

# ASUW Shell House Restoration



SEATTLE LANDMARKS PRESERVATION BOARD  
Briefing Packet - 30% design



# 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.



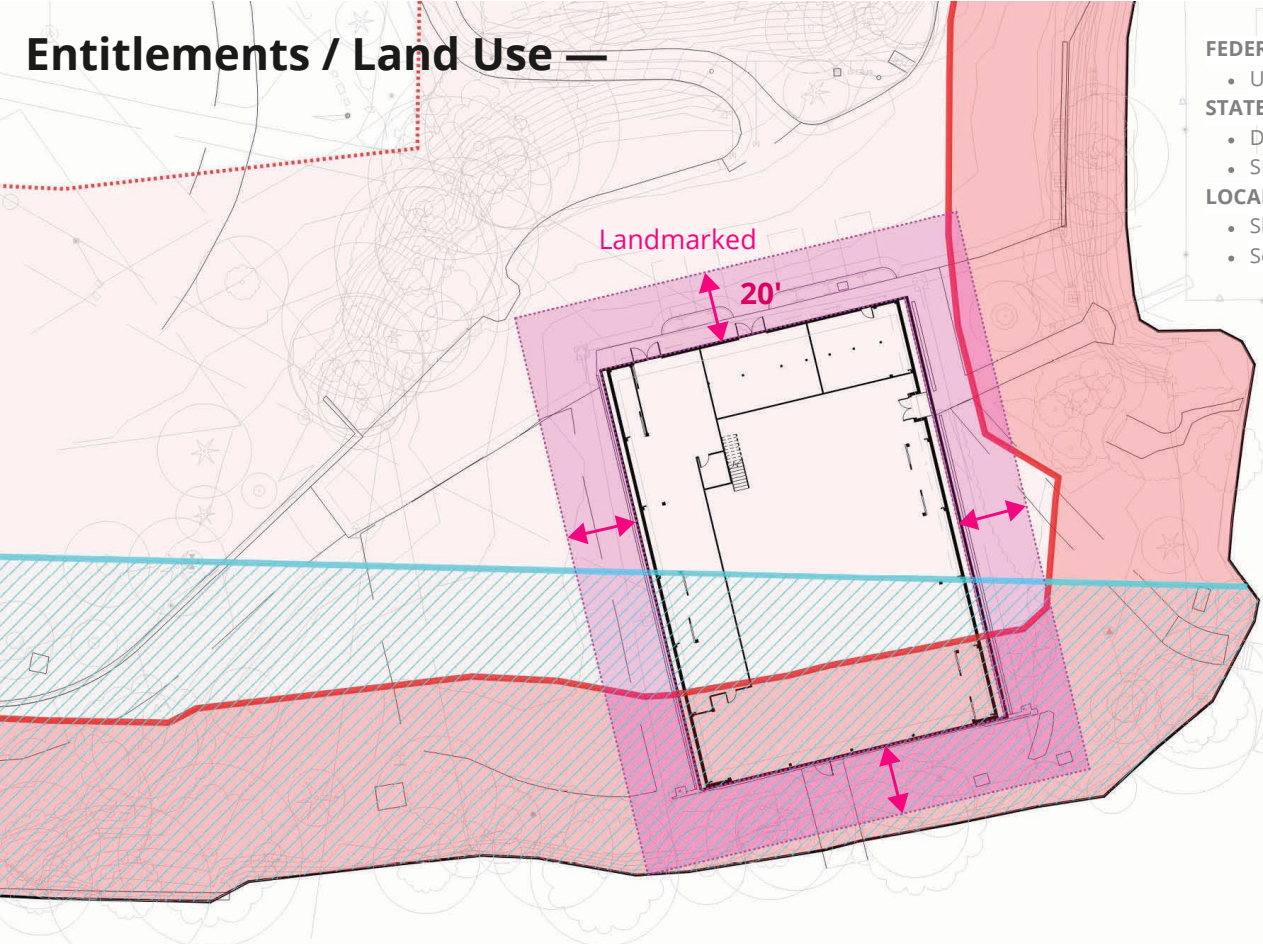
# Landmark Designation —

## 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 —



## FEDERAL

- USACE Section 408 review and approval

## STATE

- DAHP
- SEPA

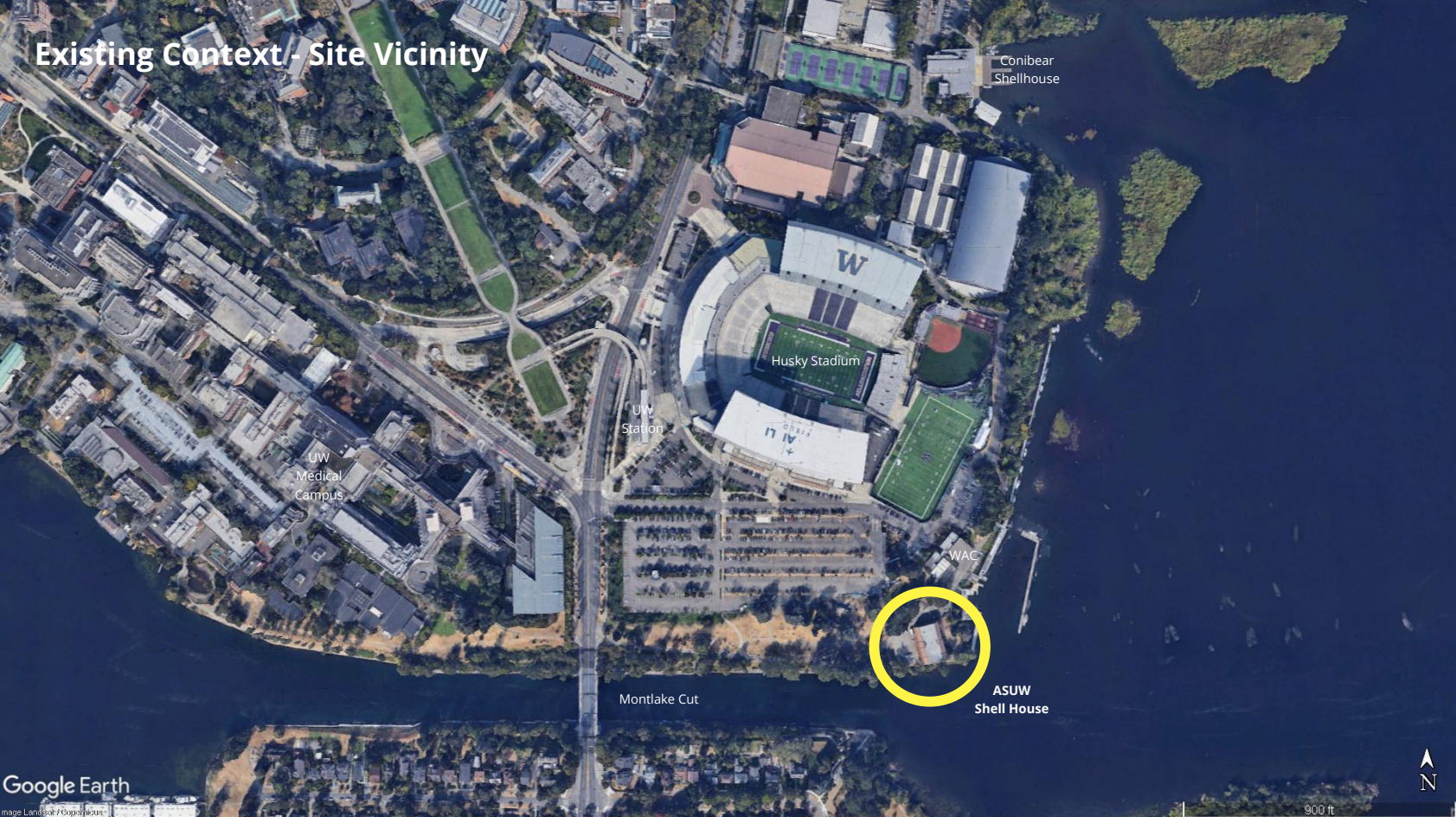
## LOCAL

- Shoreline Development Permit (SSDP)
- Seattle Landmarks Board

**Existing Conditions —**



# Existing Context - Site Vicinity



Conibear  
Shellhouse

Husky Stadium

UW  
Station

UW  
Medical  
Campus

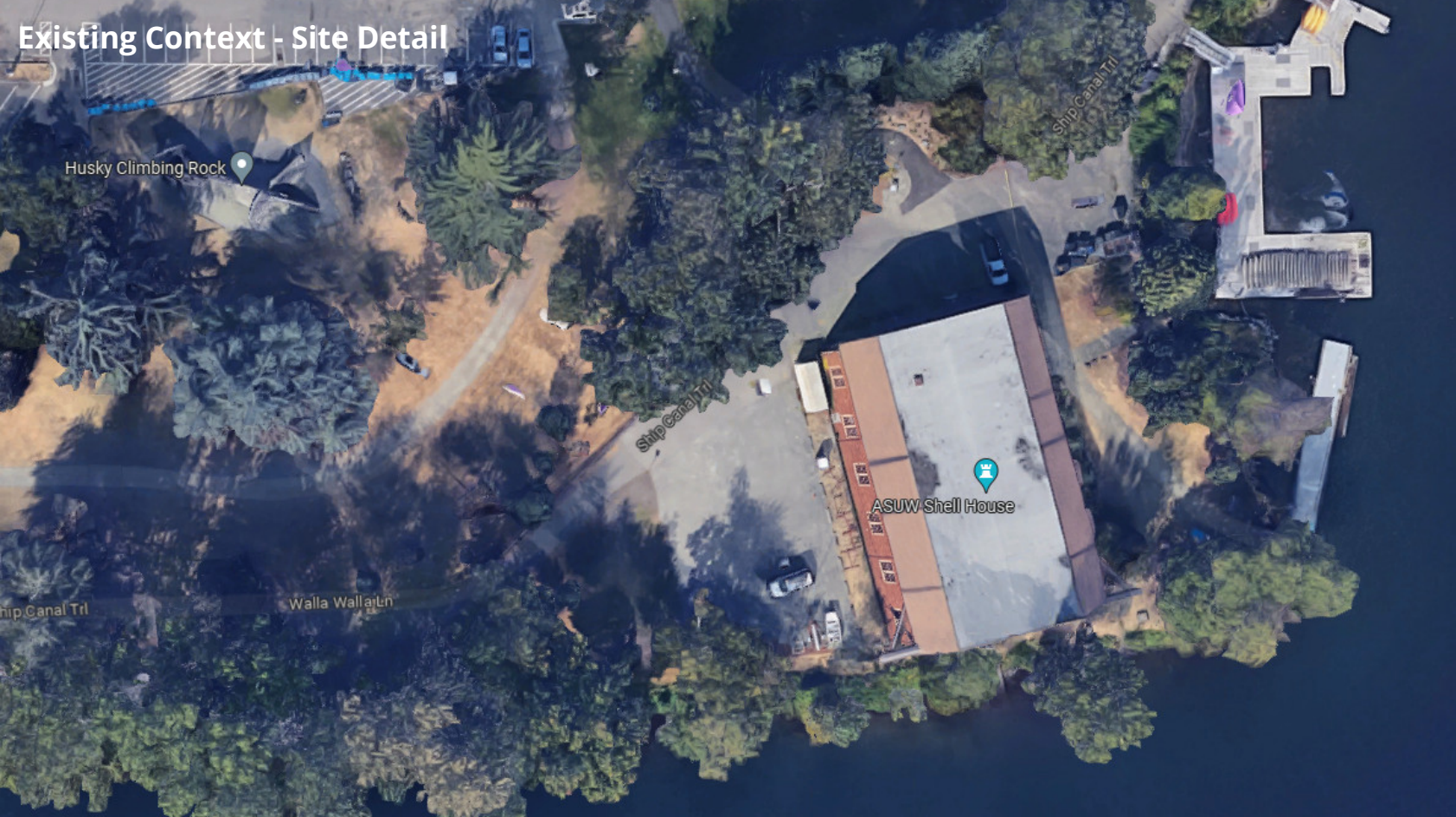
WAC

Montlake Cut

ASUW  
Shell House



Existing Context - Site Detail







Existing Context - Southeast Building Corner





