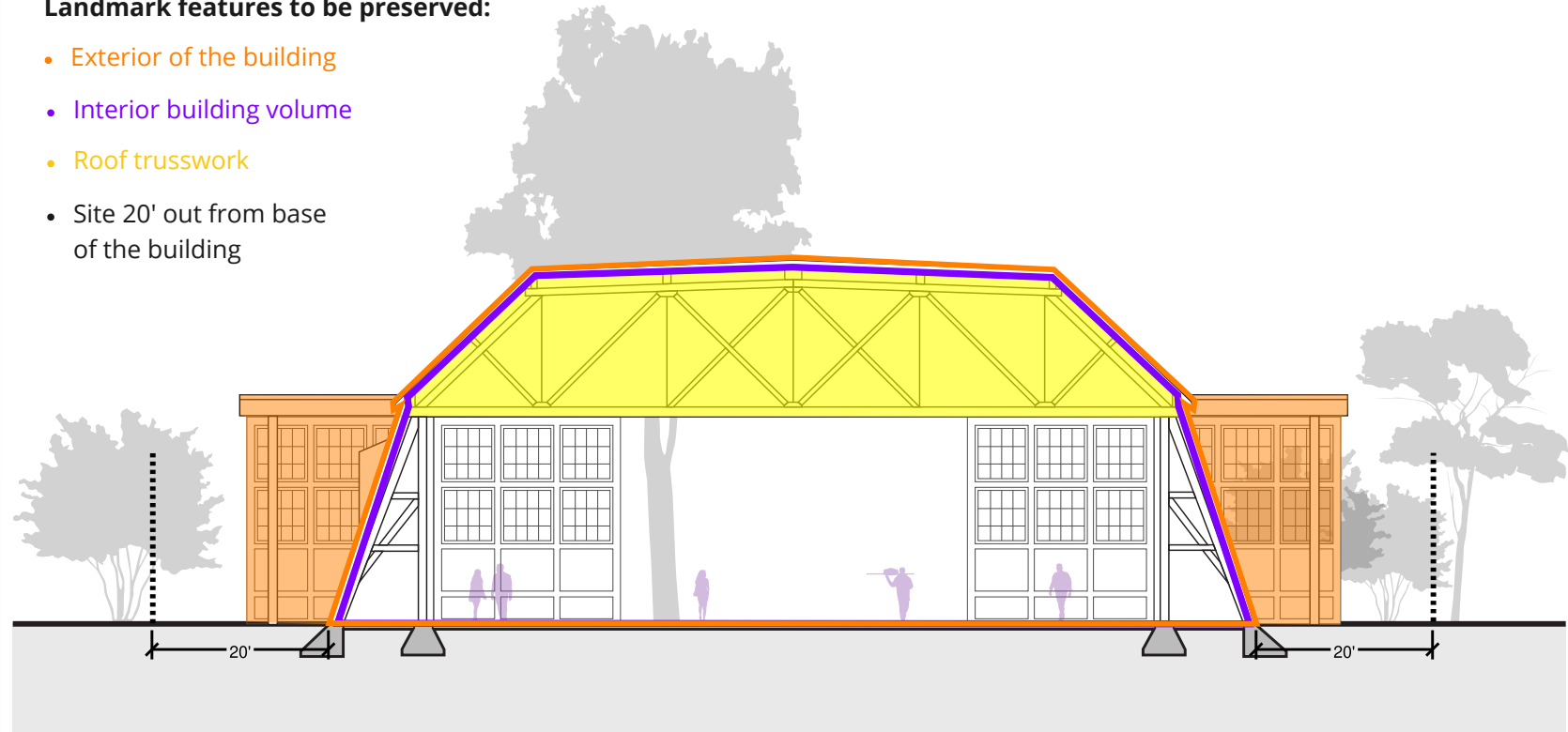
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