ASUW Shell House

SEATTLE LANDMARKS PRESERVATION BOARD
Briefing Packet #3 - May 2025

Project Overview

Project Team —

Glenna Chang

Carmen Scraper
Project Manager

Sellen

Garrett Condel
Project Manager

MITHŪN

Rich Franko
Design Partner

Evan Bourquard
Project Manager

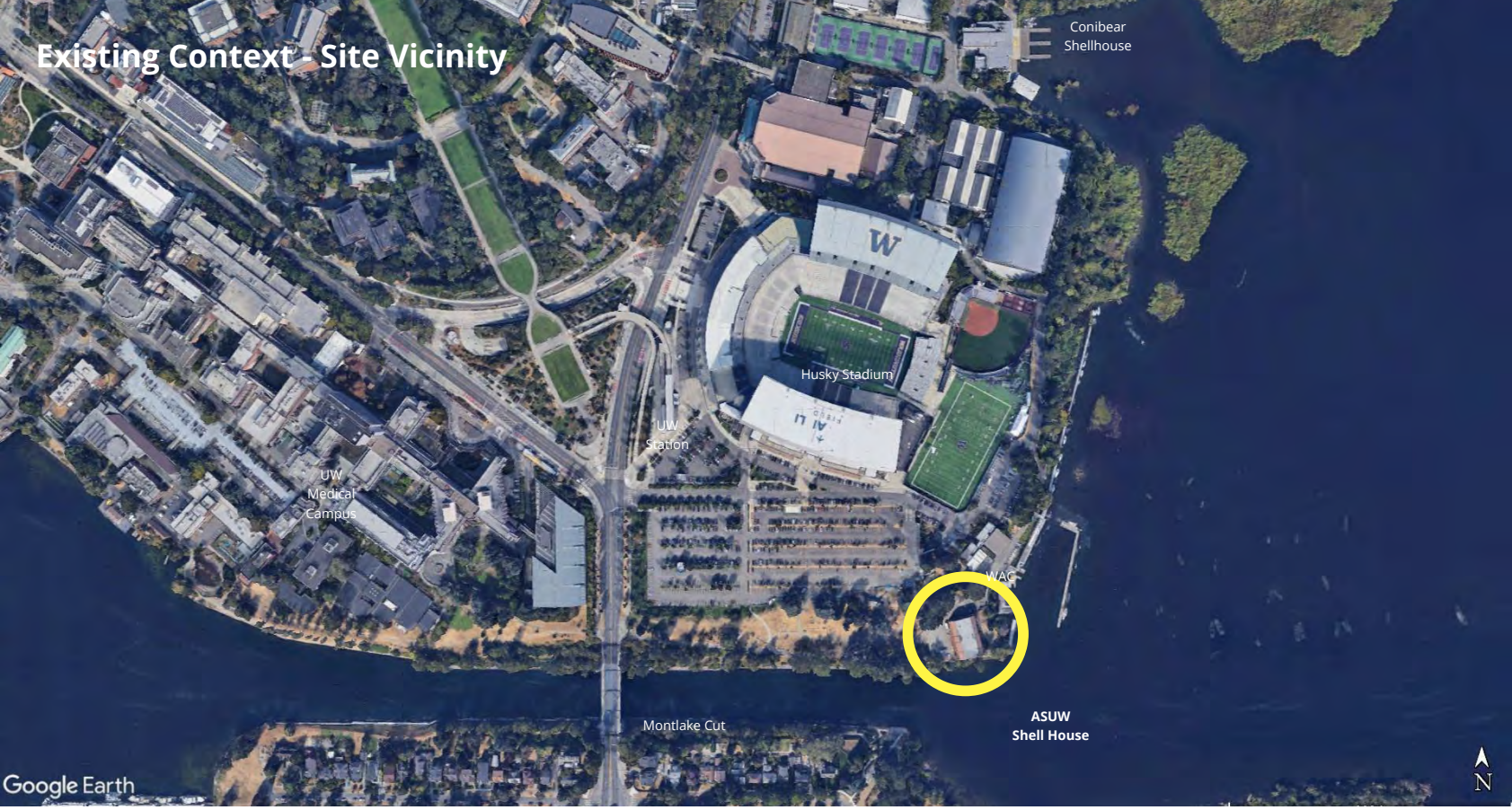
Dustann Jones
Project Architect

Project Goals—

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

Existing Conditions —

Existing Context - Site Vicinity



Existing Context - Southeast Building Corner

Existing Context - North Facade

Existing Context - West Facade

Existing Context - Interior of Hangar Space

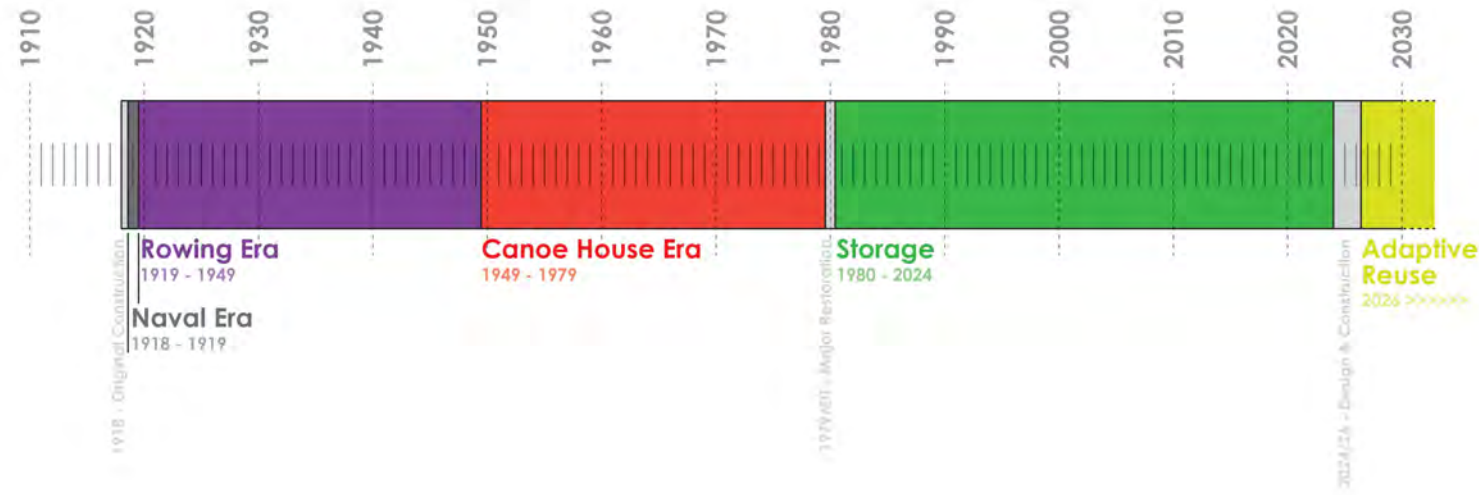
Existing Context - Interior of Pocock Shop on Mezzanine Level

Building History —

Timeline & Research—

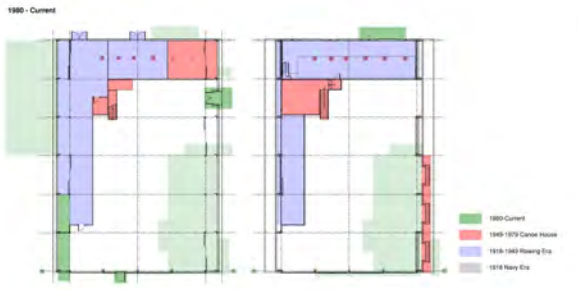
The team is building a site and building timeline and analyzing what existing elements are historic, from the era of significance, or have been altered through subsequent renovations.

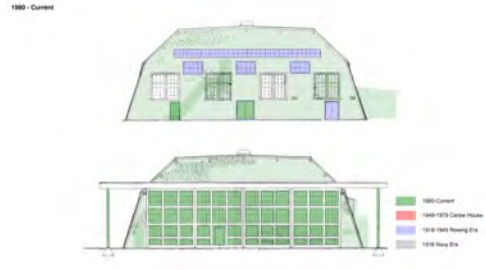
This information and analysis will inform the landmark approach to the building exterior and interior, as well as the site design.