**Existing Context - East Site and Facade**





Existing Context - North Facade





Existing Context - Interior of Hangar Space



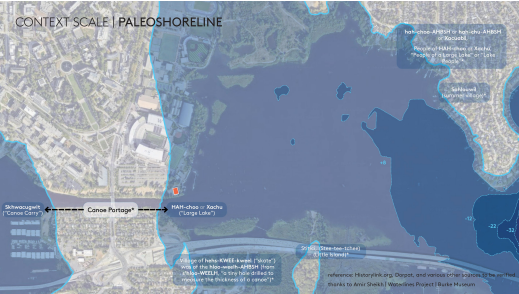
Existing Context - Interior of Pocock Shop on Mezzanine Level



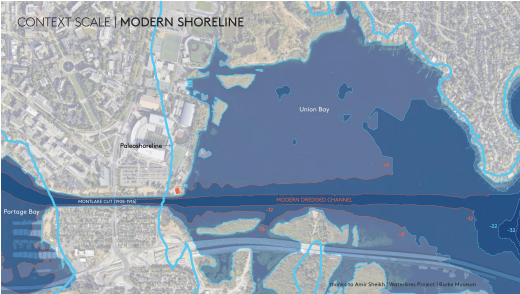
# Site History —

# Timeline & Research—

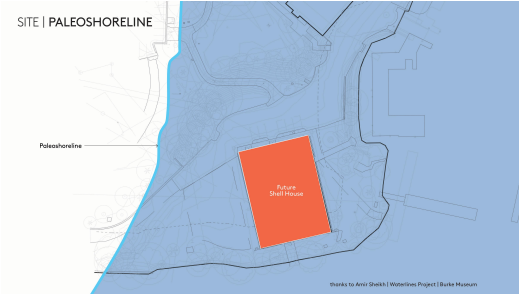
## Early Site History



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.





## 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

SEATTLE, WN.

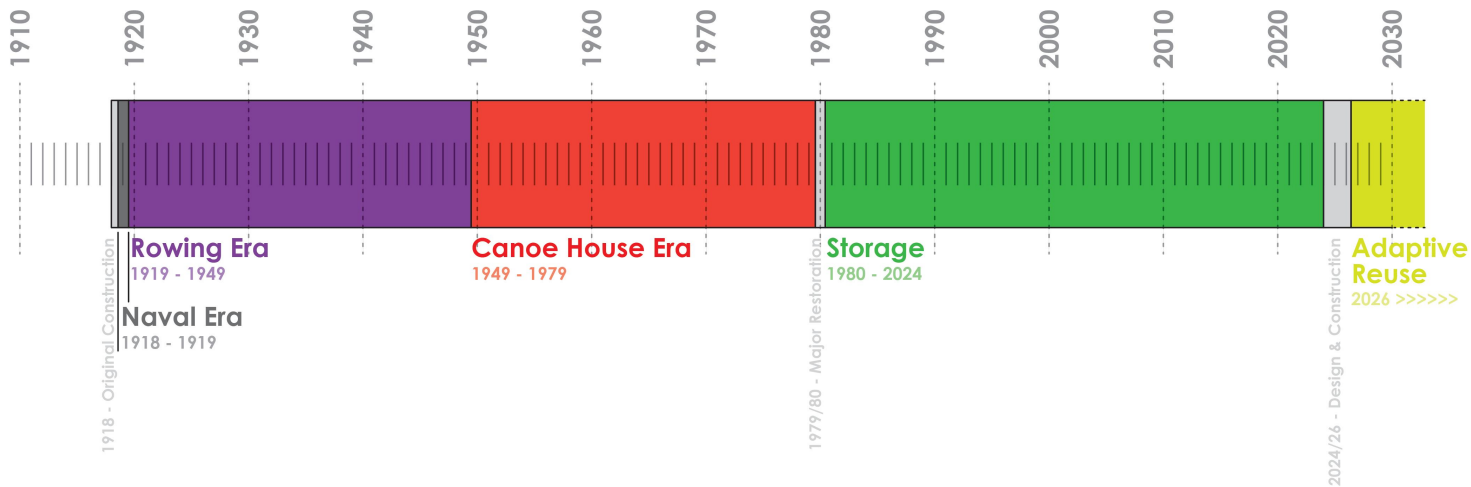
'VI' A 475

# 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.

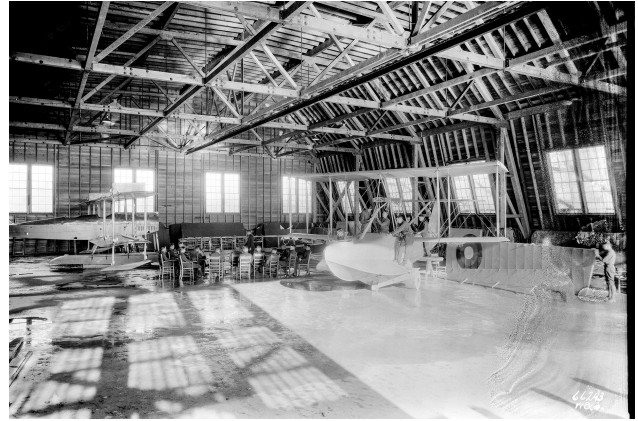
This information and analysis will inform the landmark approach to the building exterior and interior, as well as the site design.