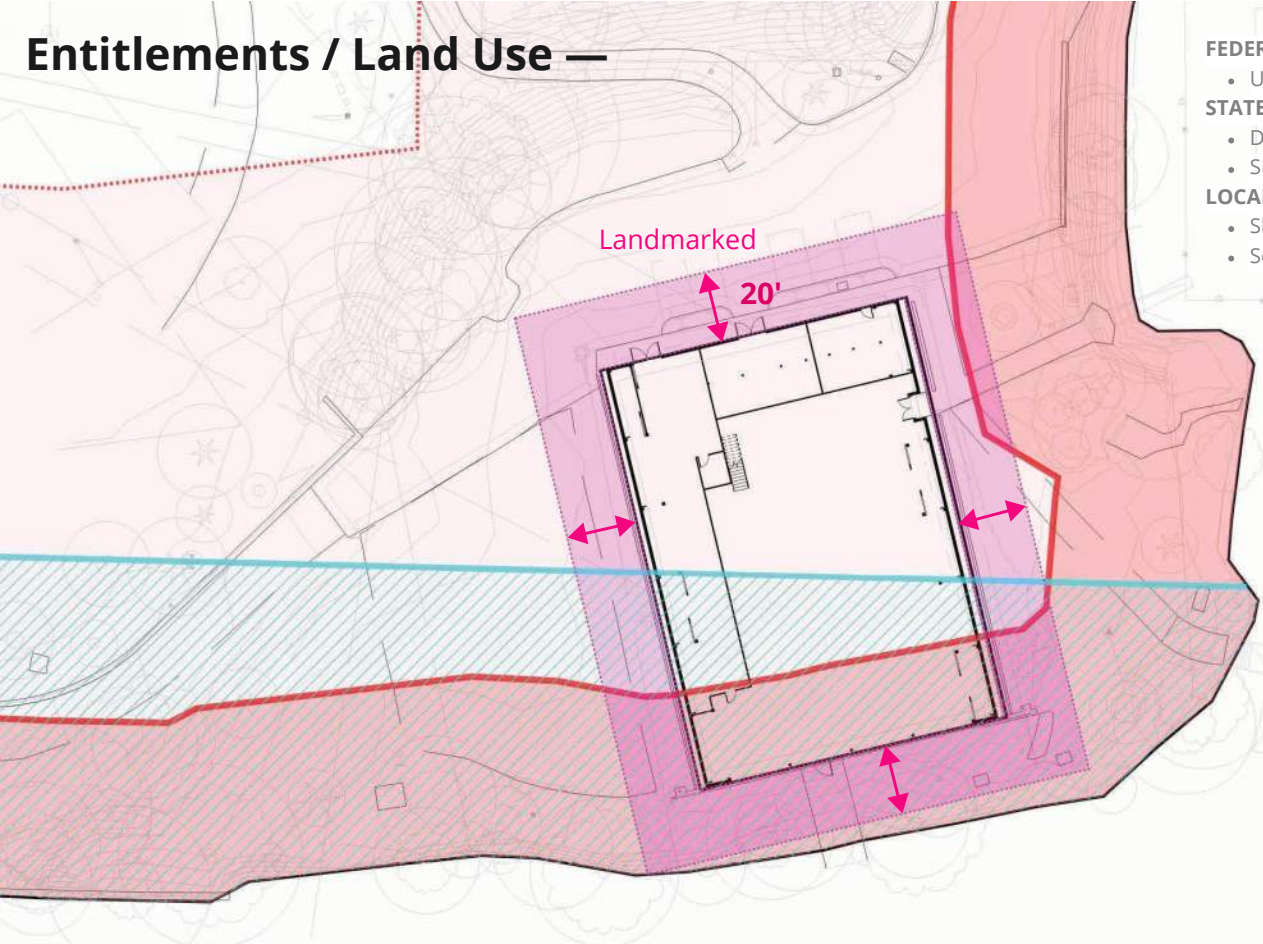
Landmark Designation —