Timeline & Research—

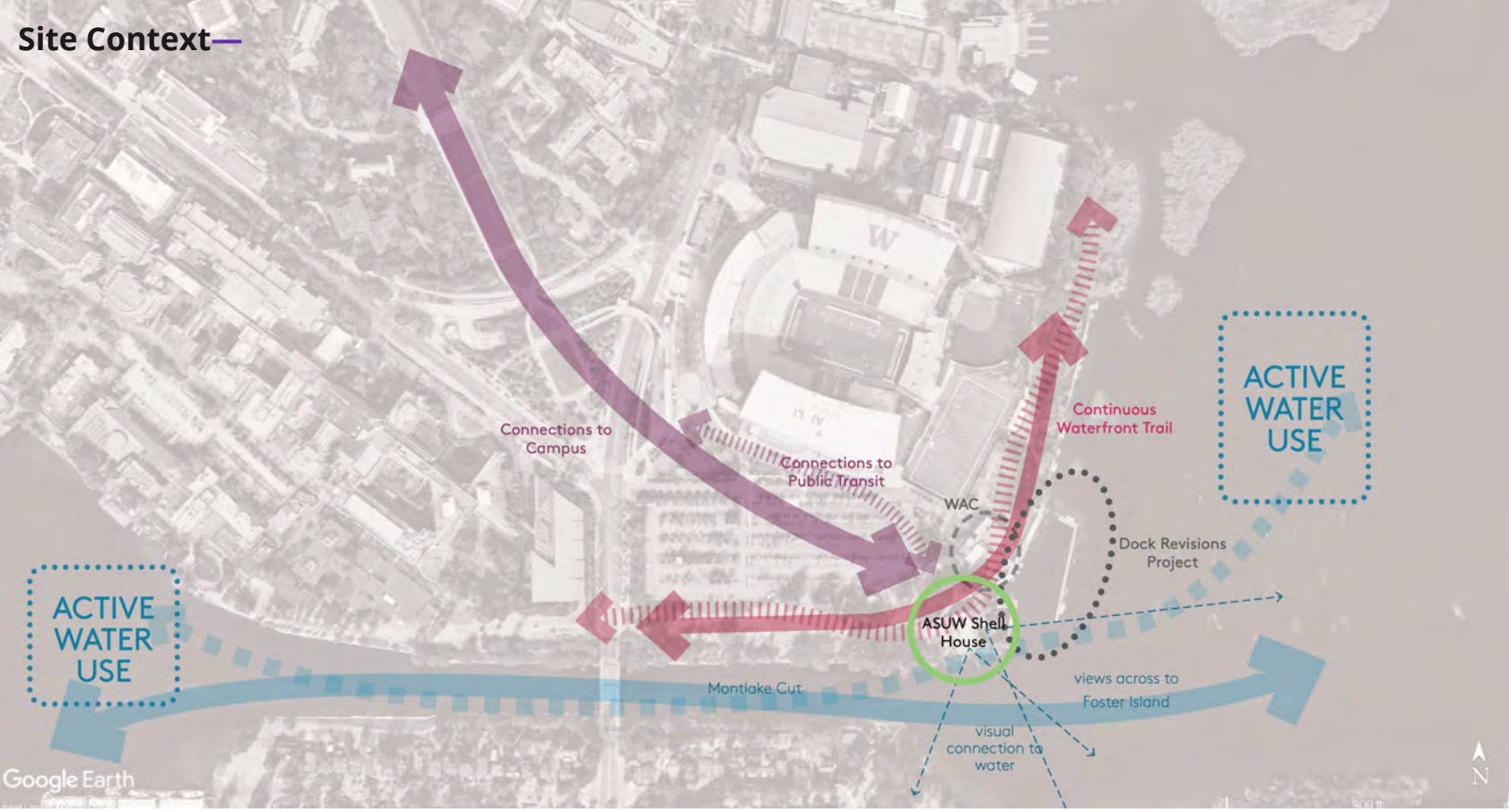
Identifying Remaining Artifacts/Layers





Design Concept

Site Context—



Site Plan - Proposed

Level 1 Floor Plan - Proposed

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

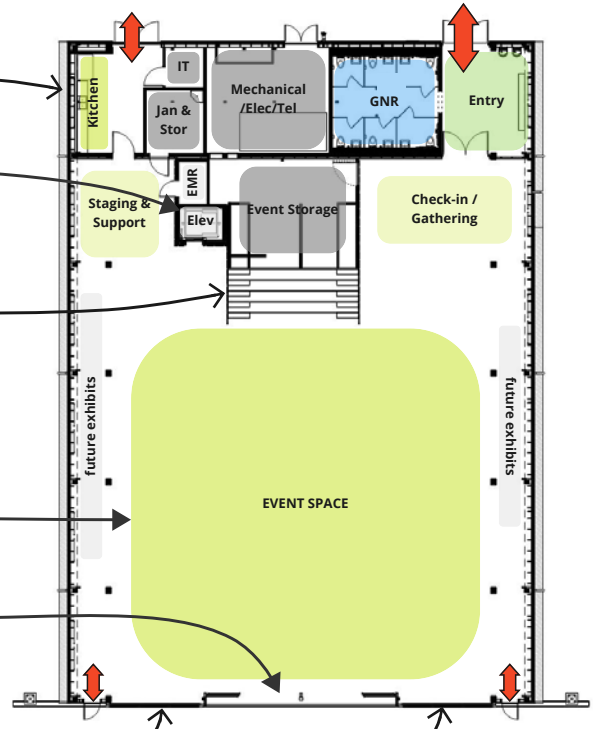
Elevator access to mezzanine level and Pocock shop

New social stair element leading to mezzanine level and Pocock Shop

Event space for ~300 people (280 -300 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.



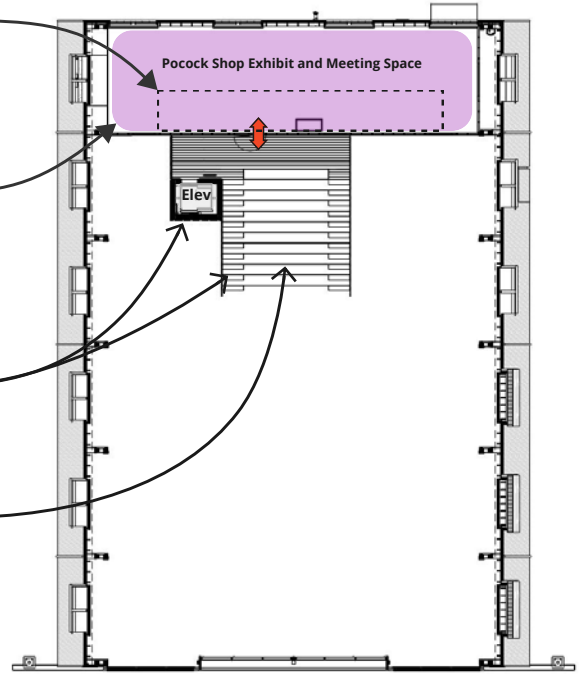
Level 2 Floor Plan - Proposed

Existing post-rowing era mezzanine, columns, and stair above Pocock Shop will be removed

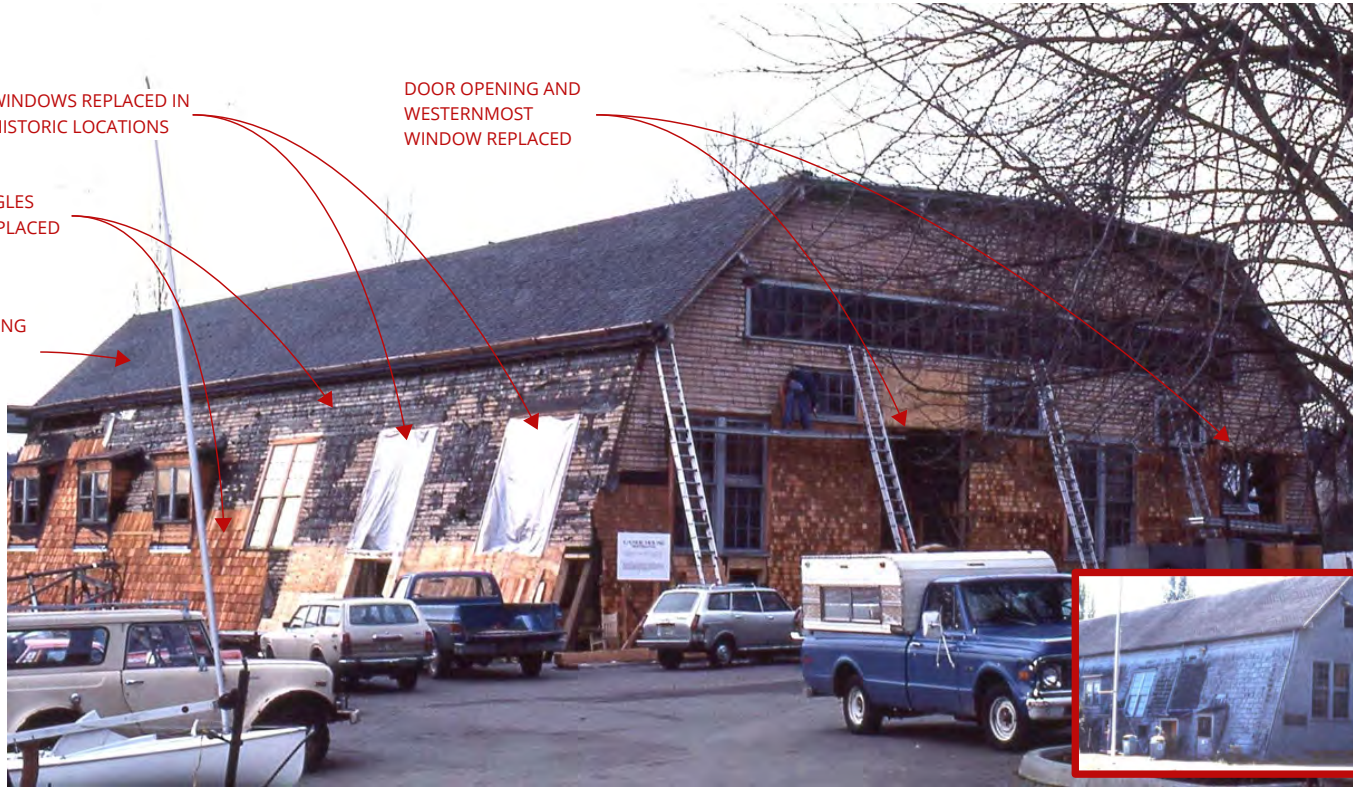
Renovated Pocock shop to include conditioning, lighting and exhibit power and data

