

# Anderson Hall Renovation

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University of Washington | DON Project Briefing



# AGENDA

- Project background and introduction
- Existing context and chronology
- Proposed exterior treatments and alteration
- Proposed interior treatments and alteration

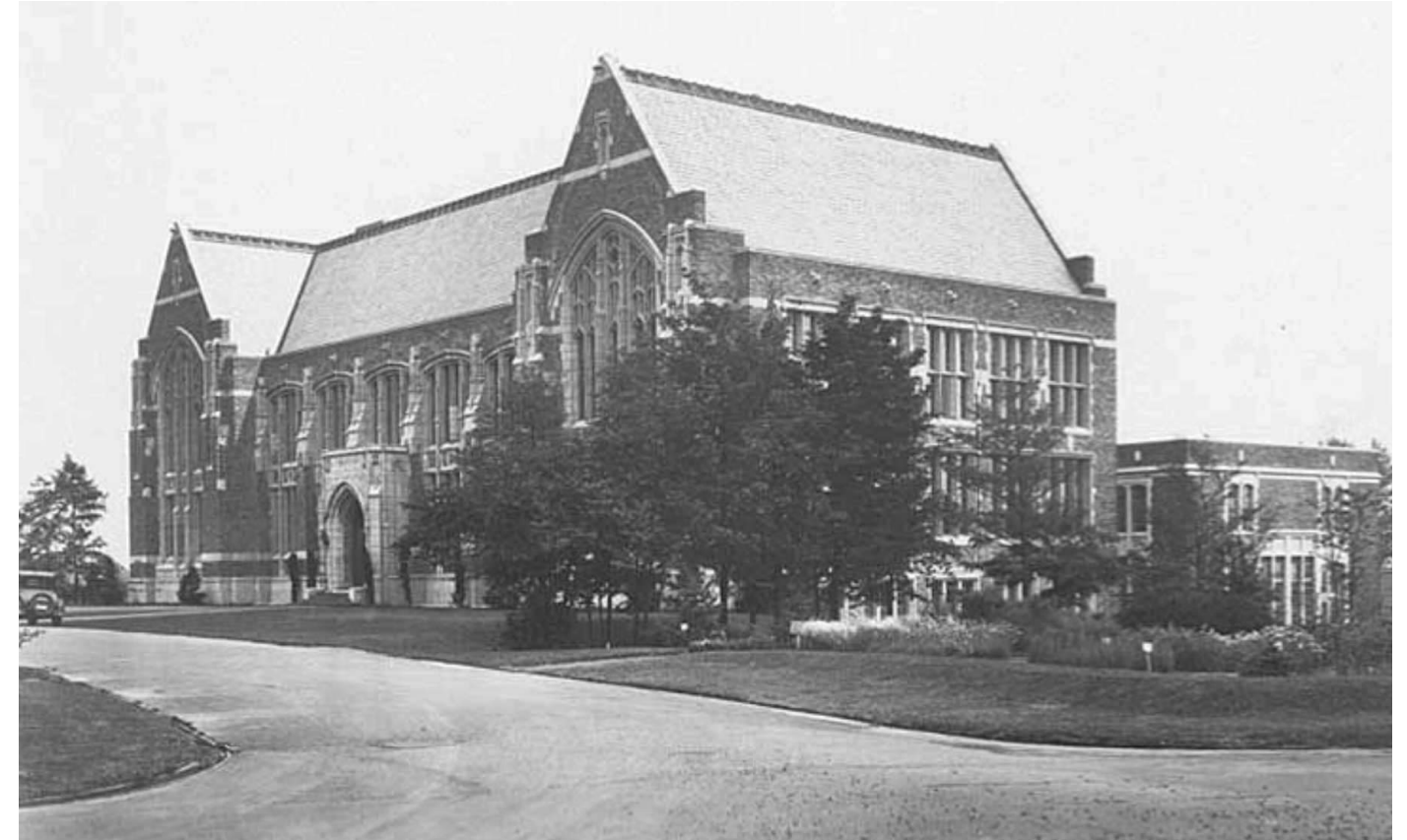
# HISTORICAL SIGNIFICANCE

## SUMMARY OF HISTORY, SIGNIFICANCE, AND DESIGNATION

- Constructed in 1924-25 to house the School of Forestry
- Designated a historic landmark by the Seattle Landmarks Preservation Board in May 2023

Features and characteristics identified as contributing to the designation include:

- The site bound by W Stevens Way NE, 30 feet from the east and west building walls, and 15 feet from the south building wall.
- The exterior of the building, including all elevations and roof.
- Interior spaces retaining historic character including the primary entrance vestibule and corridor intersection, historic stairs in the east and west building wings, the Auditorium, and the Forest Club Room (also known as Reading Room).