## Naval Era

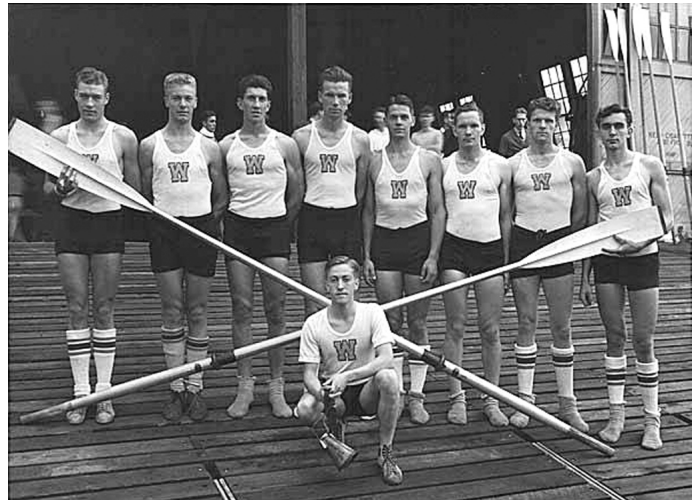
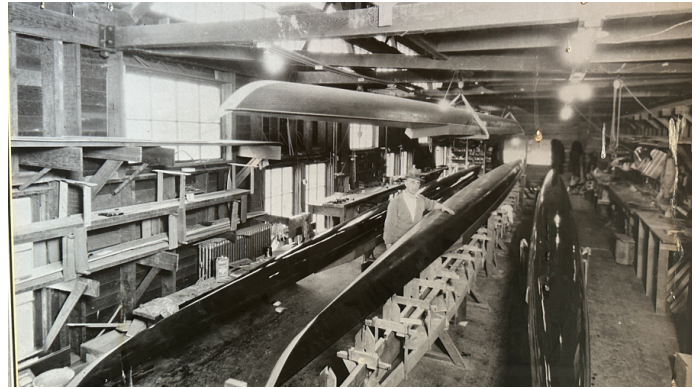
The building was originally built to house early seaplanes and instruct pilots in their use. This use was short-lived. Within a year of its construction the building ceased to be used for seaplanes and was transferred to the UW to be used as their shell house.



## 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

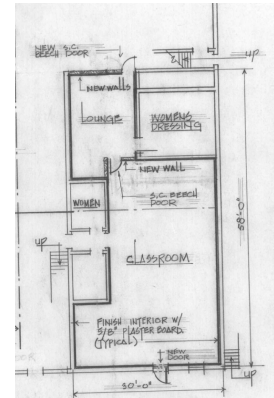
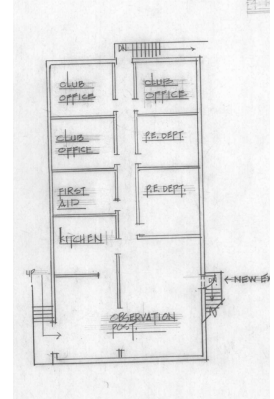
With the completion of the Conibear Shellhouse UW rowing moved out of the ASUW Shell House. UW converted the building into the UW Canoe House. Recreational watercraft was stored and rented from the building. A caretaker apartment was built in the SE corner of the building which added the dormers in that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



CANOE HOUSE

EAST WALL

4-2-74





## **1980 - Present**

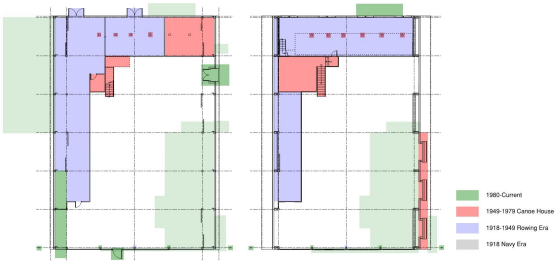
Since the end of the Canoe House era the building has been used to store boats and recreation equipment.



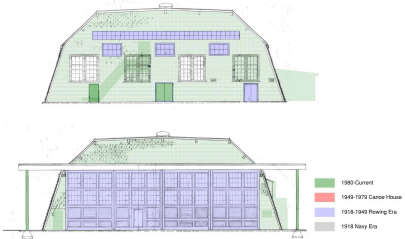
# Timeline & Research—

## Identifying Remaining Artifacts/Layers

1980 - Current



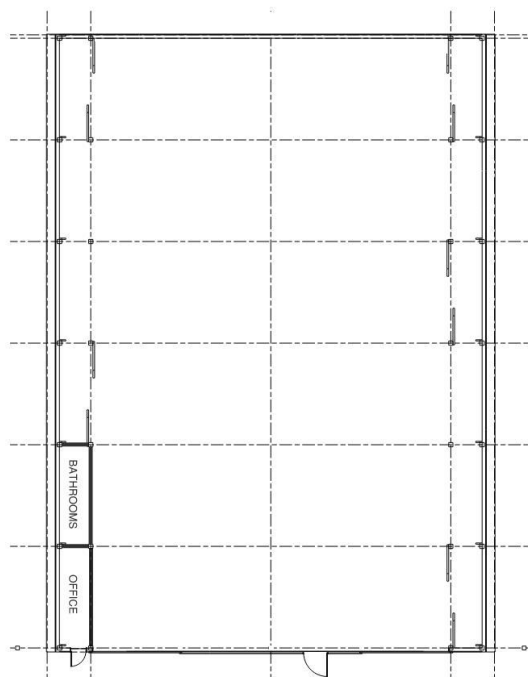
1980 - Current



1980 - Current

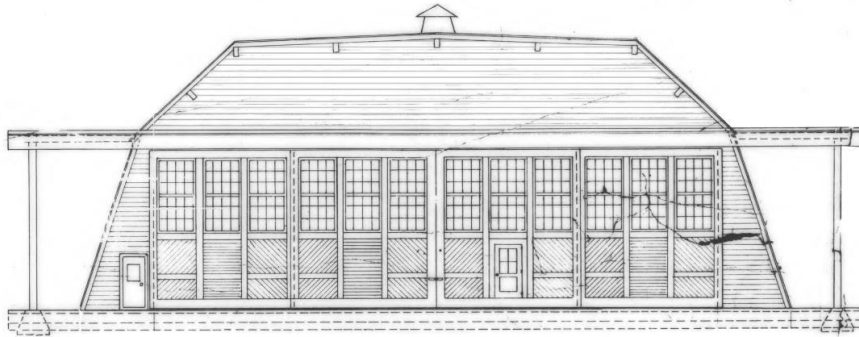


## BUILDING | 1918 NAVY ERA



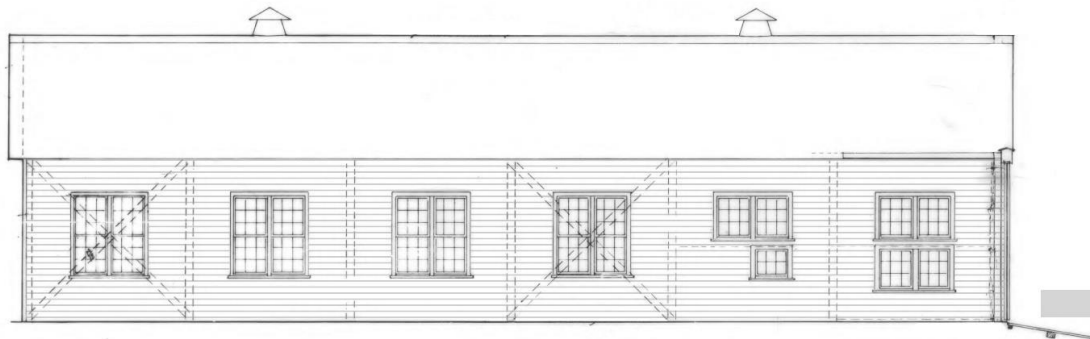
1918 Navy Era

## BUILDING | 1918 NAVY ERA



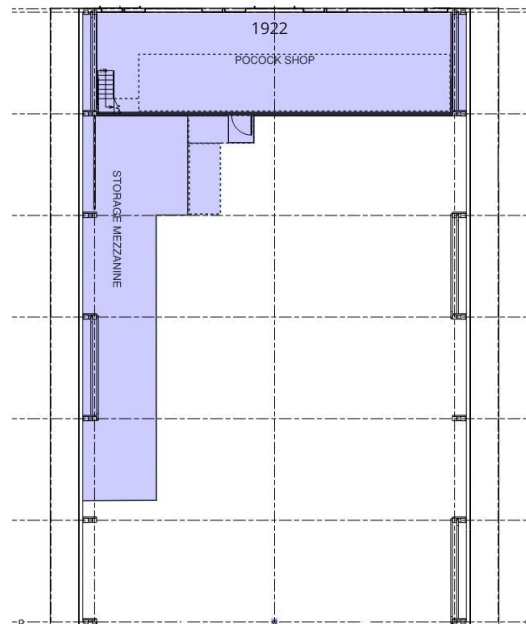
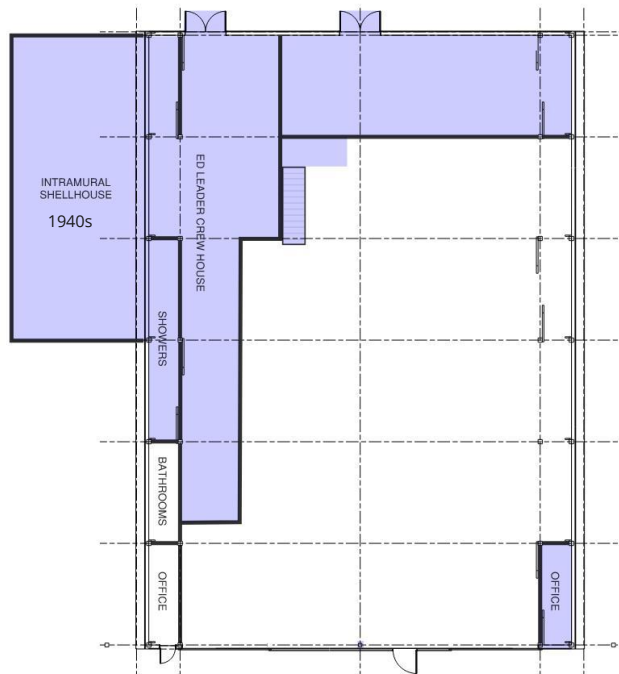
1918 Navy Era