Elevator and stair access to existing Pocock shop added.

Social stair element with multiple levels of seating



NORTH AND EAST FACADE CHANGES IN 1980



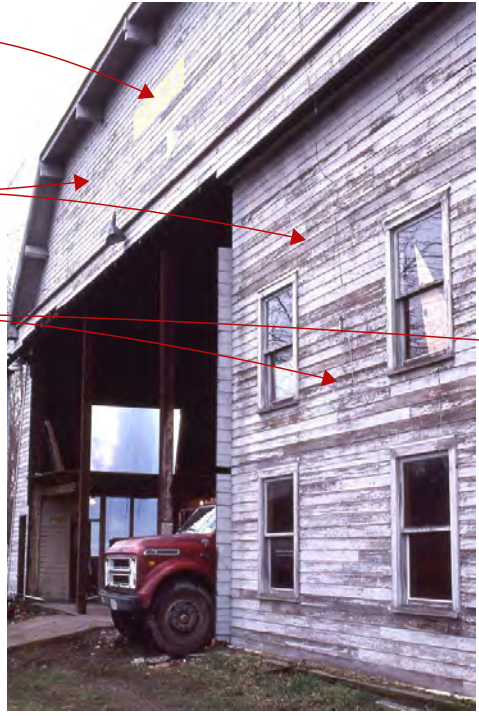
WEST FACADE CHANGES IN 1980

SOUTH FACADE CHANGES IN 1980

YACHT CLUB SIGNAGE REMOVED

HORIZONTAL DROP SIDING GETS COVERED BY NEW SHINGLES

CANOE HOUSE ERA APARTMENT REMOVED



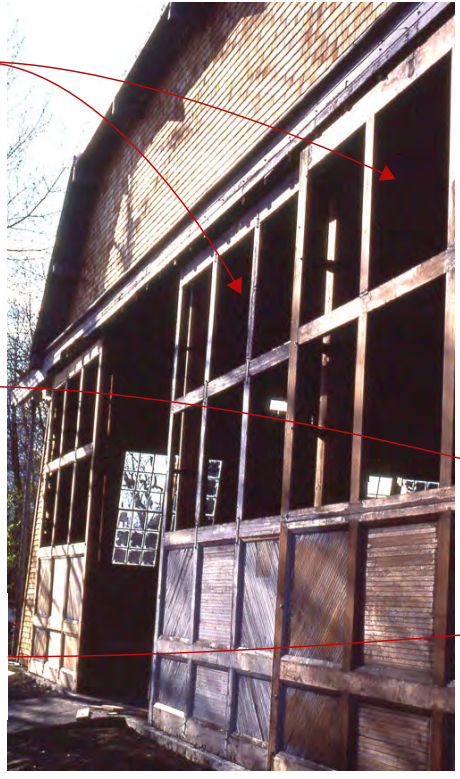
HANGAR DOOR CHANGES IN 1980

GLASS REMOVED, SOME REPLACED

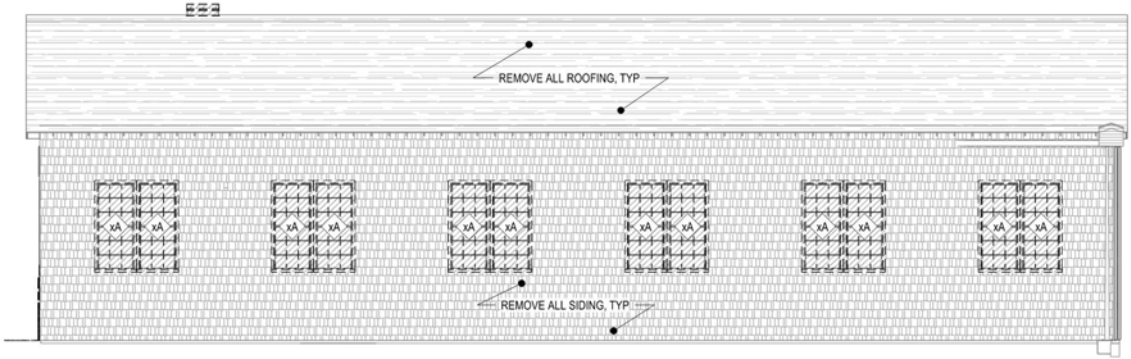
ALL DOORS REMOVED FROM TRACKS, (2) DOORS REBUILT