Landmark features to be preserved:

- Exterior of the building
- Interior building volume
- Roof trusswork
- Site 20' out from base of the building



Entitlements / Land Use —



Landmarked

20'

FEDERAL

- USACE Section 408 review and approval

STATE

- DAHP
- SEPA

LOCAL

- Shoreline Development Permit (SSDP)
- Seattle Landmarks Board

NORTH

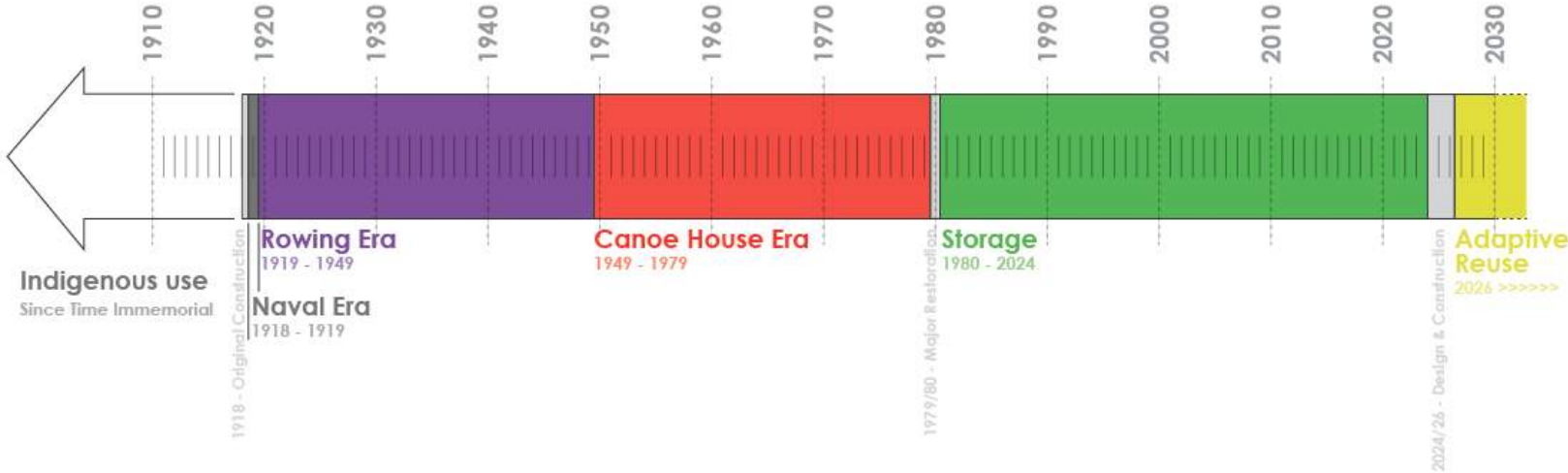


Building History —

Timeline & Research—

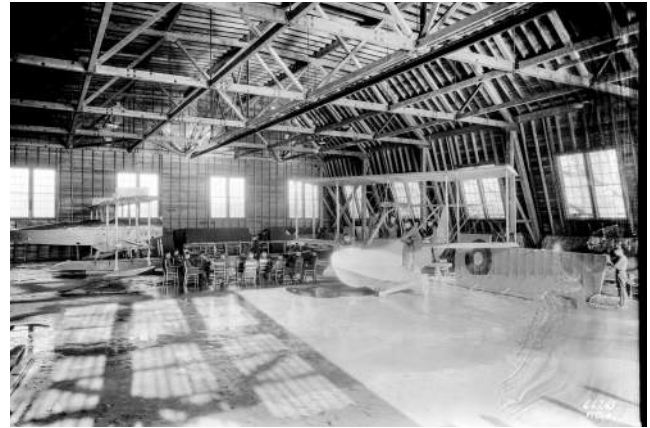
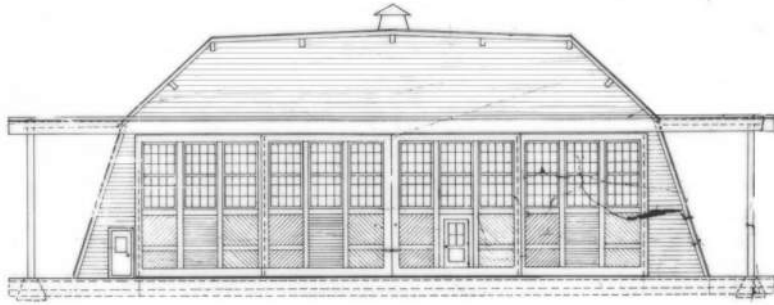
The team has built a site and building timeline and analyzing which existing elements are historic, from the era of significance, or have been altered through subsequent renovations.

This information and analysis informs the landmark approach to the building exterior and interior, as well as the site design.