## BUILDING | 1918 NAVY ERA



1918 Navy Era

## BUILDING | 1919-1949 Rowing Era



- 1918-1949 Rowing Era
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## BUILDING | 1919-1949 Rowing Era

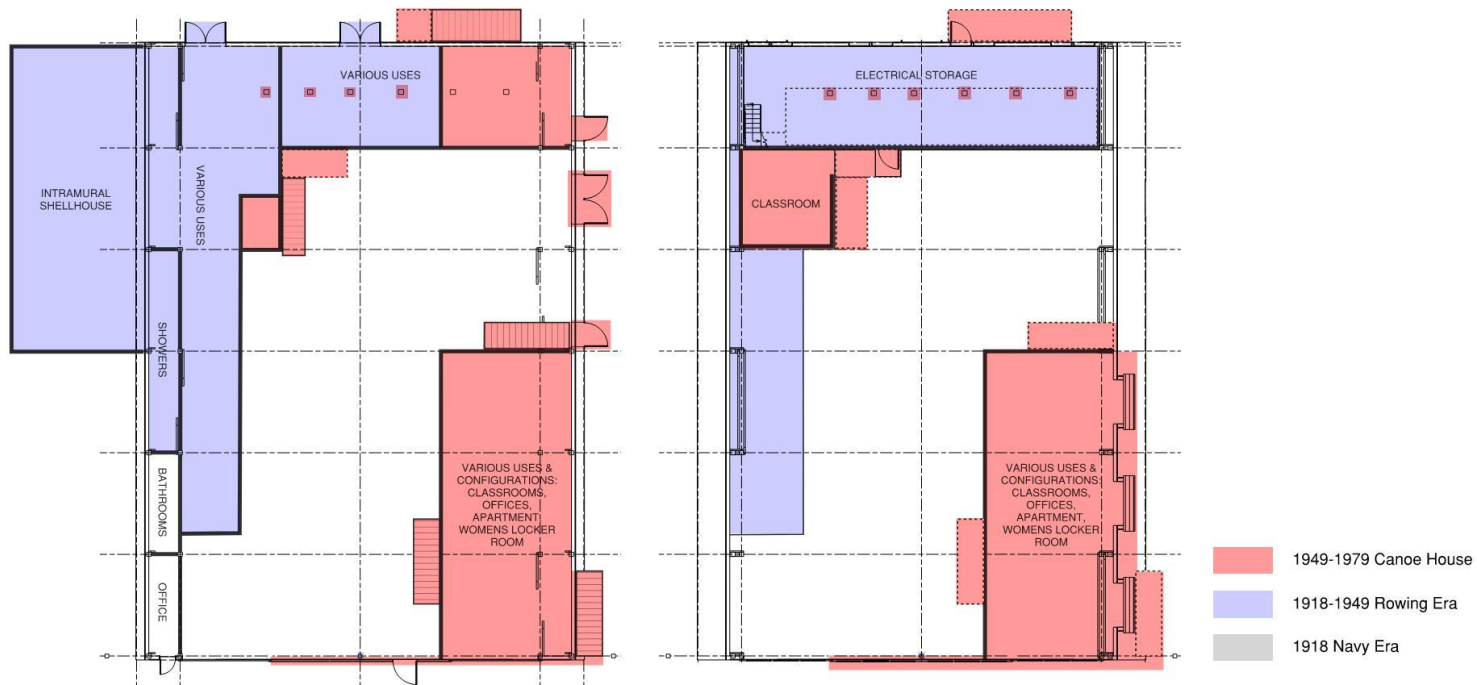


## BUILDING | 1919-1949 Rowing Era





## BUILDING | 1949-1979 Canoe House Era



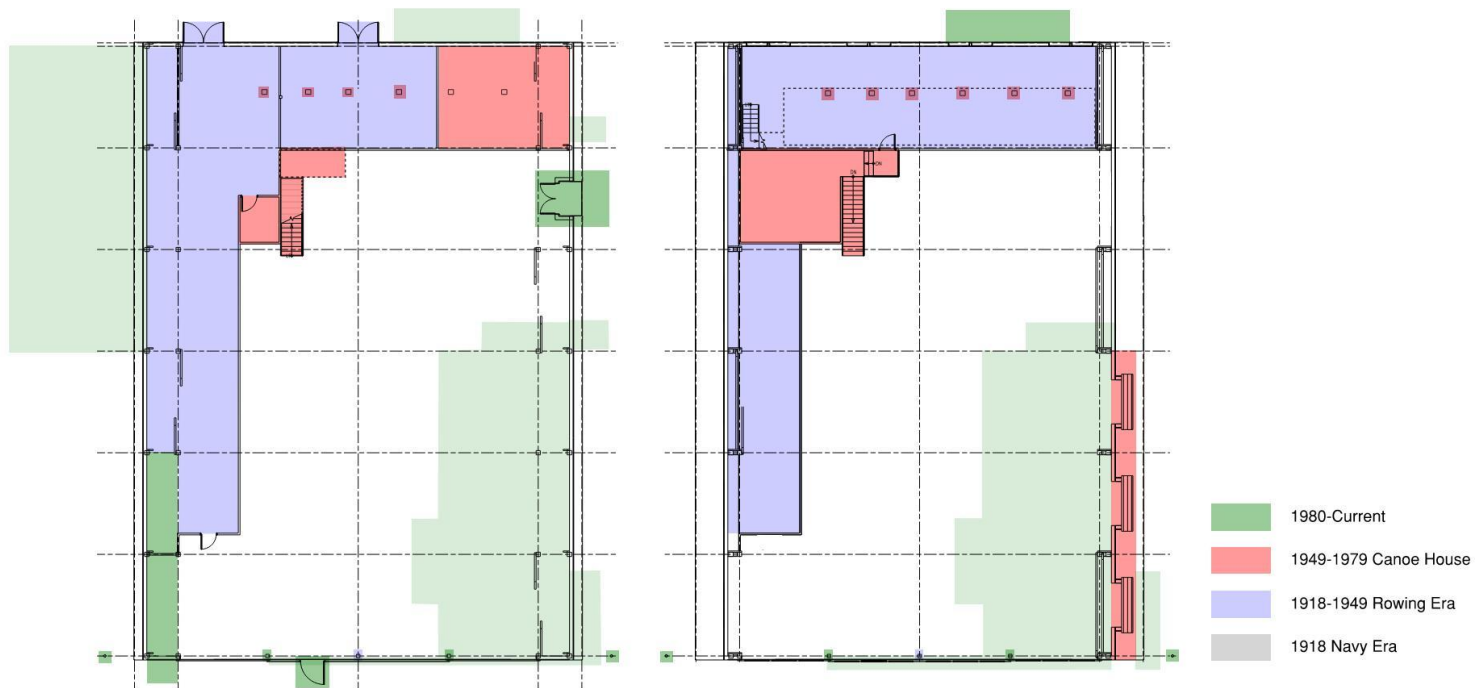
## BUILDING | 1949-1979 Canoe House Era



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## BUILDING | 1980 Renovation - Current