RESTORED AND REBUILT DOORS REPLACED AND ULTIMATELY PINNED IN CLOSED POSITION

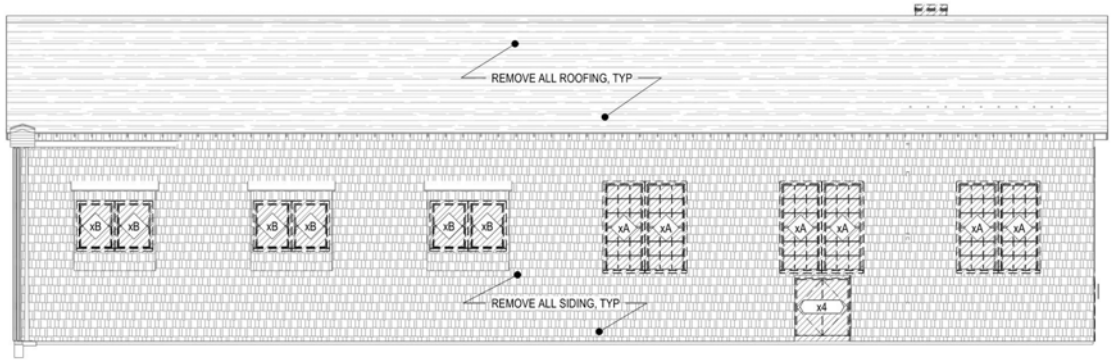
NORTH AND SOUTH FACADES SHINGLED



EAST AND WEST BUILDING ELEVATIONS - PROPOSED DEMOLITION



WEST



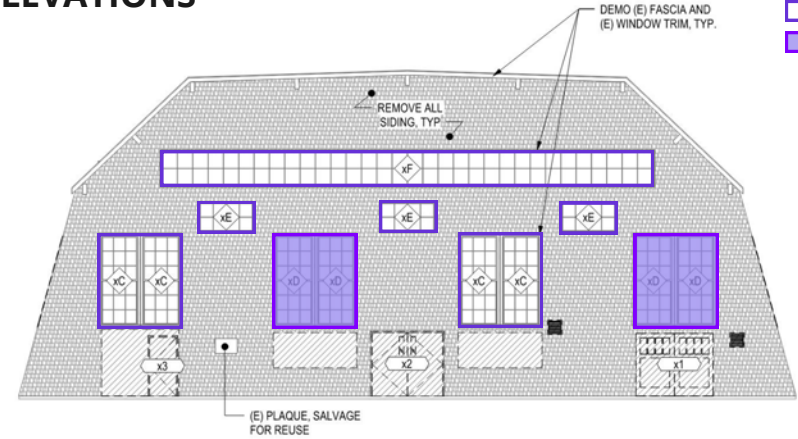
EAST

NORTH AND SOUTH BUILDING ELEVATIONS

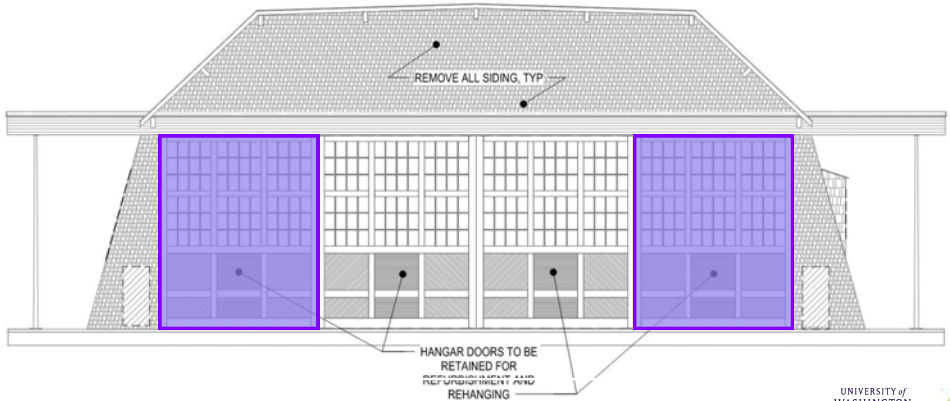
PROPOSED DEMOLITION

RETAINED HISTORIC ELEMENTS

- 1918-1922 ELEMENTS
- 1980 ELEMENTS



NORTH



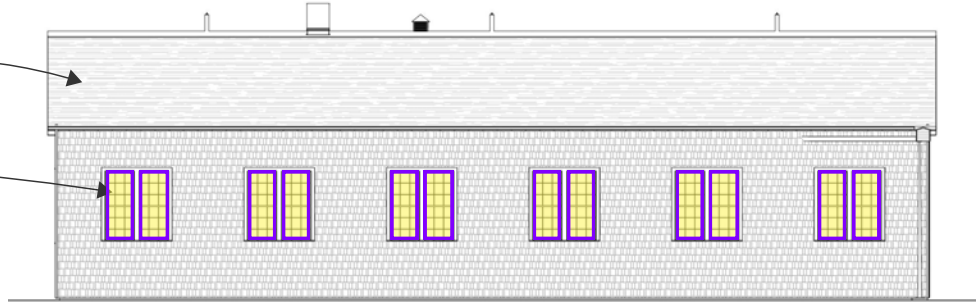
SOUTH

BUILDING ELEVATIONS - PROPOSED NEW ELEMENTS

PROPOSED NEW ELEMENTS
REPLACED 1980 ELEMENTS
REPLACED 1950 ELEMENTS

NEW ASPHALT COMPOSITION ROOFING ON LOWER ROOF AREA

SLOPED WINDOWS REPLACED, TYP.

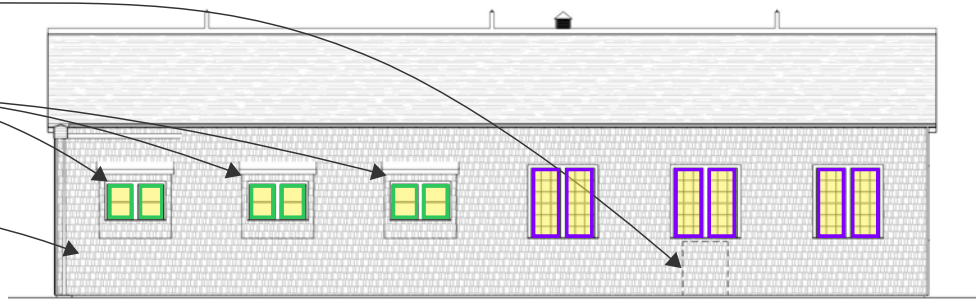


WEST

NON-ORIGINAL EXISTING EAST ENTRY TO BE REMOVED

EXISTING DORMERS ON EAST FACADE TO REMAIN

NEW CEDAR SHINGLE SIDING ON EAST AND WEST FACADES



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BUILDING ELEVATIONS - PROPOSED NEW ELEMENTS

PROPOSED NEW ELEMENTS
REPLACED 1980 ELEMENTS
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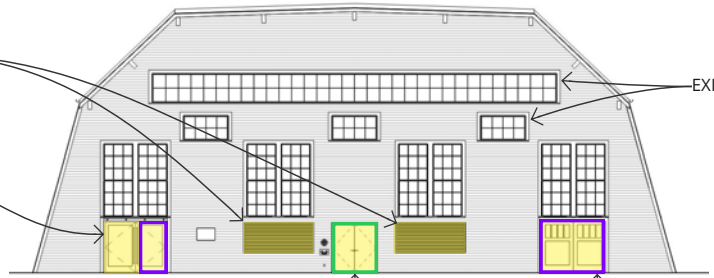


NEW MECHANICAL LOUVERS

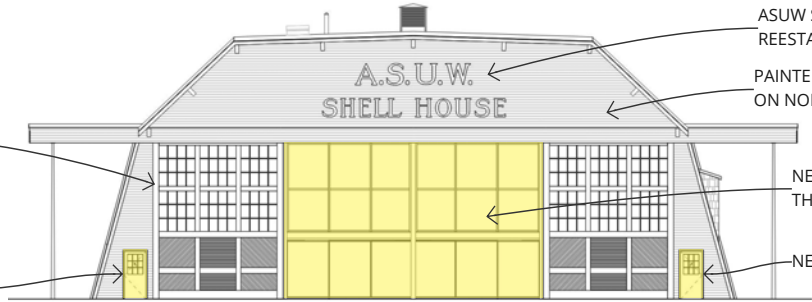
NEW MAIN BUILDING ENTRY

EXISTING WINDOWS TO REMAIN

NORTH

EXISTING DOORS TO BE REPLACED IN-KIND

EXISTING DOORS TO BE REPLACED



ASUW SHELL HOUSE SIGNAGE REESTABLISHED (PAINTED)

PAINTED HORIZONTAL WOOD SIDING ON NORTH AND SOUTH ELEVATIONS

OUTERMOST HANGAR DOORS RESTORED AND FIXED IN PLACE

NEW GLAZED CONNECTION TO THE SITE AND WATER

EGRESS DOOR REINTRODUCED IN HISTORIC LOCATION

NEW EGRESS DOOR

SOUTH

SECTION PERSPECTIVE - PROPOSED NEW ELEMENTS

Exposed wood trusses, framing and historic interior surfaces maintained

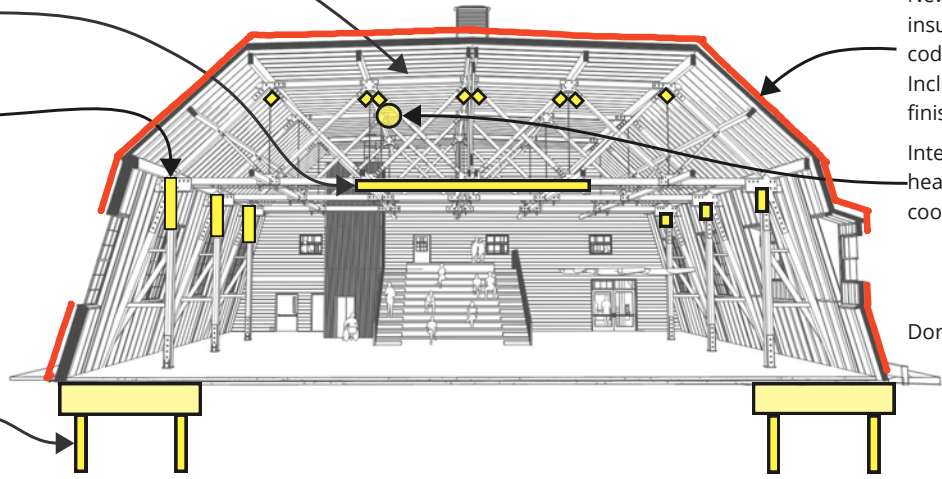
Add rods and plates at damaged or failing bottom chord of truss