*North elevation, circa 1928, University of Washington Libraries Special Collections*

# PROPOSED HISTORIC WORK

## PROPOSED HISTORIC WORK - INTERIOR:

- Structural upgrades to address seismic performance and safety
- Systems upgrades for heating, ventilation, electrical, lighting, and fire and life safety
- Repairs to damaged interior historic finishes
- Interior work at non-designated spaces will be contemporary but compatible and coordinated with historic spaces
- Interior work at designated historic spaces will meet the Secretary of the Interior's Standards for Rehabilitation

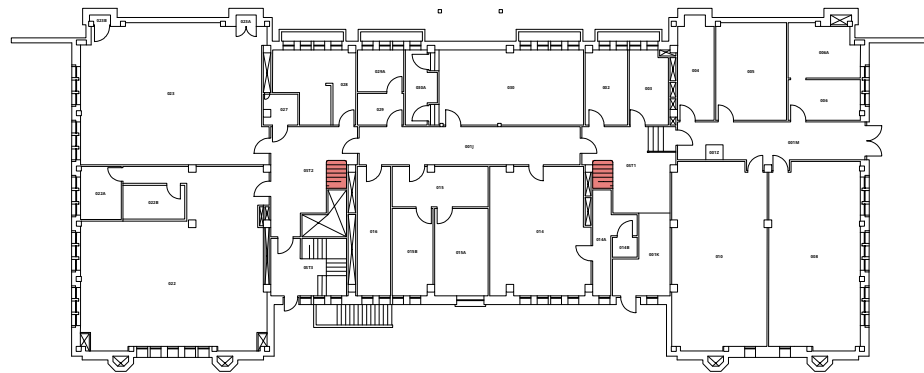
## PROPOSED HISTORIC WORK - EXTERIOR:

- Proposed work to the historic exterior is primarily maintenance and repair focused
- At the south elevation, the original central entry, removed in 1968, will be re-instated as a second primary entry
- The proposed sitework will modify non-historic components of the site to allow for accessible pathways and a second primary accessible entry
- All exterior work will meet the Secretary of the Interior's Standards for Rehabilitation.

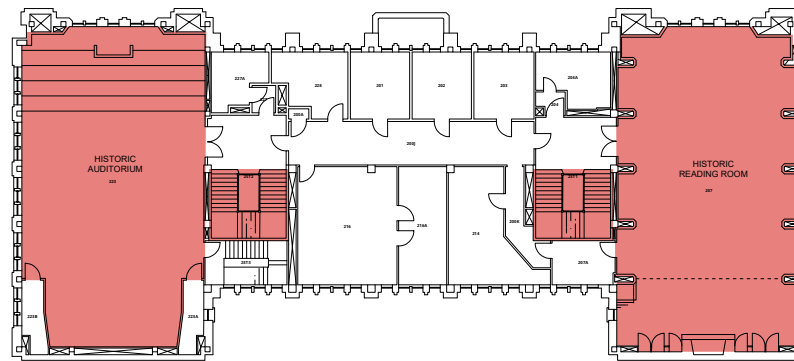


# LANDMARK-DESIGNATED FEATURES

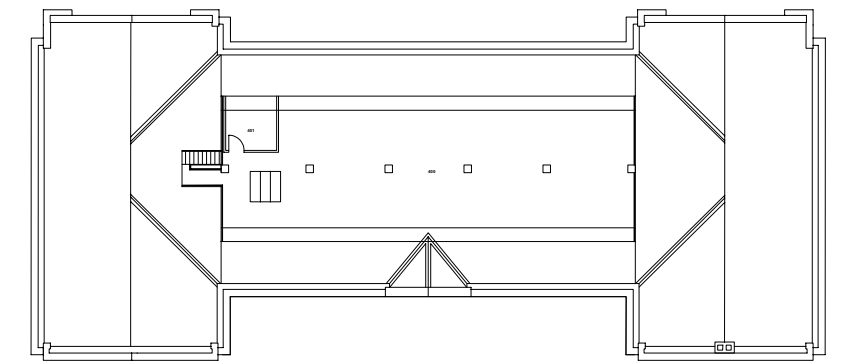
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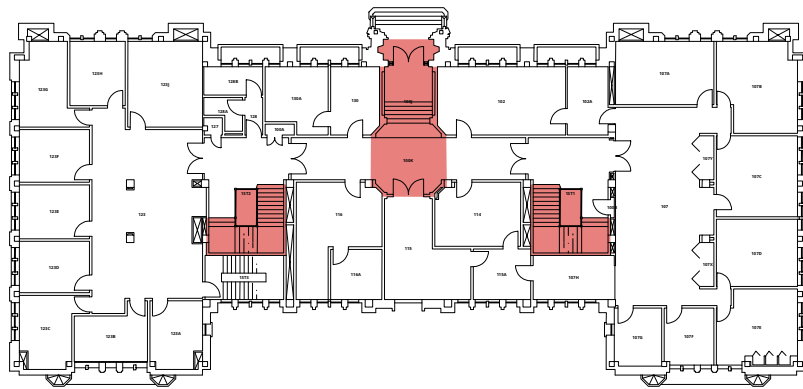
GROUND FLOOR