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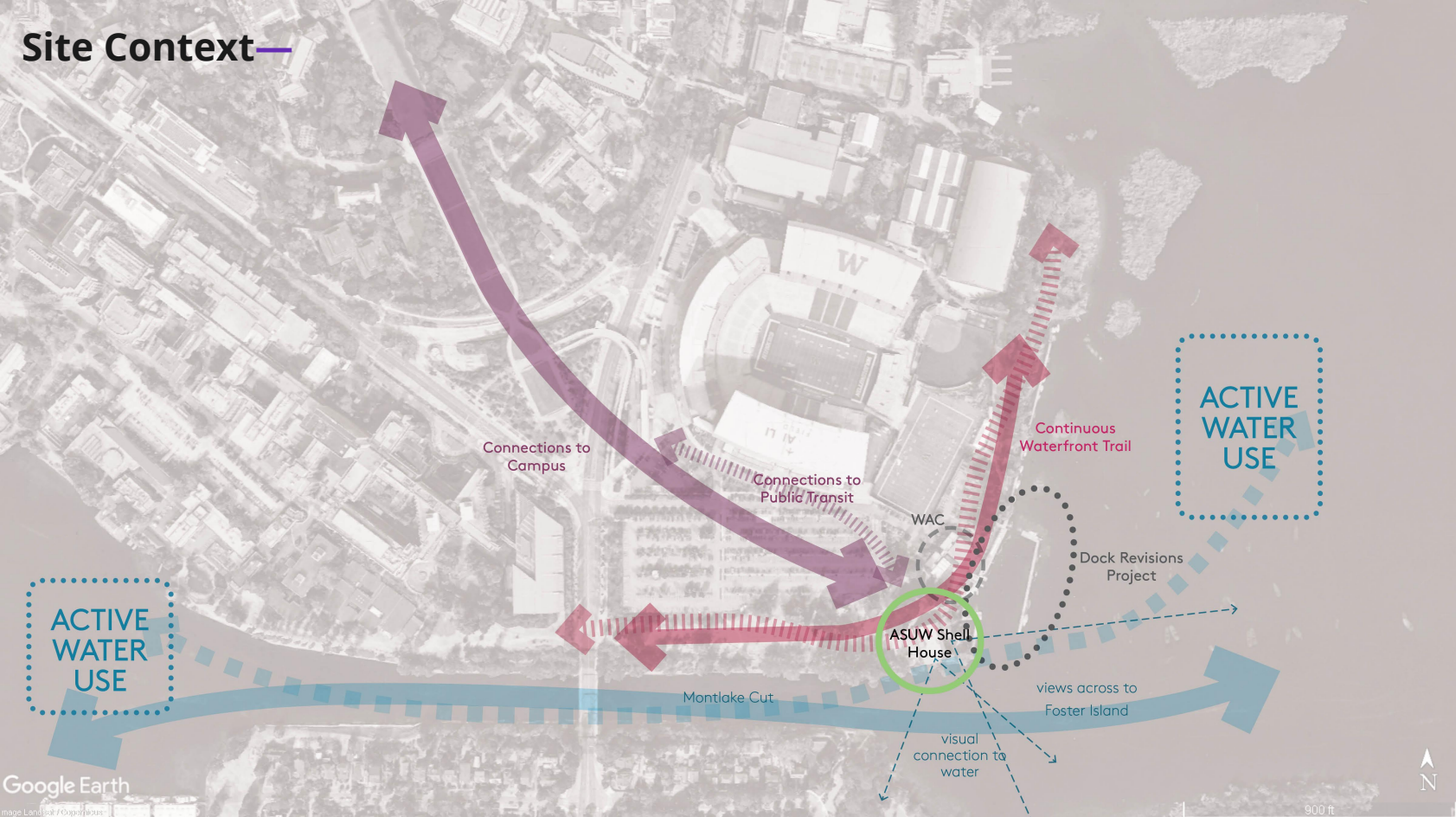


## BUILDING | 1980 Renovation - Current



# Design Concept —

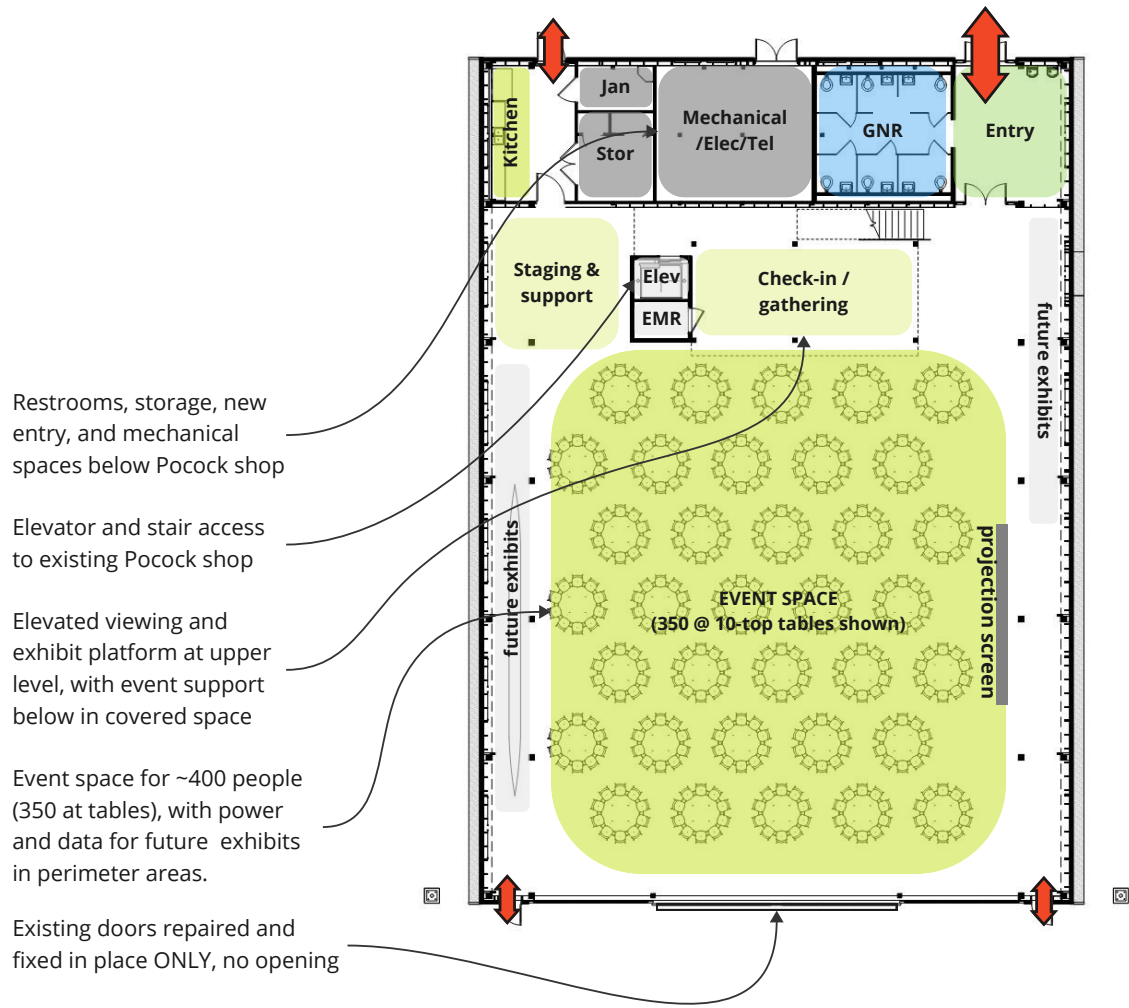
# Site Context



# Site Plan - Proposed



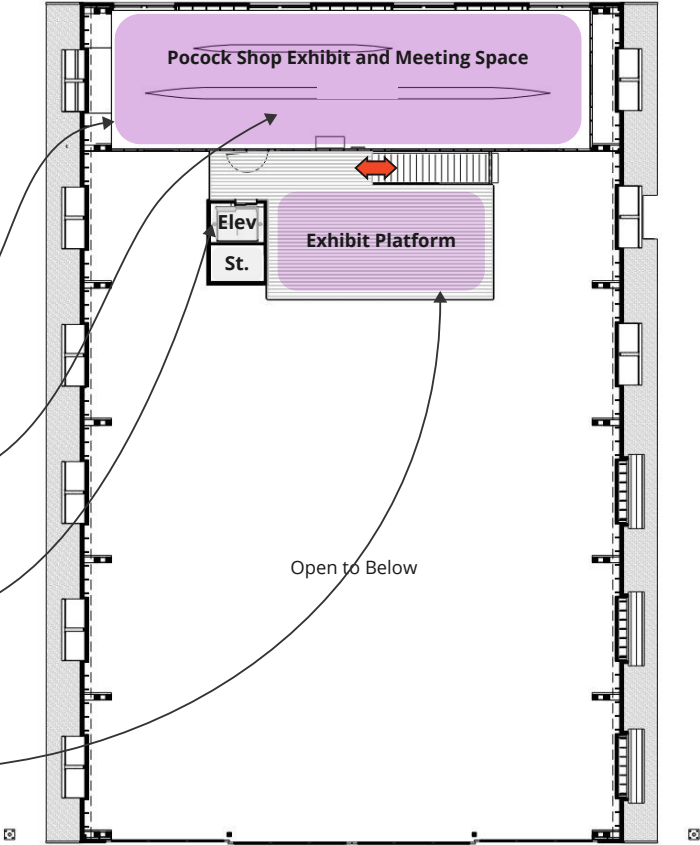
Level 1 Floor Plan - Proposed





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.