Seismic upgrade of all truss connections

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

Overlay concrete floor with structural slab

Retrofit foundations with drilled pilings and pilecaps



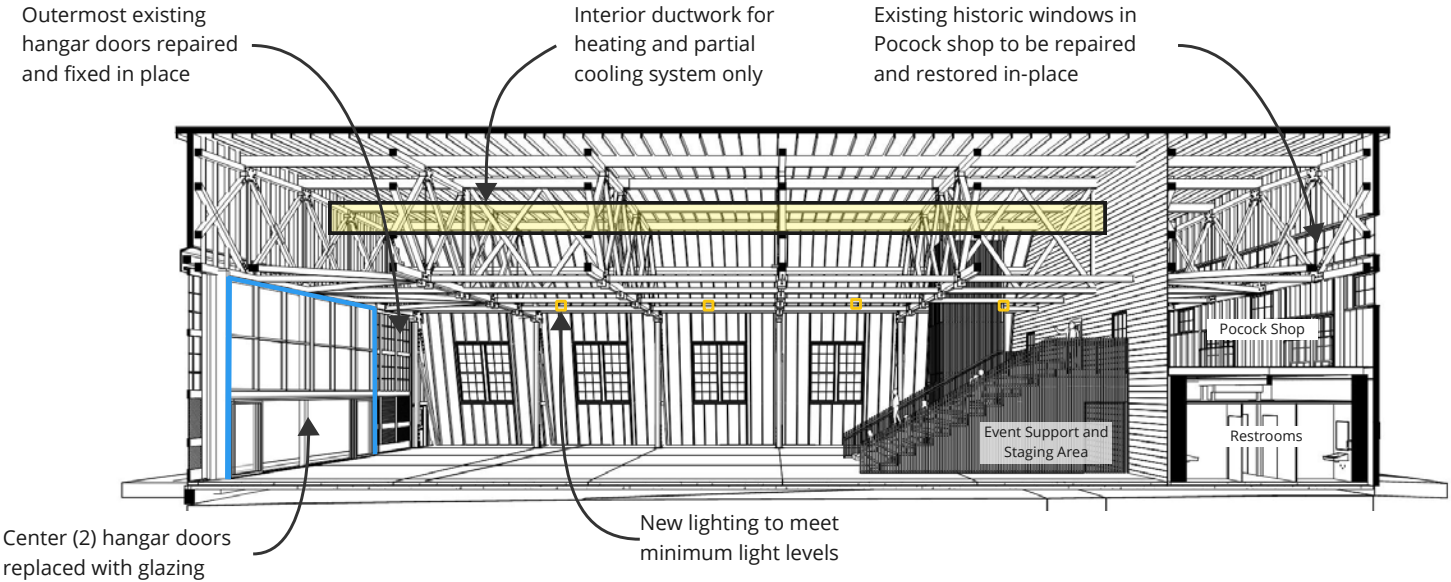
New exterior rigid insulation to meet energy code performance req'd Includes all new exterior finished and roof mat'ls

Interior ductwork for heating and partial cooling system

Dormers to remain (typ)

SECTION PERSPECTIVE - E/W

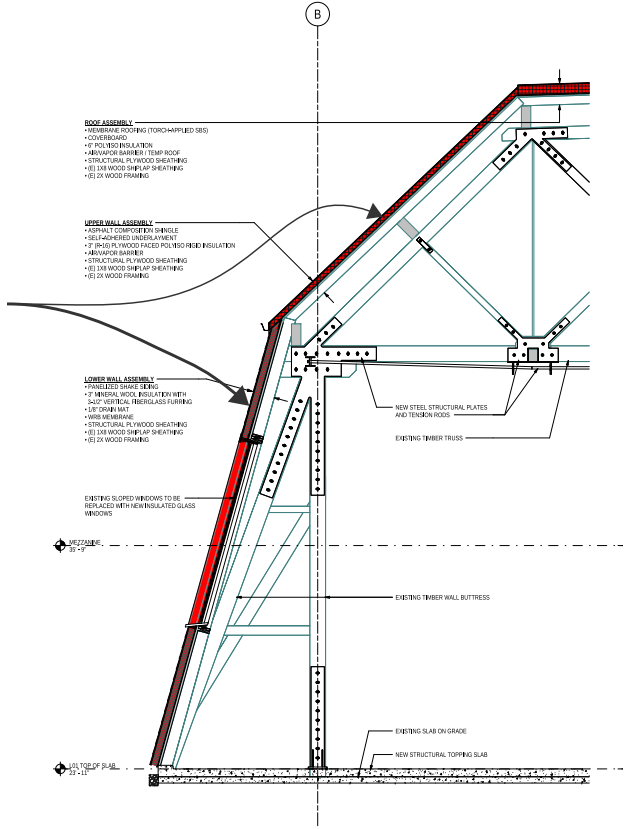
SECTION PERSPECTIVE - PROPOSED NEW ELEMENTS



SECTION PERSPECTIVE - N/S

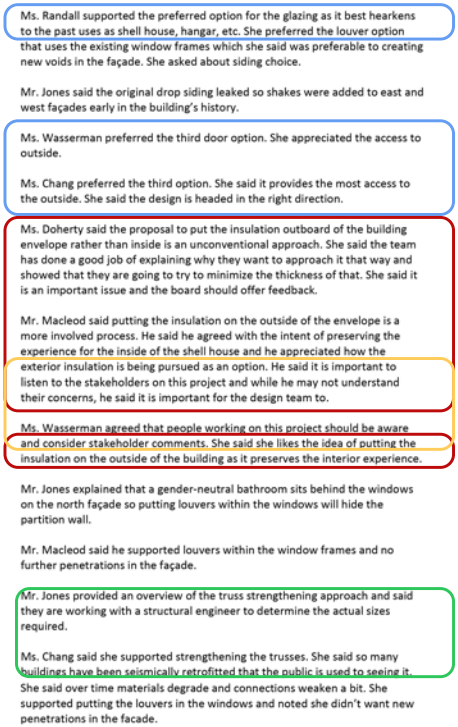
Wall Section - Proposed

New structural sheathing, insulation and claddings to be added to the exterior of the building



Existing structure to remain exposed

WHAT WE HEARD



Ms. Randall supported the preferred option for the glazing as it best hearkens to the past uses as shell house, hangar, etc. She preferred the louver option that uses the existing window frames which she said was preferable to creating new voids in the façade. She asked about siding choice.

Mr. Jones said the original drop siding leaked so shakes were added to east and west façades early in the building's history.

Ms. Wasserman preferred the third door option. She appreciated the access to outside.

Ms. Chang preferred the third option. She said it provides the most access to the outside. She said the design is headed in the right direction.

Ms. Doherty said the proposal to put the insulation outboard of the building envelope rather than inside is an unconventional approach. She said the team has done a good job of explaining why they want to approach it that way and showed that they are going to try to minimize the thickness of that. She said it is an important issue and the board should offer feedback.

Mr. Macleod said putting the insulation on the outside of the envelope is a more involved process. He said he agreed with the intent of preserving the experience for the inside of the shell house and he appreciated how the exterior insulation is being pursued as an option. He said it is important to listen to the stakeholders on this project and while he may not understand their concerns, he said it is important for the design team to.

Ms. Wasserman agreed that people working on this project should be aware and consider stakeholder comments. She said she likes the idea of putting the insulation on the outside of the building as it preserves the interior experience.

Mr. Jones explained that a gender-neutral bathroom sits behind the windows on the north façade so putting louvers within the windows will hide the partition wall.

Mr. Macleod said he supported louvers within the window frames and no further penetrations in the façade.

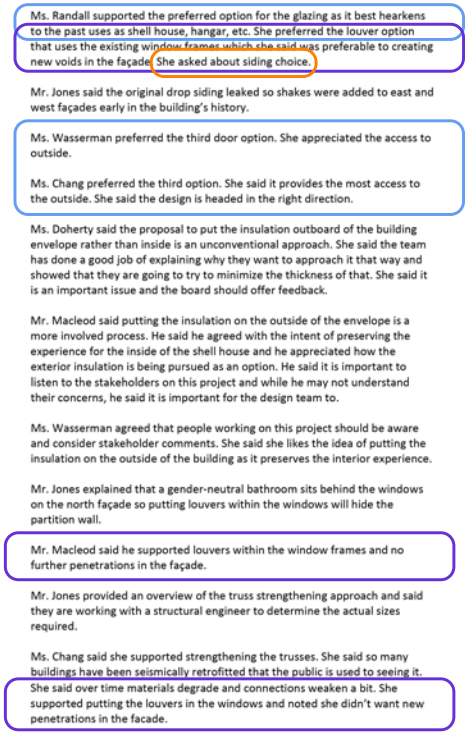
Mr. Jones provided an overview of the truss strengthening approach and said they are working with a structural engineer to determine the actual sizes required.

Ms. Chang said she supported strengthening the trusses. She said so many buildings have been seismically retrofitted that the public is used to seeing it. She said over time materials degrade and connections weaken a bit. She supported putting the louvers in the windows and noted she didn't want new penetrations in the facade.