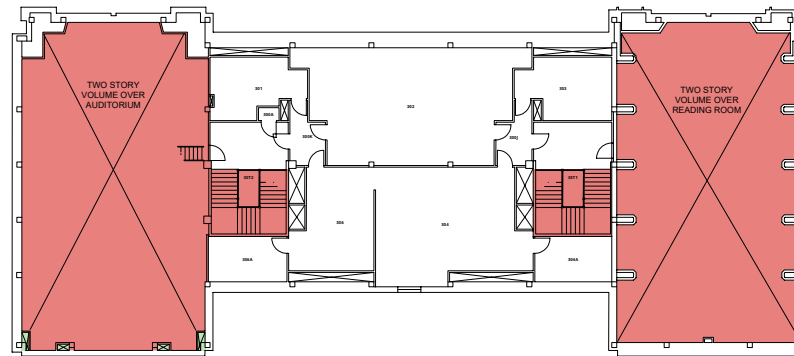
2ND FLOOR



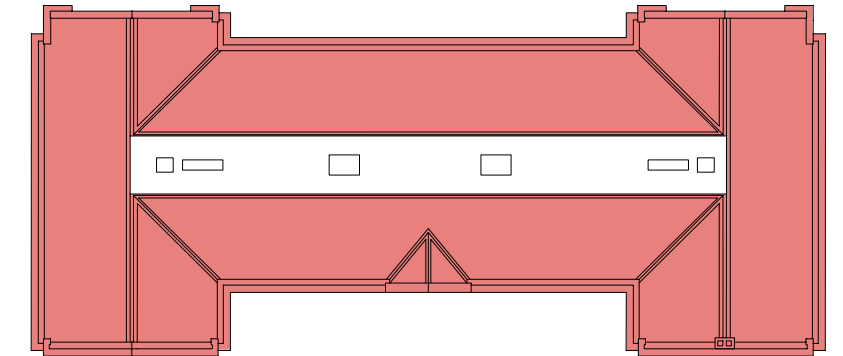
MECHANICAL ATTIC



1ST FLOOR



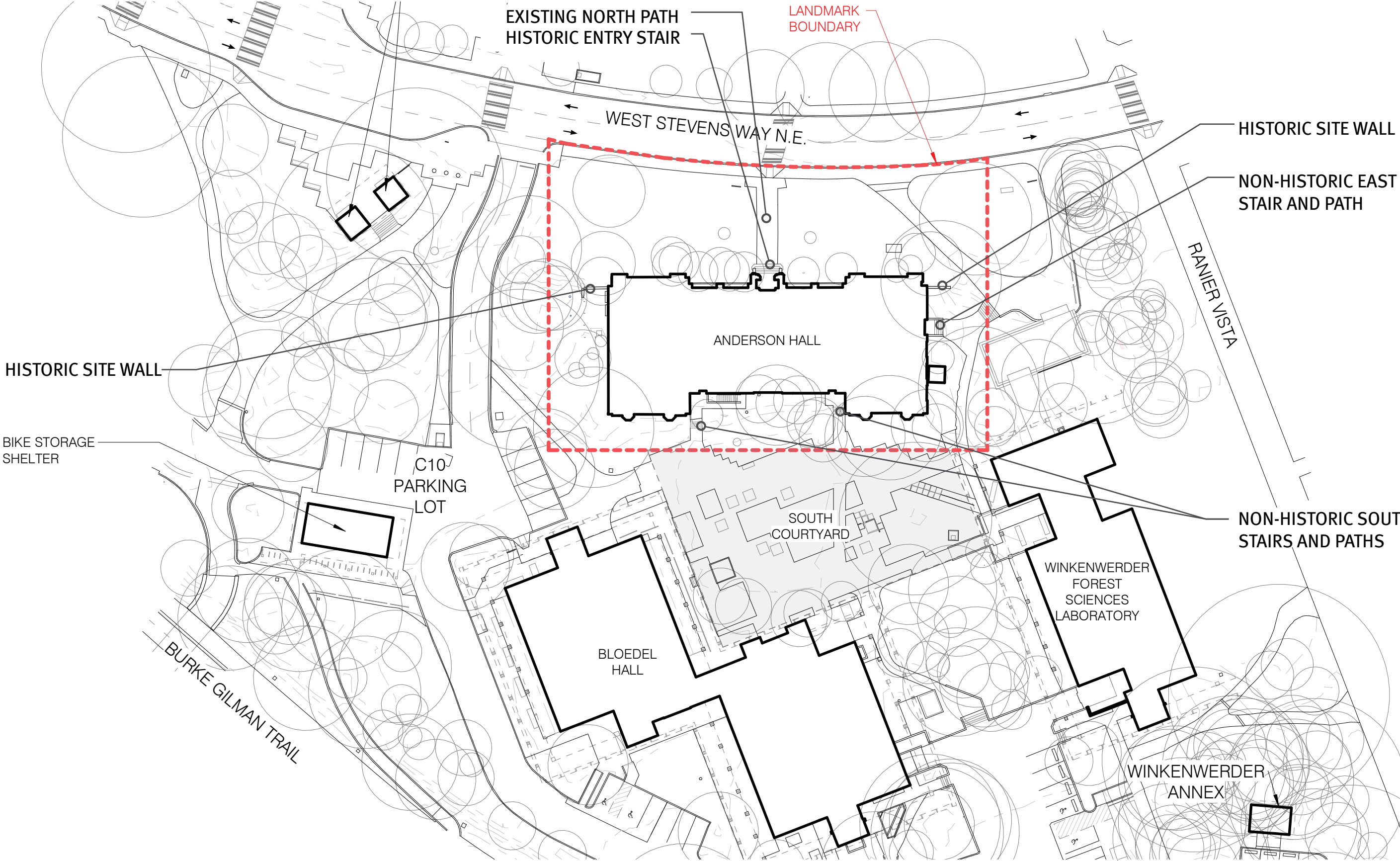
3RD FLOOR



ROOF

 = Landmark Designated Features/Spaces

# SITE PLAN - EXISTING

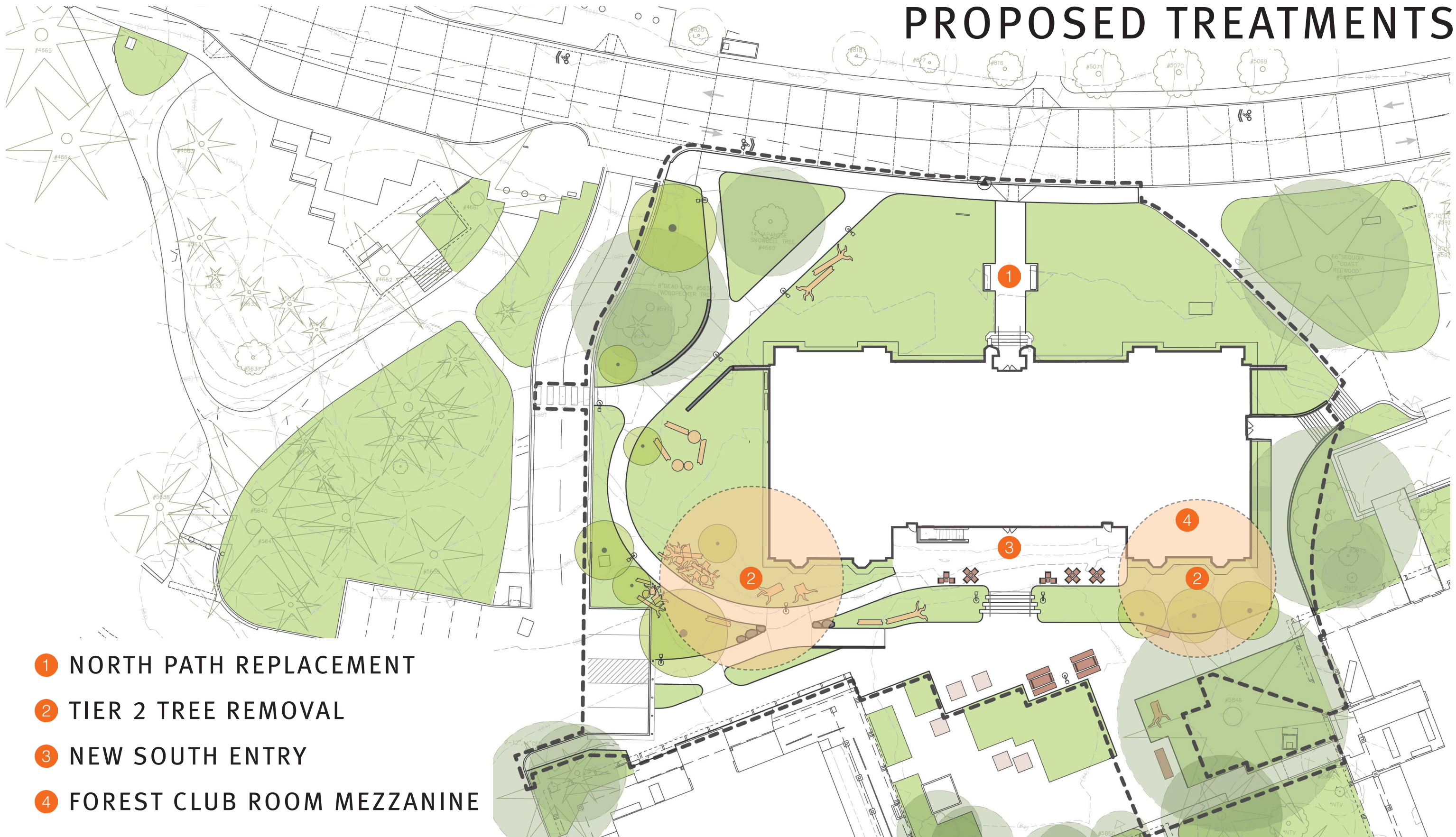


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# PROPOSED TREATMENTS

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- 1 NORTH PATH REPLACEMENT
- 2 TIER 2 TREE REMOVAL
- 3 NEW SOUTH ENTRY
- 4 FOREST CLUB ROOM MEZZANINE





# SITE CONTEXT PHOTOS

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North elevation and entry path