Naval Era

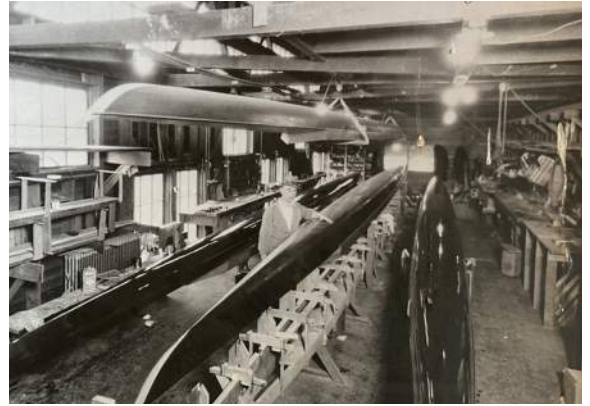
The building was originally built to house early seaplanes and instruct pilots in their use for service in WWI. As the war ended in November 1918, the training use was short lived. Within a year of it's construction the building ceased to be used for seaplanes and was transferred to the UW to be used as their shell house.



Rowing Era

UW rowing occupied the shell house from 1919 - 1949, including the 1930's "Boys in the Boat" era.

In 1923, under coach Rusty Callow, a mezzanine level was created to house a shop for the boat builder George Y. Pocock. Mr. Pocock occupied the shop until UW rowing moved to the Conibear Shellhouse in 1949.

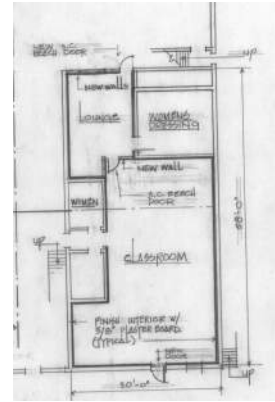
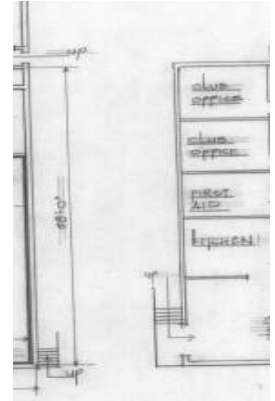


Canoe House Era

With the completion of the Conibear Shellhouse UW rowing moved out of the ASUW Shell House. UW converted the building into the UW Canoe House. Recreational watercraft was stored and rented from the building. A caretaker apartment was built in the SE corner of the building which added the dormers in that area.



CANOE HOUSE EAST WALL 4-2-74



1980 - Present

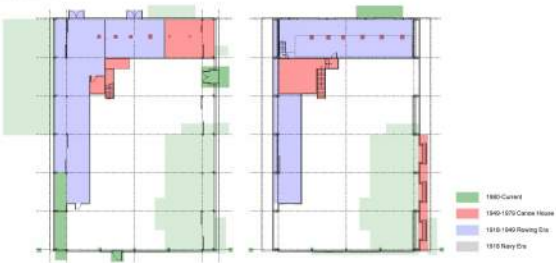
Since the end of the Canoe House era the building has been used to store boats and recreation equipment.