Previous support for:

1. Glazing approach at the south facade to create both physical and visual connection to the exterior environment and reflect the "open" feeling of the historical images with the hangar doors open.
2. Structural approach for strengthening the existing timber trusswork.
3. Exterior insulation and cladding to retain the historical character of the interior surfaces.
4. It is important for the project team to hear and consider stakeholder comments.

UPDATES TODAY



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Updates today:

1. Louvers in the north facade.
2. Main entry door and canopy.
3. Glazing and operable glass sliding doors in south facade.
4. Proposed roof edge treatment.
5. Proposed roof and wall materials.
6. Proposed replacement windows for east and west facades.

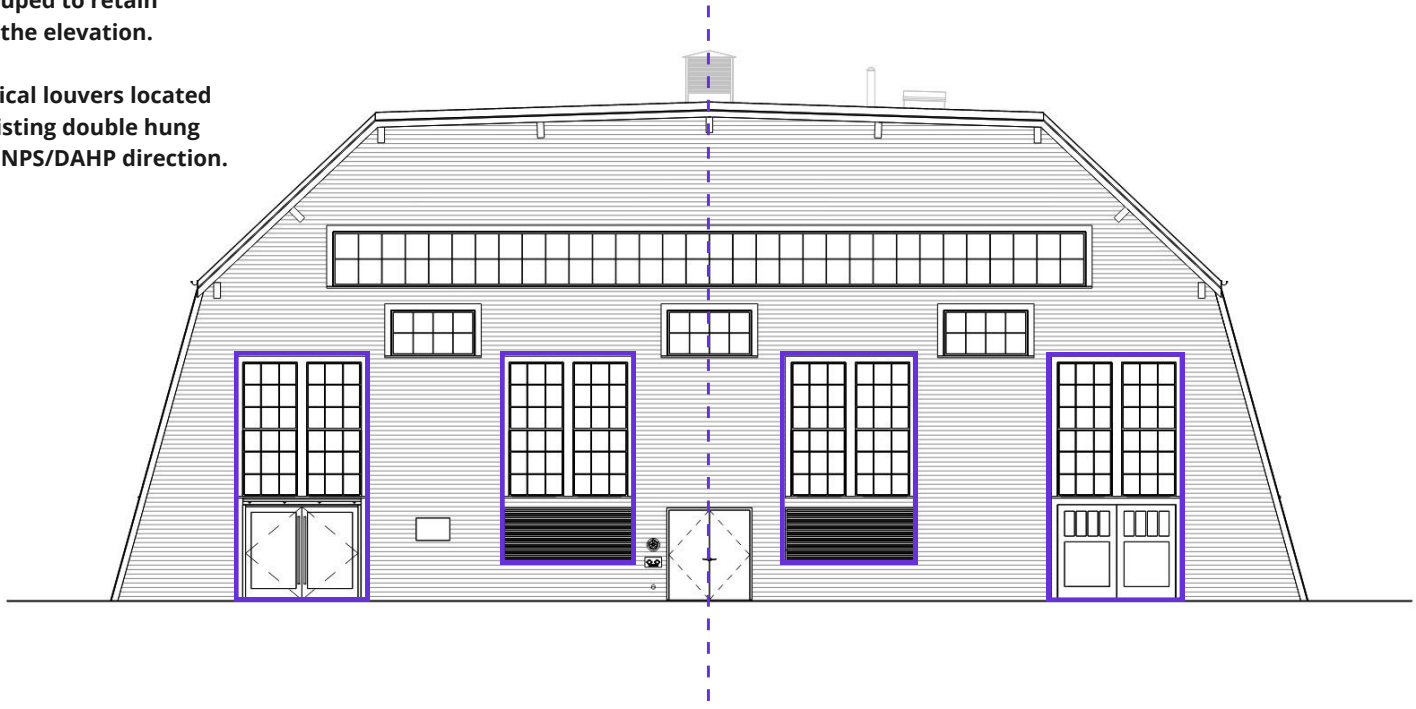
Exterior Updates —

North Facade Louvers - Previous Options

North Elevation

North Elevation

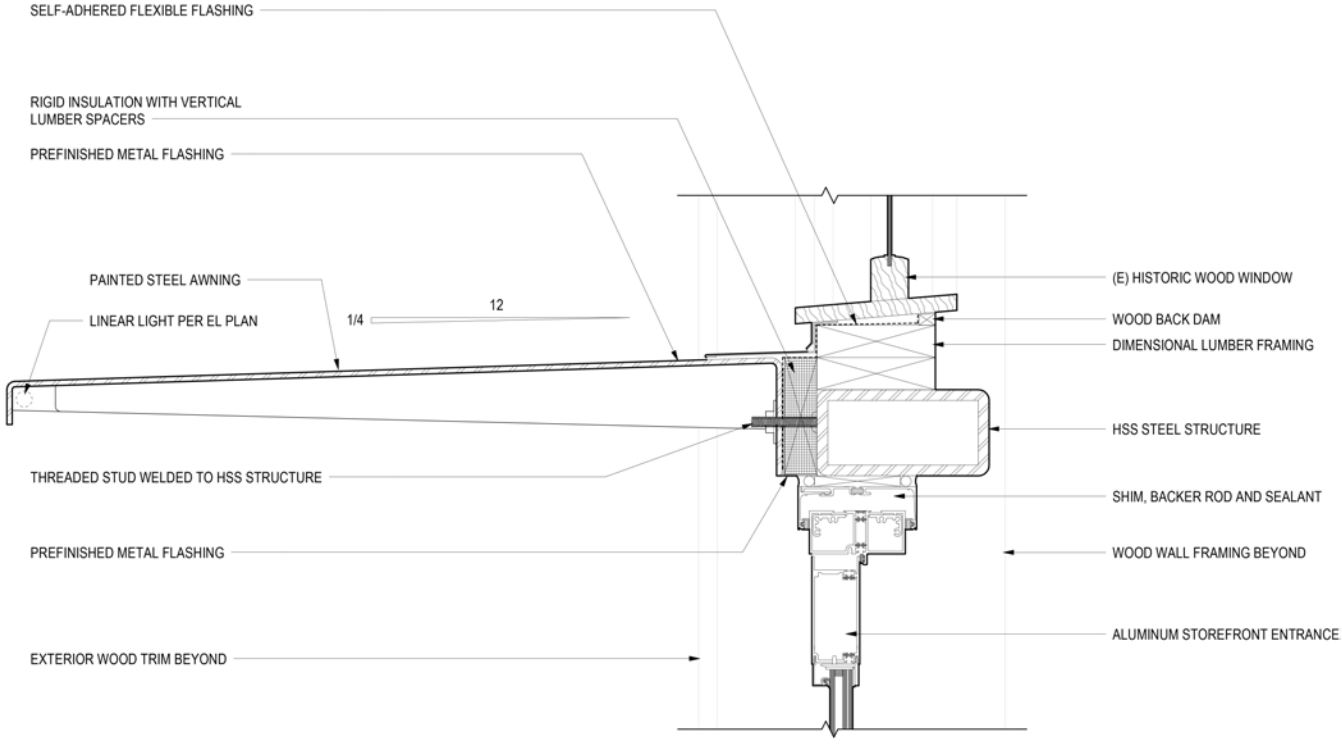
- **Openings grouped to retain symmetry of the elevation.**
- **New mechanical louvers located below the existing double hung windows per NPS/DAHP direction.**



North Entry

- **Doors occupy full width of opening per NPS direction (no sidelites)**
- **Historic windows to remain in current position**
- **Lighting integrated into canopy to avoid added fixtures on wall**