South elevation and Modern-era south courtyard



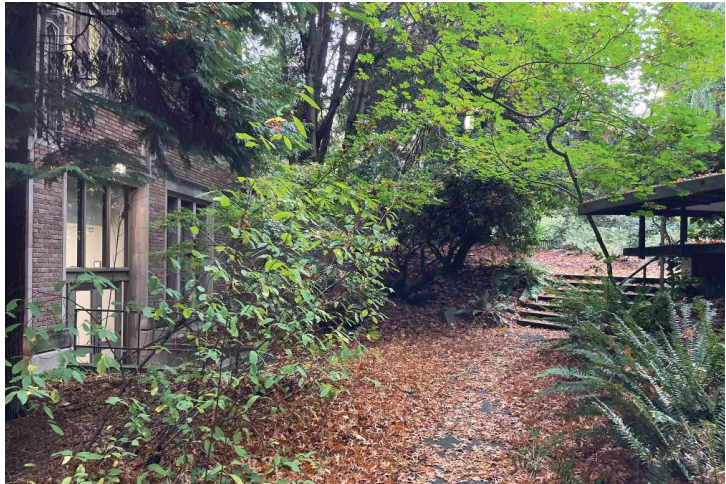
West elevation and site pathway



Southwest planting area



East elevation



Site path and exterior stairs to Winkenwerder hall



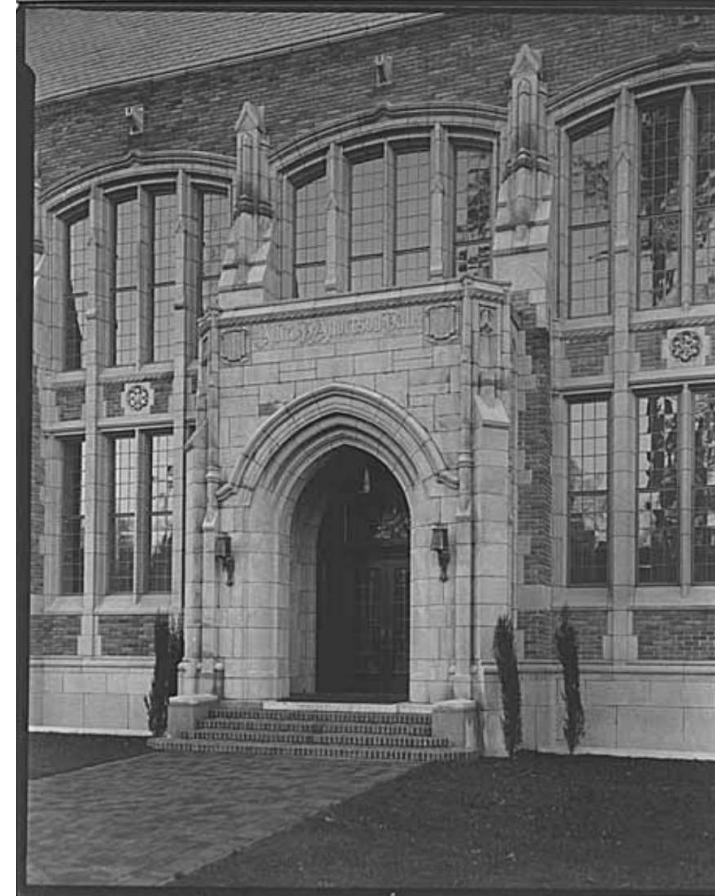
# PROPOSED ALTERATIONS

# NORTH PATH - HISTORIC

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Colorized postcard, circa 1927, University of Washington Libraries Special Collections



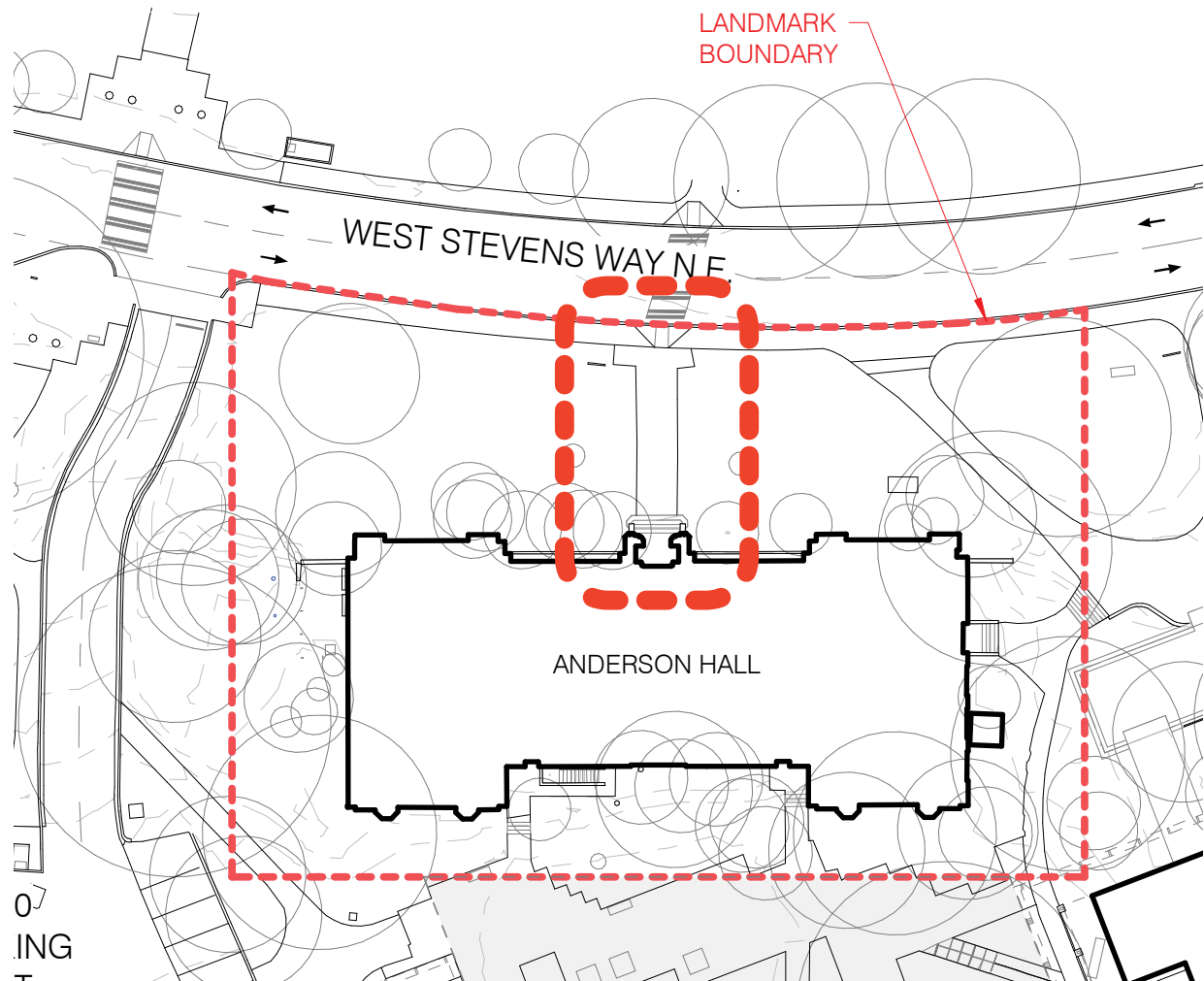
North entry, no date, University of Washington Libraries Special Collections