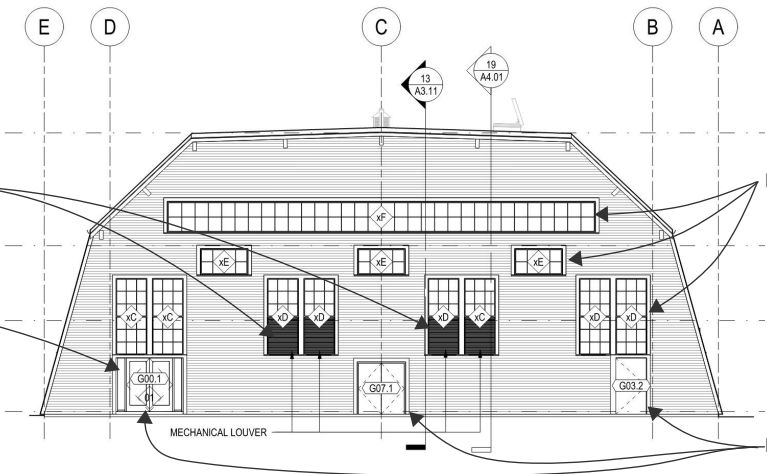


**BUILDING ELEVATIONS - PROPOSED**

LOWER SASHES TO BE REMOVED AND  
STORED FOR FUTURE REVERSIBILITY

NEW MAIN BUILDING ENTRY

**NORTH**



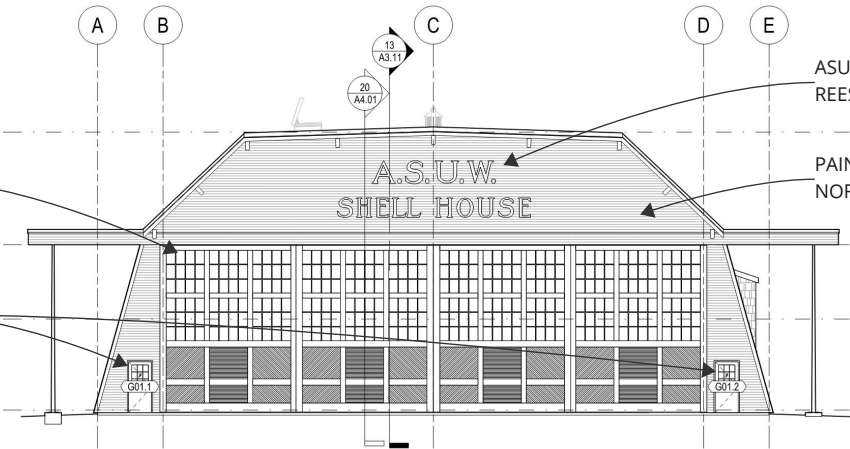
EXISTING WINDOWS TO REMAIN

EXISTING DOORS TO BE REPLACED

HANGAR DOORS RESTORED  
AND FIXED IN CLOSED  
POSITION IN BASE SCOPE

DOORS REINTRODUCED IN  
HISTORIC LOCATIONS

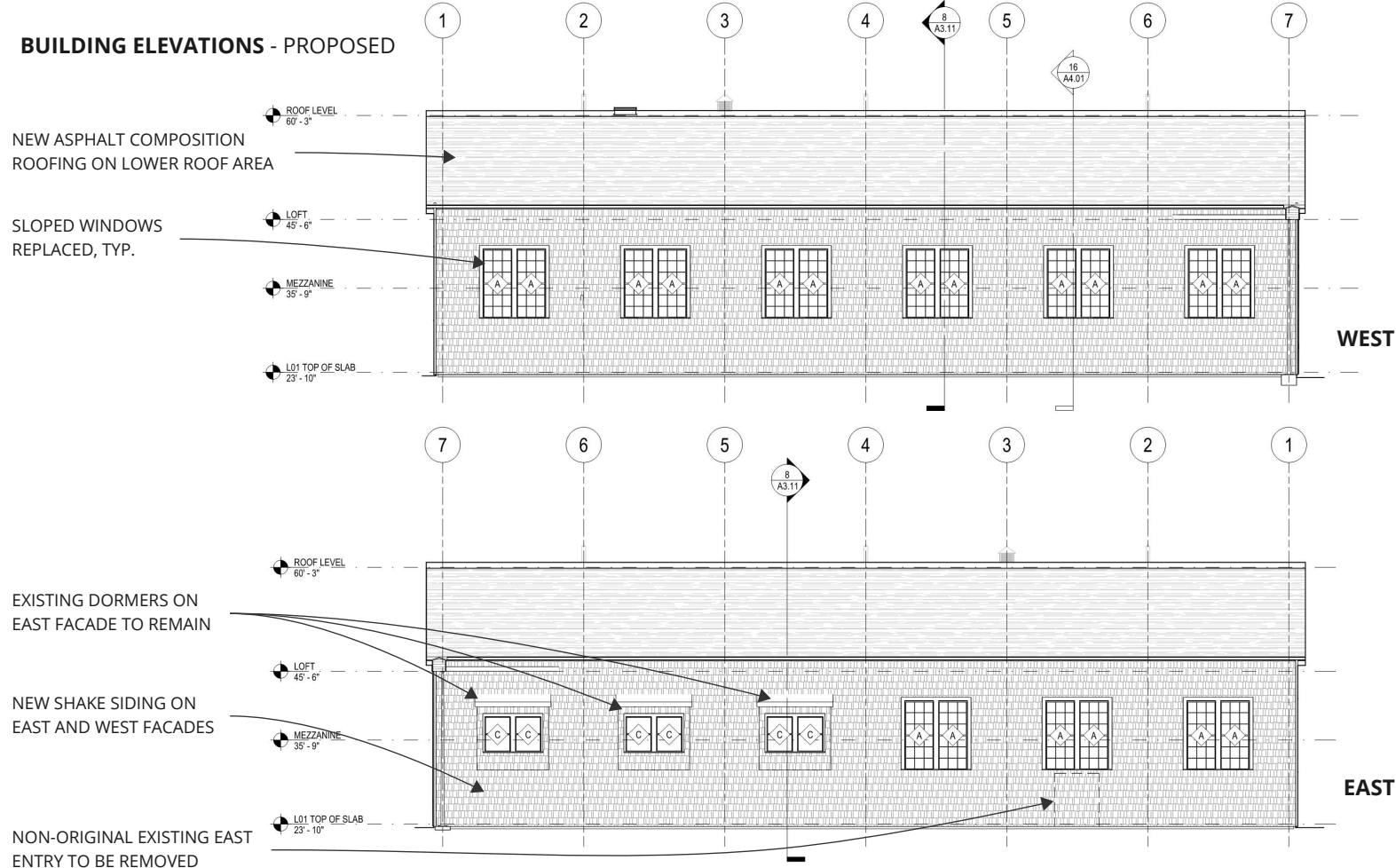
**SOUTH**



ASUW SHELL HOUSE SIGNAGE  
REESTABLISHED

PAINTED CLAPBOARD SIDING ON  
NORTH AND SOUTH ELEVATIONS

## BUILDING ELEVATIONS - PROPOSED



# Budget Driven Essential Scope

## Section Perspective EW

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

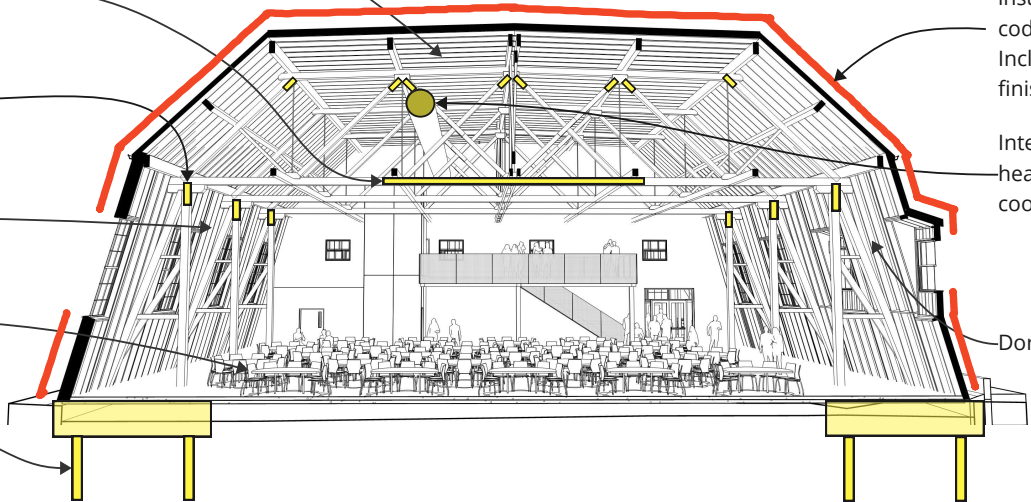
Overlay concrete floor with structural slab