North Entry Canopy



North Facade

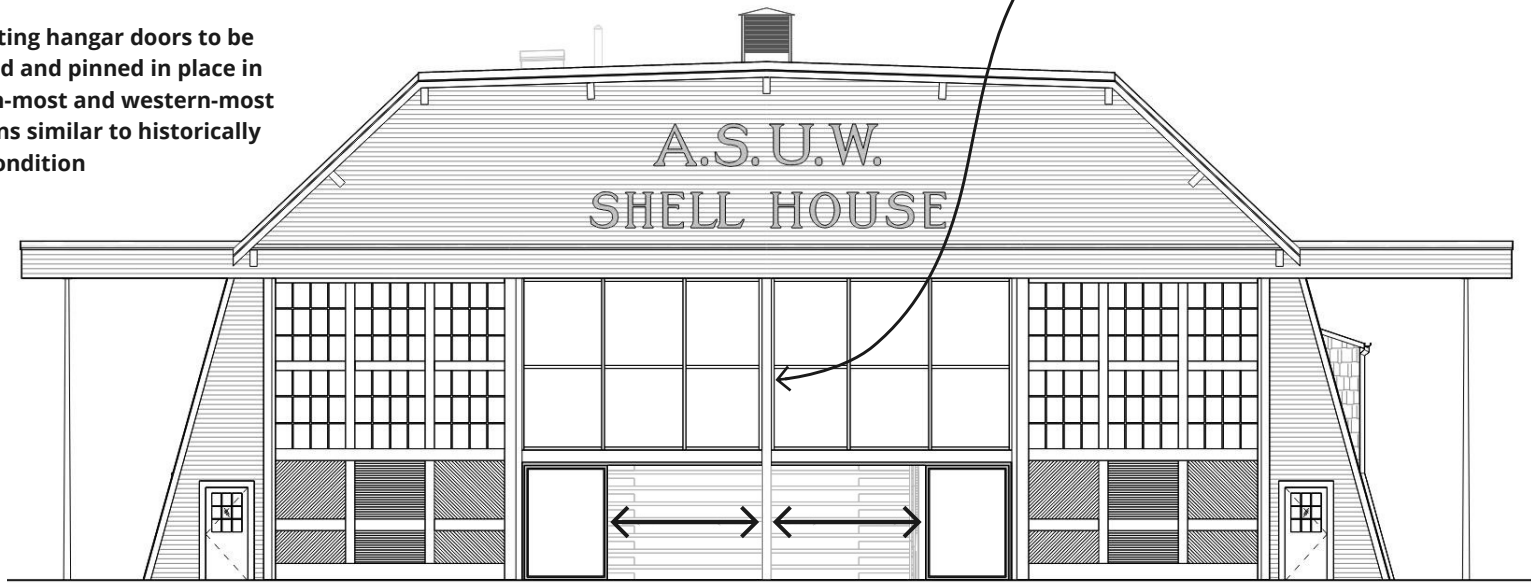

A.S.U.W.
SHELL HOUSE

South Elevation - 1937 Photo

South Elevation

- **Central glazed opening to visually connect interior and exterior year-round.**
- **(2) existing hangar doors to be restored and pinned in place in eastern-most and western-most positions similar to historically open condition**

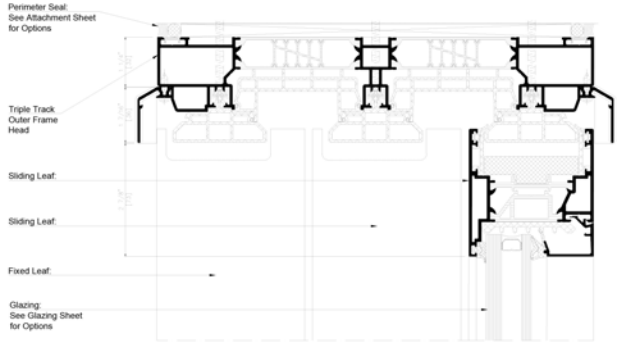
Existing center column replaced with painted steel column



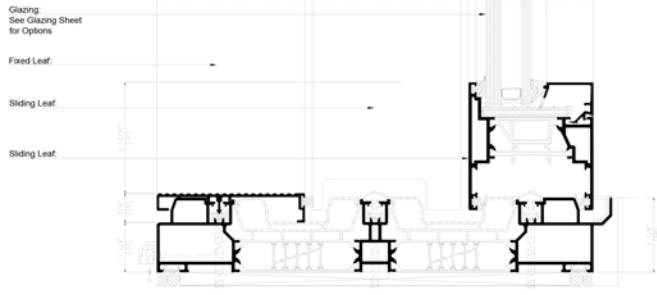
South Elevation - Sliding Doors Product

SLIDING DOORS

BASIS-OF-DESIGN: SCHUCO ASE 80 Lift and Slide



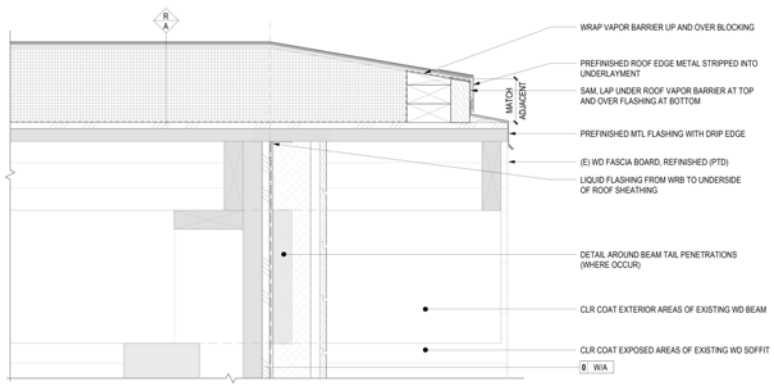
Detail 18



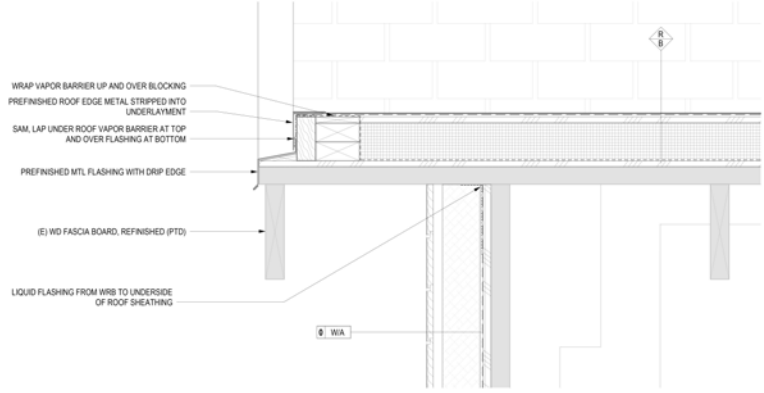
South Elevation - Sliding Doors at Glazing - Closed