Timeline & Research—

Identifying Remaining Artifacts/Layers

1980 - Current



1980 - Current



1980 - Current



Design Concept —



Shell House Approach from Parking

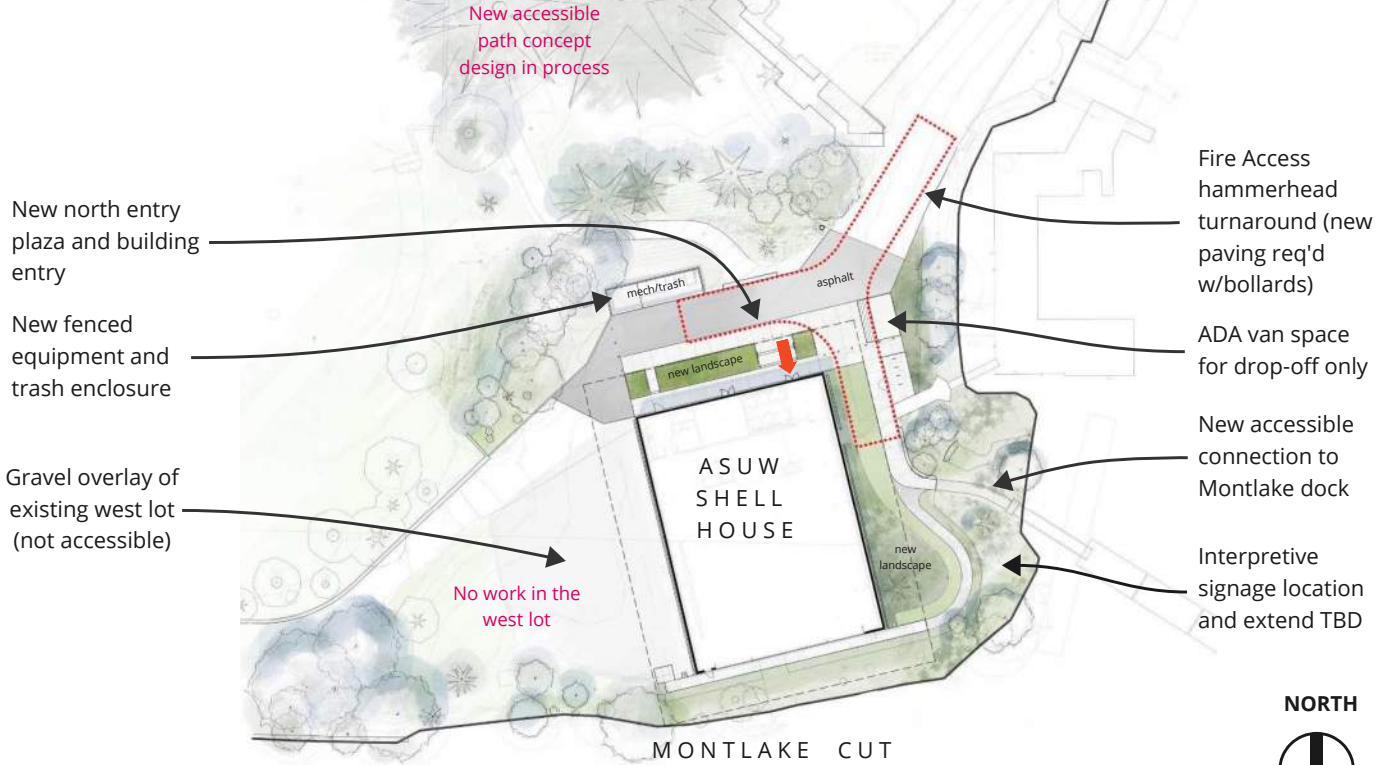








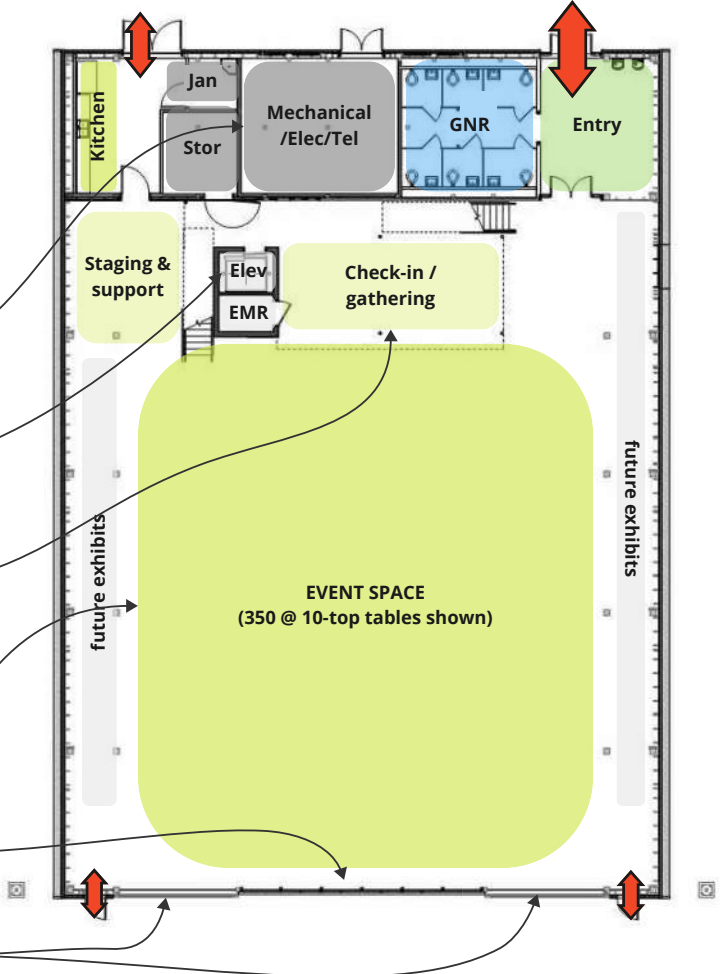
Site Plan - Proposed



NORTH



Level 1 Floor Plan - Proposed



Restrooms, storage, new entry, and mechanical spaces below Pocock shop

Elevator and stair access to existing Pocock shop

Elevated viewing and exhibit platform at upper level, with event support below in covered space

Event space for ~400 people (350 at tables), with power and data for future exhibits in perimeter areas.