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

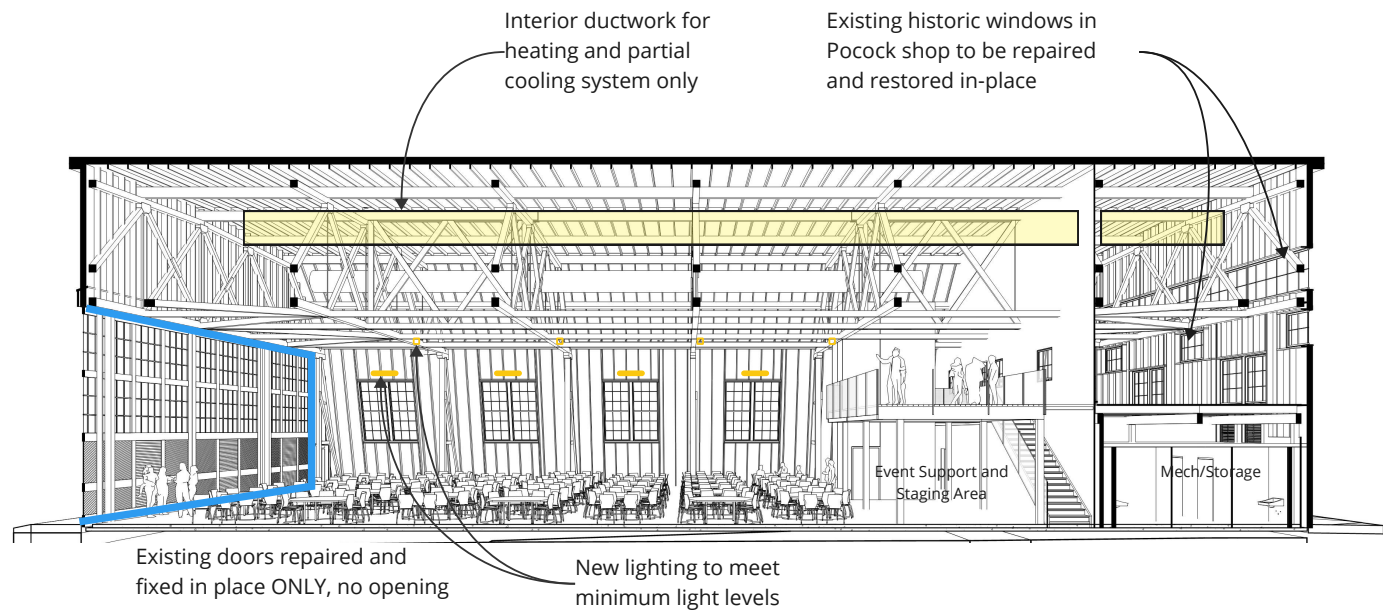
Dormers to remain (typ)



SECTION PERSPECTIVE - E/W

**Budget Driven Essential Scope**

Section Perspective NS

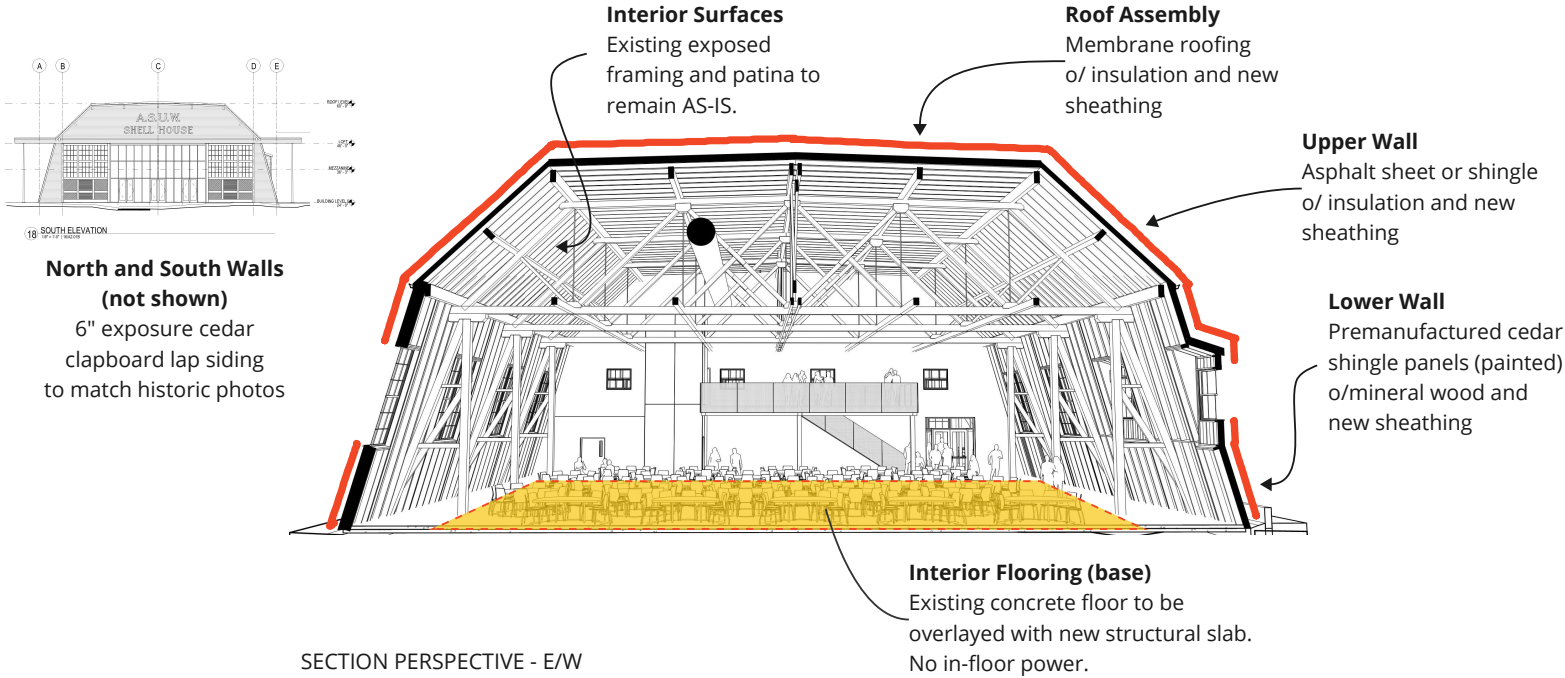


SECTION PERSPECTIVE - N/S



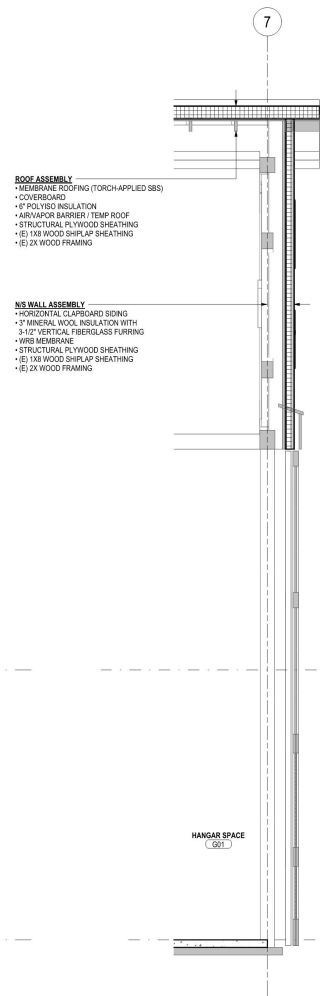
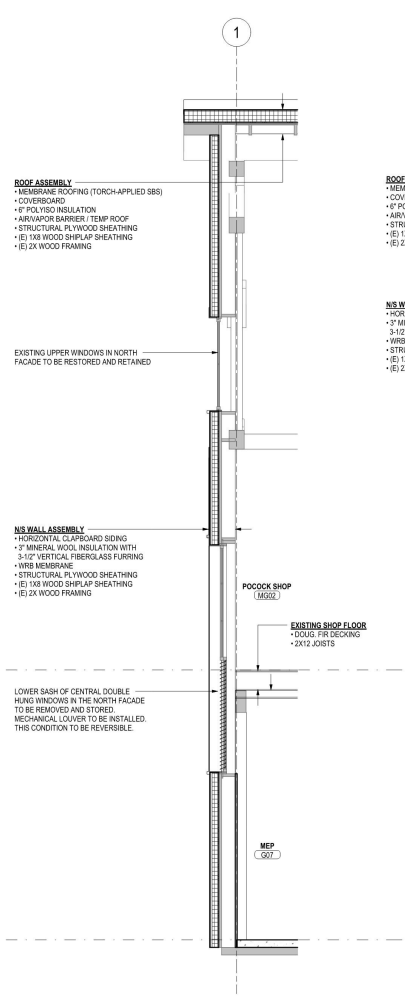
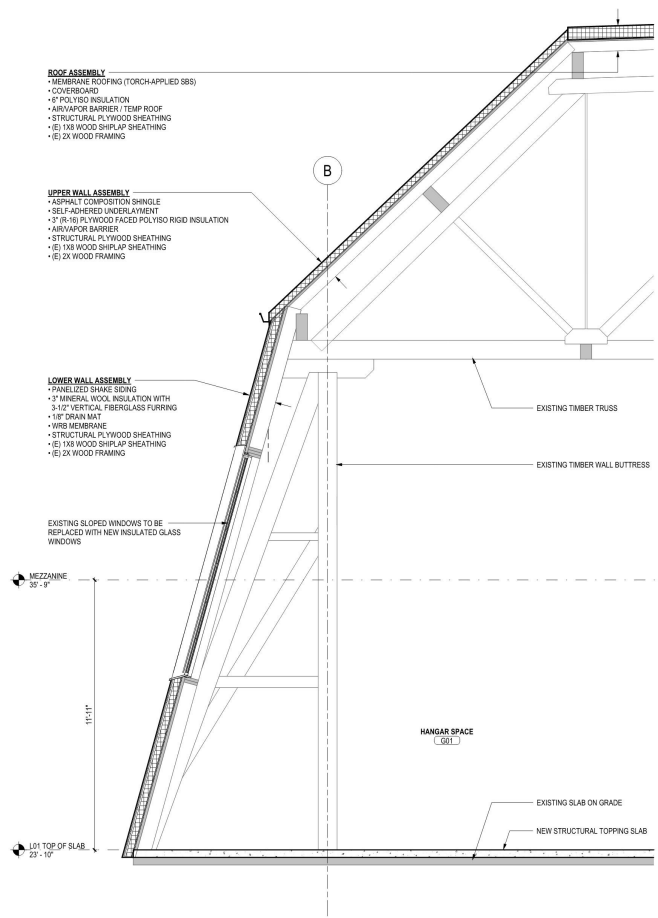
# Budget Driven Essential Scope