South Elevation - Sliding Doors at Glazing - Open

Roof Edge Detail



2 N/S ROOF OVERHANG DETAIL
3" = 1'-0" | 19/A4.01



3 N/S SLOPED ROOF OVERHANG DETAIL
3" = 1'-0" | 2/A4.02

Roof Edge Options - Step and Taper

Materials —

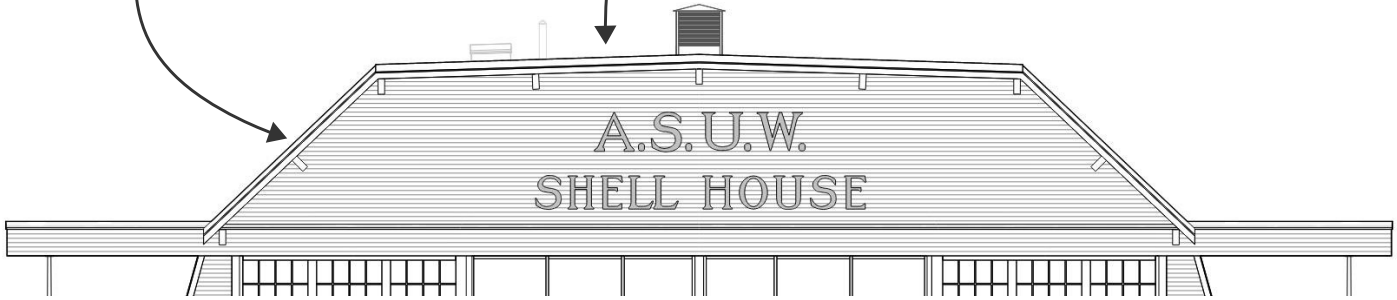
Materials - Proposed Roofing

LOWER ROOFING
BASIS-OF-DESIGN: GAF TIMBERLINE UHDZ ASPHALT SHINGLES
PALETTE A: WEATHERED WOOD
PALETTE B: SLATE

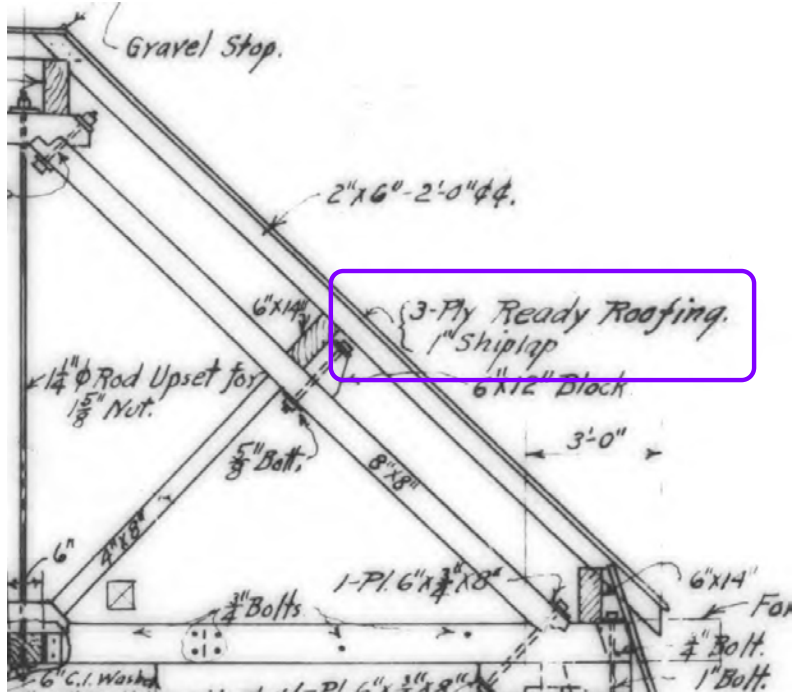
Weathered Wood

Slate

UPPER ROOFING
BASIS-OF-DESIGN: SOPREMA SOPRALENE FLAM 250 GR

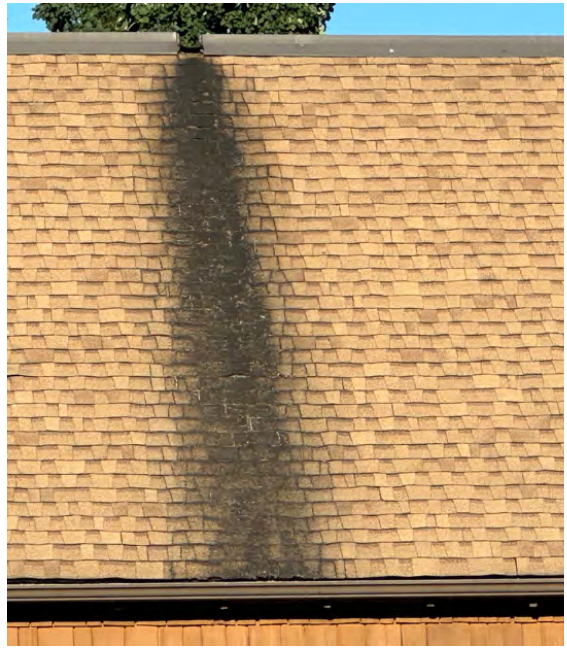


Materials - Roofing Precedent Images



Materials - Roofing Precedent Images

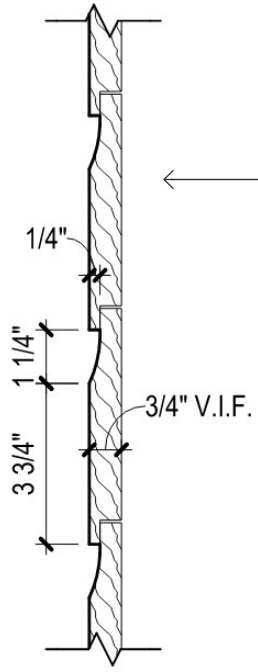
1980



2023

Materials - Horizontal Wall Siding (North and South Facades)

EXISTING HORIZONTAL SIDING UNDER 1980-ERA SHINGLES



PROPOSED HORIZONTAL DROP SIDING PROFILE

BASED ON THE SITE VERIFIED EXISTING DROP SIDING WHERE ACCESSIBLE AT THE WEST FACADE.

DROP SIDING PROFILE EXAMPLE

Materials - Cedar Shingle (East and West Facades)

CEDAR SHINGLE PANEL
BASIS-OF-DESIGN: SHAKERTOWN CRAFTSMAN CEDAR SHINGLE PANEL, 7" EXPOSURE WITH VERTICAL KEYWAY; EVEN BUTT.

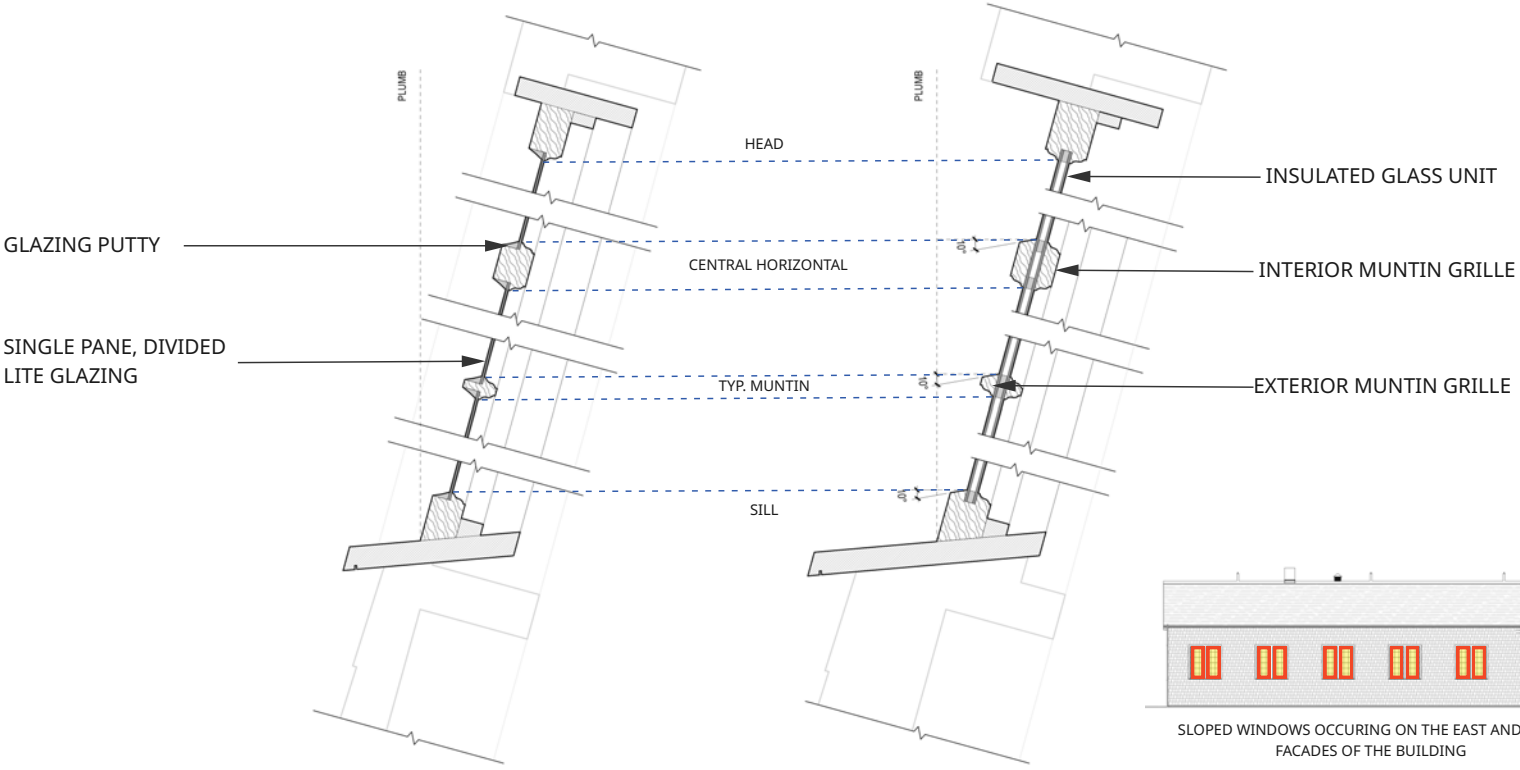
EXISTING SIDING HAS AN STAGGERED BUTT, KEYWAY AND IS APPROXIMATELY 9" EXPOSURE

PRE-1980 RENOVATION SHINGLE SIDING APPEARS TO BE AN EVEN BUTT WITH KEYWAY SIMILAR TO PROPOSED NEW SIDING.

Materials - Proposed Siding

EXISTING DIVIDED LITE WOOD WINDOWS

PROPOSED SIMULATED DIVIDED LITE WOOD WINDOWS



SLOPED WINDOWS OCCURING ON THE EAST AND WEST FACADES OF THE BUILDING

Schedule—

Milestone Schedule

1. Project Definition/Design	Nov 2023 – May 2025
2. Permitting	Oct 2024 – Sept 2025
3. Construction	Fall 2025 – Summer 2026
4. Target Move-In	Fall 2026

Seattle LPB Milestones

ARC Presentation - June 2024

Full Board Presentation - October 2024

Full Board Presentation - May 2025

Certificate of Approval Package - June 2025

Thank you —