New glazed connection to the site and water

Outermost existing hangar doors repaired and fixed in place.

NORTH



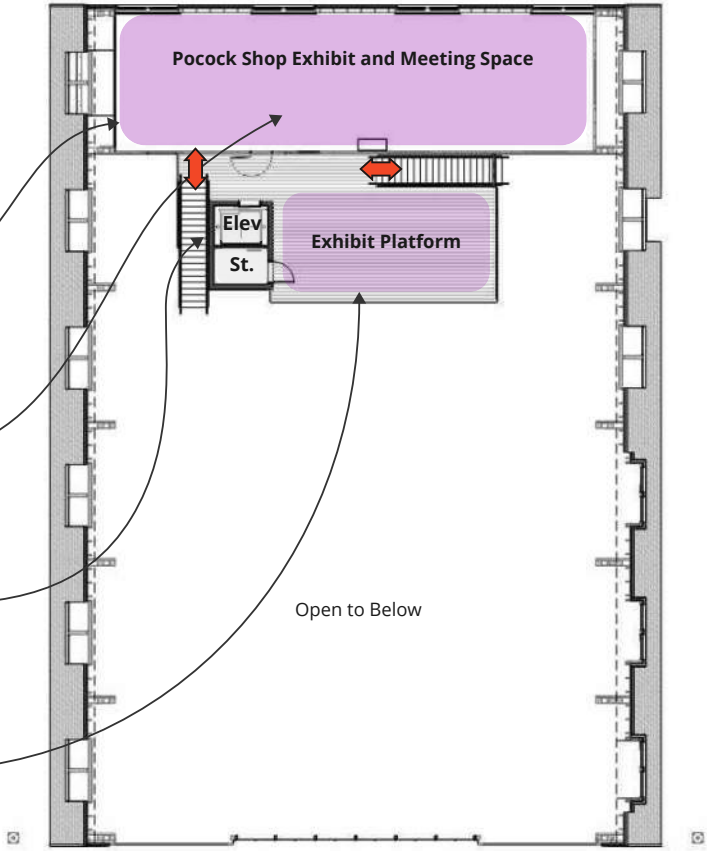
Level 2 Floor Plan - Proposed

Renovated Pocock shop to include conditioning, lighting and exhibit power and data

Existing 1970's era mezzanine, columns, and stair above Pocock Shop will be removed

Elevator and stair access to existing Pocock shop added.

Elevated viewing and exhibit platform at upper level, with event support below in covered space added.