## Exterior Assemblies



# Budget Driven Essential Scope

## Exterior Assemblies



Looking North





# Looking South from Entry



## View from Mezzanine

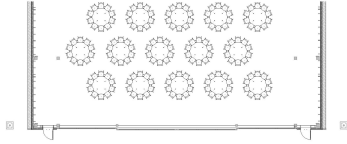




**Alternates —**

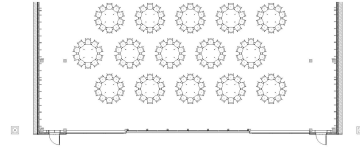
# Hanger Door Infill

## Base and Alternate



### Base Option

Doors Fixed Closed



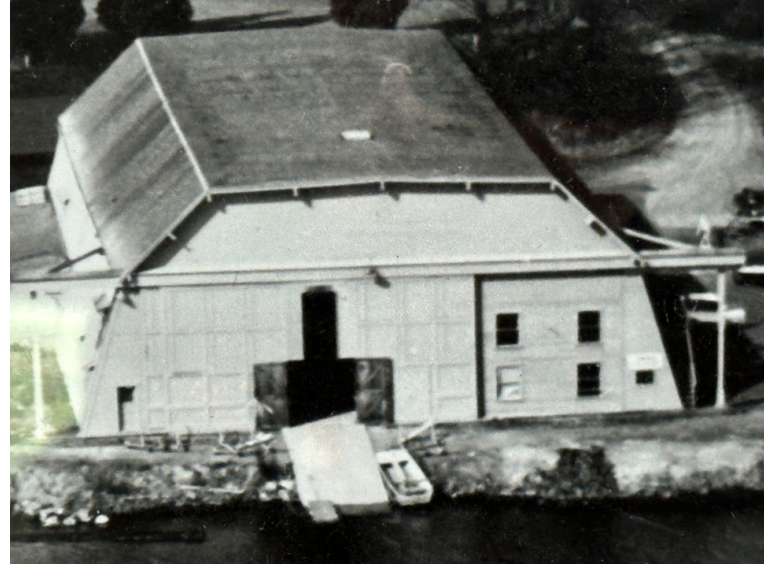
### Alternate Option

Doors Fixed Open with Glazed Infill



# Hanger Door Configurations

Variations Over the Years







A.S.U.W.  
SHELL HOUSE











A.S.U.W.  
SHELL HOUSE









# Schedule—

## Milestone Schedule

- |                              |                         |
|------------------------------|-------------------------|
| 1. Project Definition/Design | Nov 2023 – Dec 2024     |
| 2. Permitting                | Jan 2024 – Apr 2025     |
| 3. Construction              | April 2025 – April 2026 |
| 4. Target Move-In            | Summer 2026             |

**Thank you —**

# 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 Context - Interior of Pocock Shop on Mezzanine Level





Existing Context - West Lot Looking to the Southwest



# Accessible Path

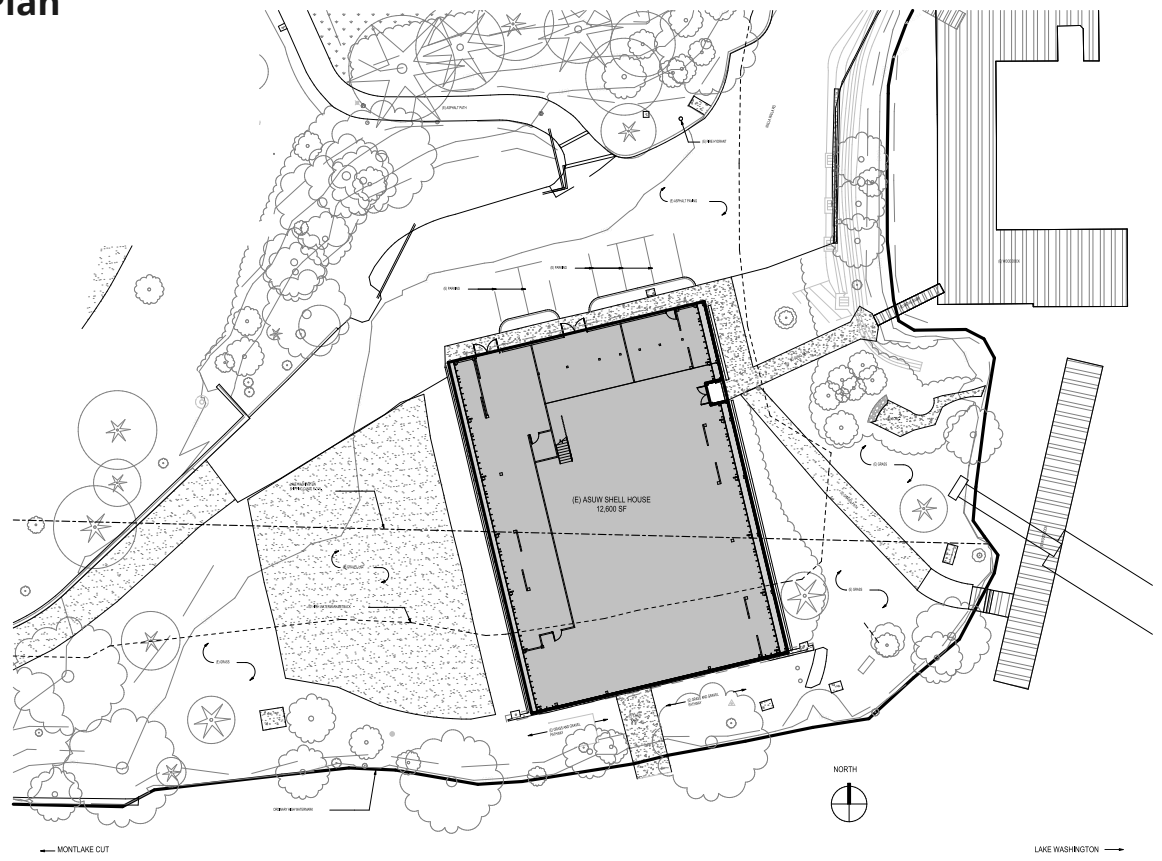
## Improve Walla Walla Way



# Accessible Path

## Improve Walla Walla Way

# Existing Site Plan



# Accessible Path

## Improve Walla Walla Way





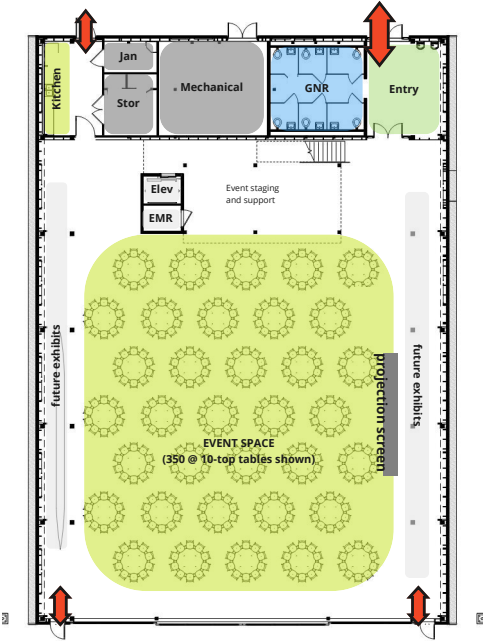
# Interior Planning Highlights

## Floor Plans

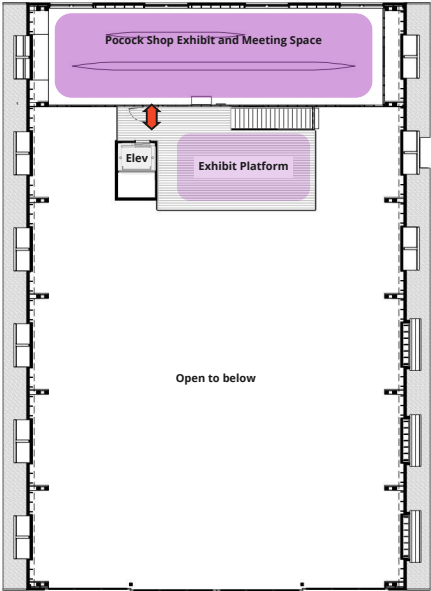
Event space for 300-400 people in main hanger with support spaces

Accessible restrooms, entry, storage and mechanical spaces in existing north zone below Pocock shop

Elevator and stair access to upper level exhibit space and restored Pocock shop area



MAIN LEVEL



UPPER LEVEL