- Herringbone pattern brick path added between 1964 - 1967 (per Landmark Designation Report)
- Brick entry stair is original



# NORTH PATH - EXISTING CONDITION

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North elevation, entry walkway, and landscaping



Northeast planting area



Non-historic painted metal handrail



### RATIONALE:

#### Safety & Accessibility:

- The existing non-historic brick path does not meet accessibility requirements for slip resistance and even surfaces

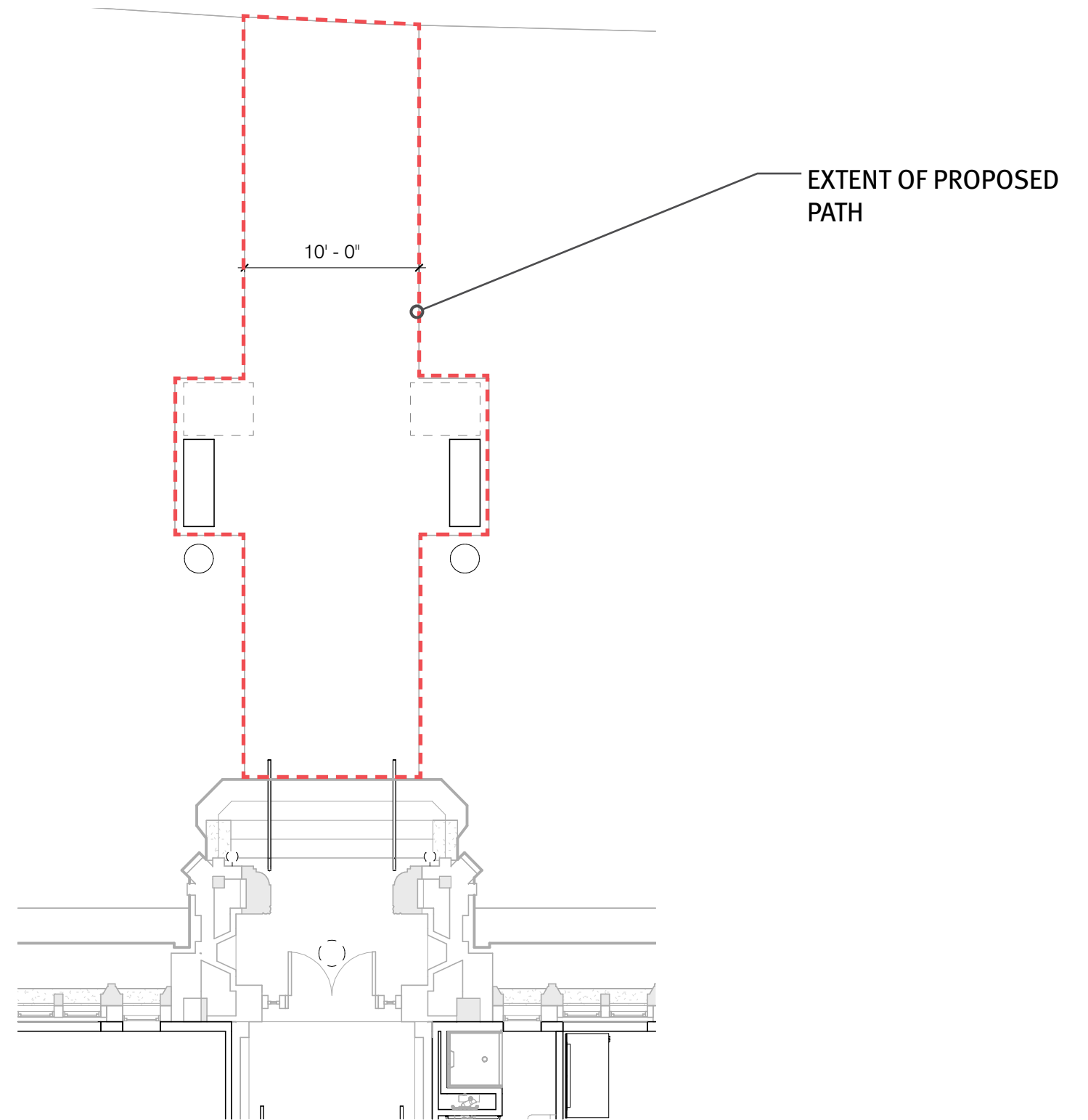
#### Building Maintenance Access:

- The existing non-historic brick path can't withstand loads from a facade access lift, which is critical to maintaining the historic north facade

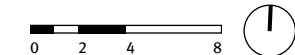
### APPROACH:

- Demolition to be limited to non-historic brick path
- Proposed path layout will accommodate new accessible seating area
- Proposed surface is concrete paving with a surface retarder

# NORTH PATH - PROPOSED



NORTH ENTRY PROPOSED PLAN



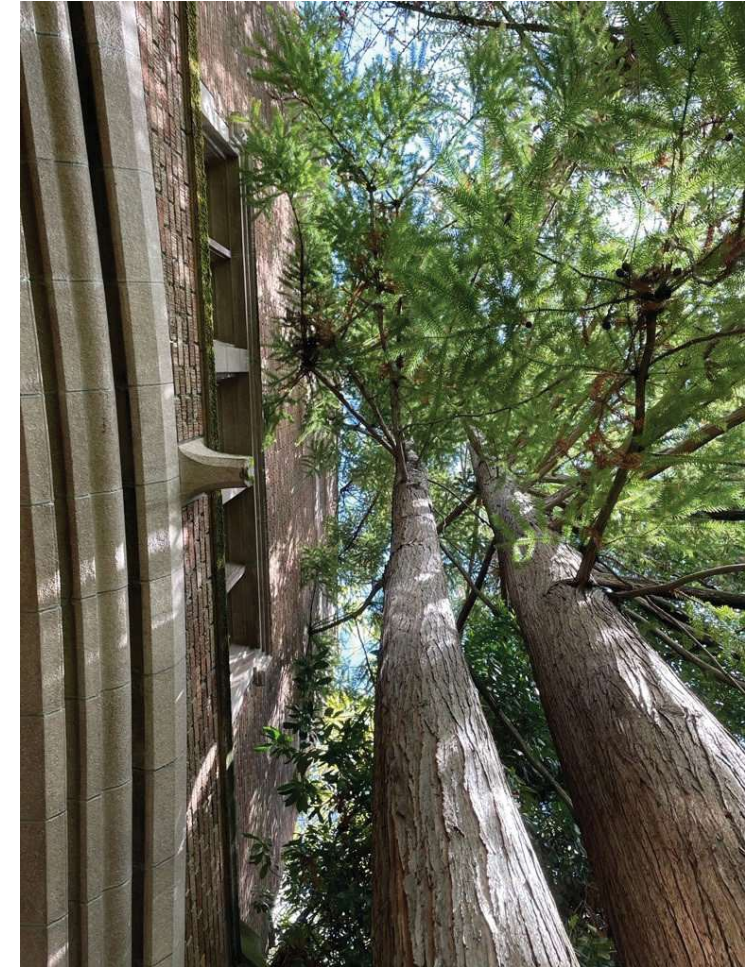
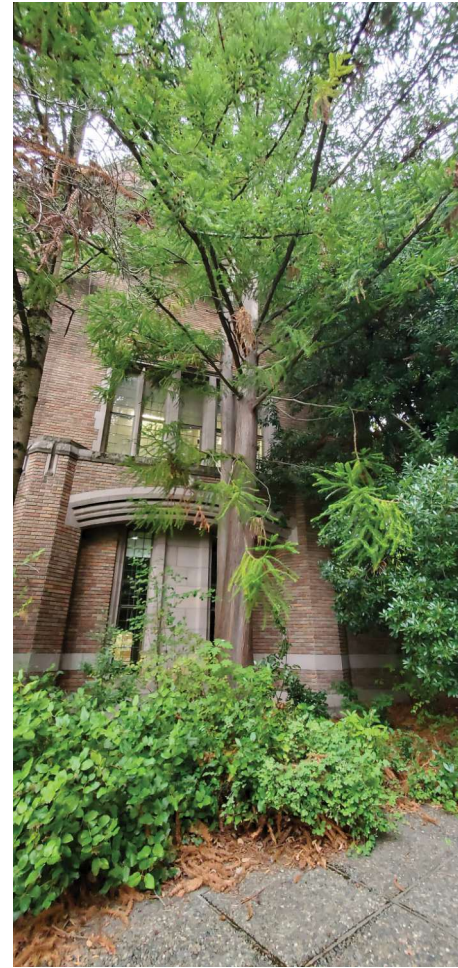
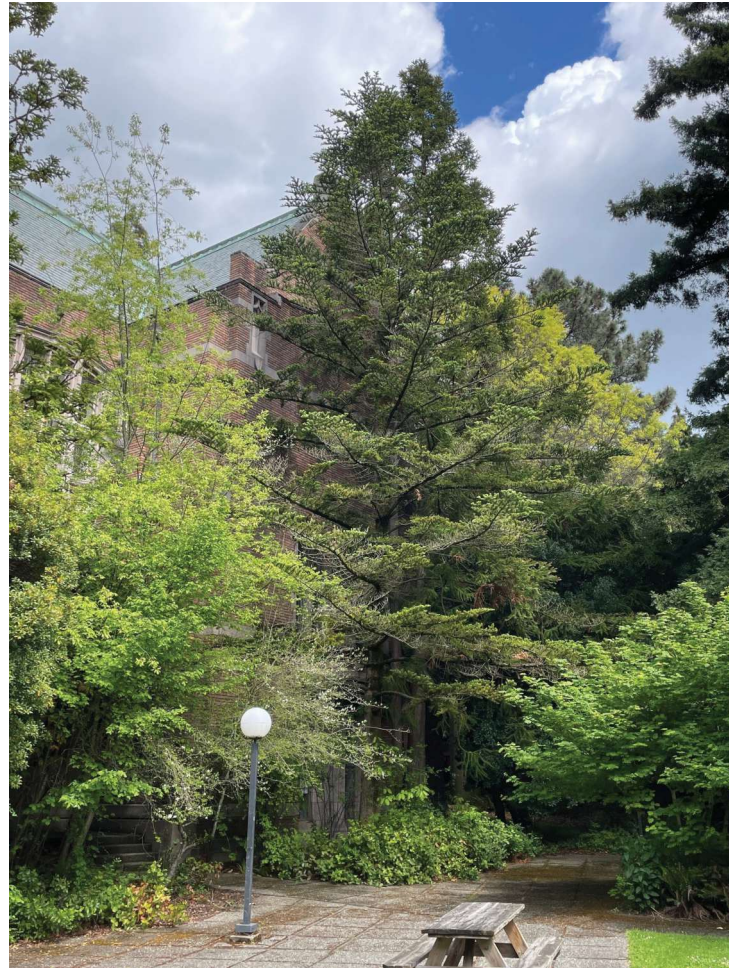