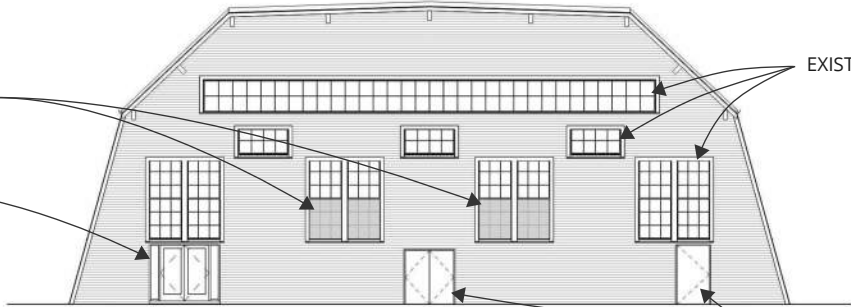


BUILDING ELEVATIONS - PROPOSED

MECHANICAL LOUVERS;
LOWER WINDOW SASHES TO BE
REMOVED AND STORED FOR FUTURE
REVERSIBILITY

NEW MAIN BUILDING ENTRY

NORTH



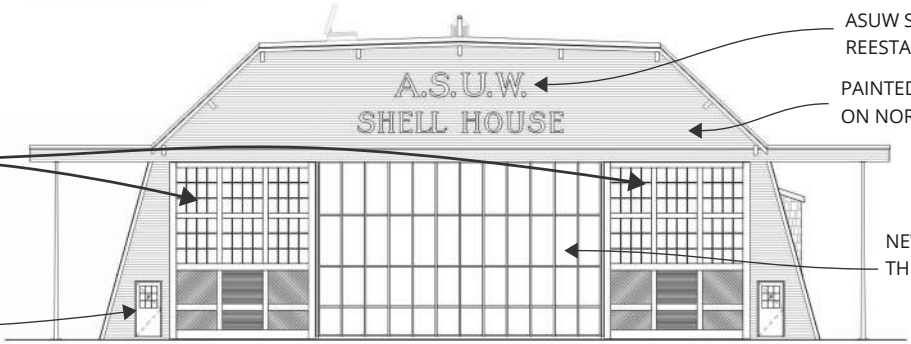
EXISTING WINDOWS TO REMAIN

EXISTING DOORS TO BE REPLACED

OUTERMOST HANGAR
DOORS RESTORED AND
FIXED IN PLACE

DOORS REINTRODUCED IN
HISTORIC LOCATIONS

SOUTH



ASUW SHELL HOUSE SIGNAGE
REESTABLISHED (PAINTED)

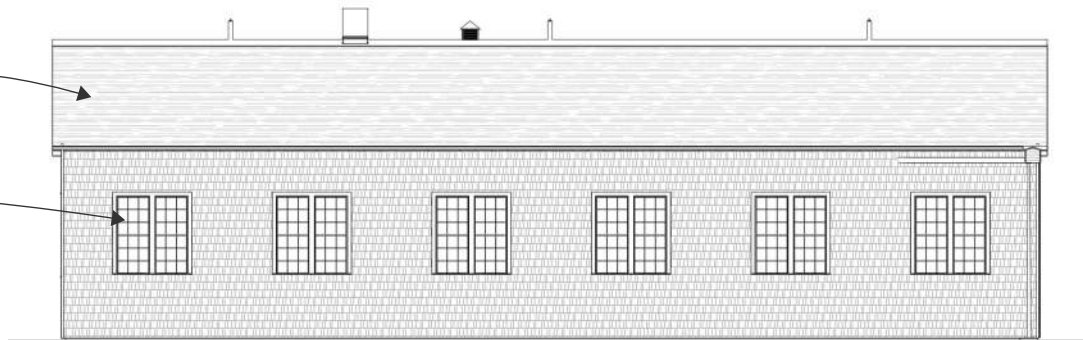
PAINTED HORIZONTAL WOOD SIDING
ON NORTH AND SOUTH ELEVATIONS

NEW GLAZED CONNECTION TO
THE SITE AND WATER

BUILDING ELEVATIONS - PROPOSED

NEW ASPHALT COMPOSITION
ROOFING ON LOWER ROOF AREA

SLOPED WINDOWS
REPLACED, TYP.

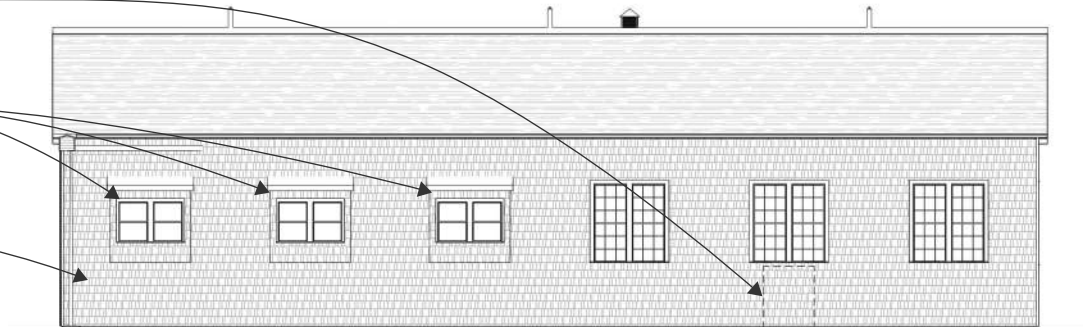


WEST

NON-ORIGINAL EXISTING EAST
ENTRY TO BE REMOVED

EXISTING DORMERS ON
EAST FACADE TO REMAIN

NEW CEDAR SHINGLE
SIDING ON EAST AND WEST
FACADES



EAST

Section Perspective - E/W

Exposed wood trusses, framing and historic interior surfaces maintained

Add rods and plates at damaged or failing bottom chord of truss

Seismic upgrade of all truss connections

New IGU windows with simulated divided lites on East and West sides

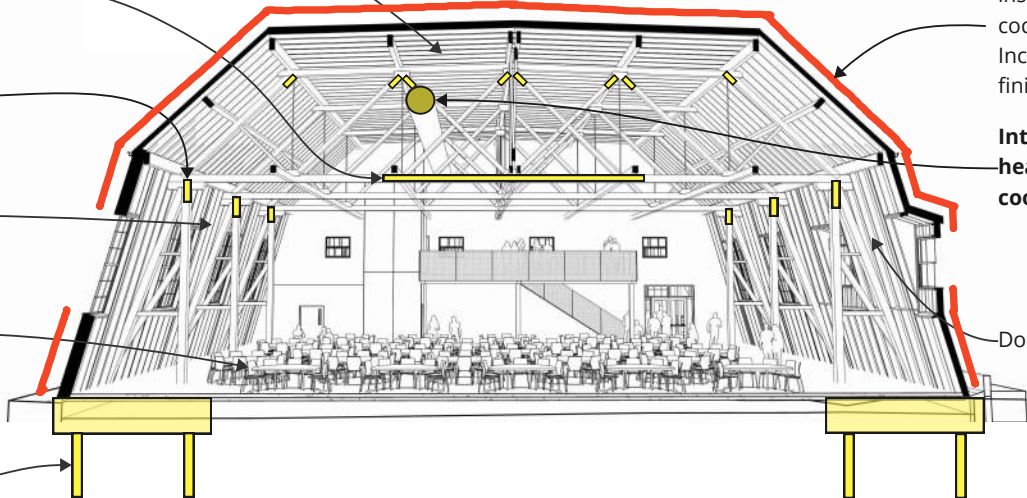
Overlay concrete floor with structural slab to prevent lateral spreading

Retrofit foundations with drilled pilings and pilecaps

New exterior rigid insulation to meet energy code performance req'd Includes all new exterior finished and roof mat'ls

Interior ductwork for heating and partial cooling system

Dormers to remain (typ)



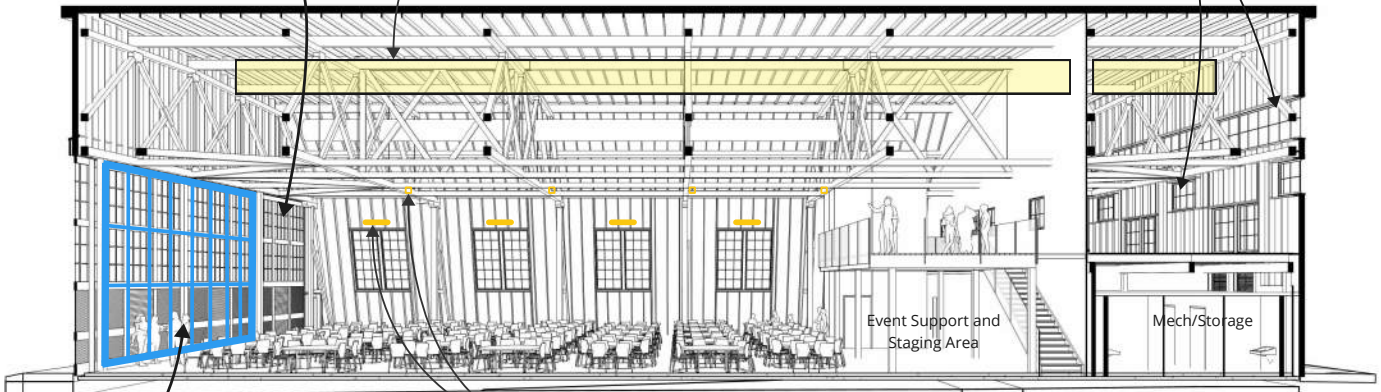
SECTION PERSPECTIVE - E/W

Section Perspective - N/S

Outermost existing hangar doors repaired and fixed in place

Interior ductwork for heating and partial cooling system only

Existing historic windows in Pocock shop to be repaired and restored in-place



Center (2) hangar doors replaced with glazing

New lighting to meet minimum light levels

SECTION PERSPECTIVE - N/S

Main Entry



From Event Space Entry



Looking North



View from Mezzanine



Existing Interior Character



Existing Interior Character



South Exterior



South Exterior



Thank you —