# TREE REMOVAL

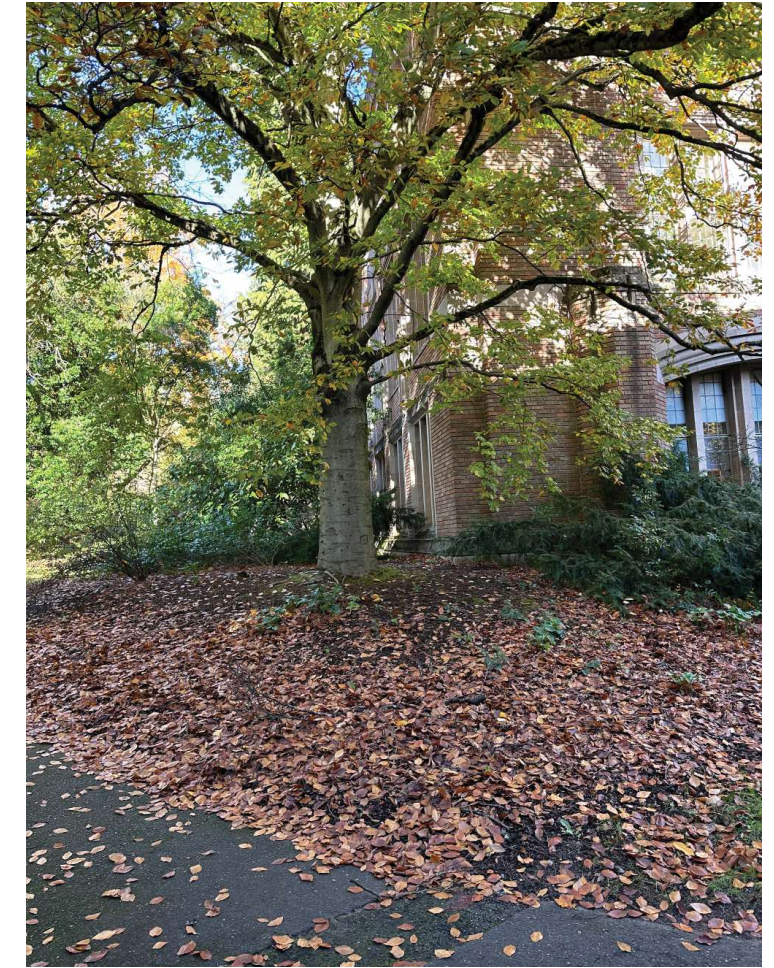


## TREE 5865 - CHINESE FIR RATIONALE FOR REMOVAL:

- Tree is within 3' of the façade and has branches in contact with building windows; roots are a potential foundation risk
- Pruning for façade longevity and safe maintenance access is not feasible and would require most of the tree to be removed per arborist input



# TREE REMOVAL



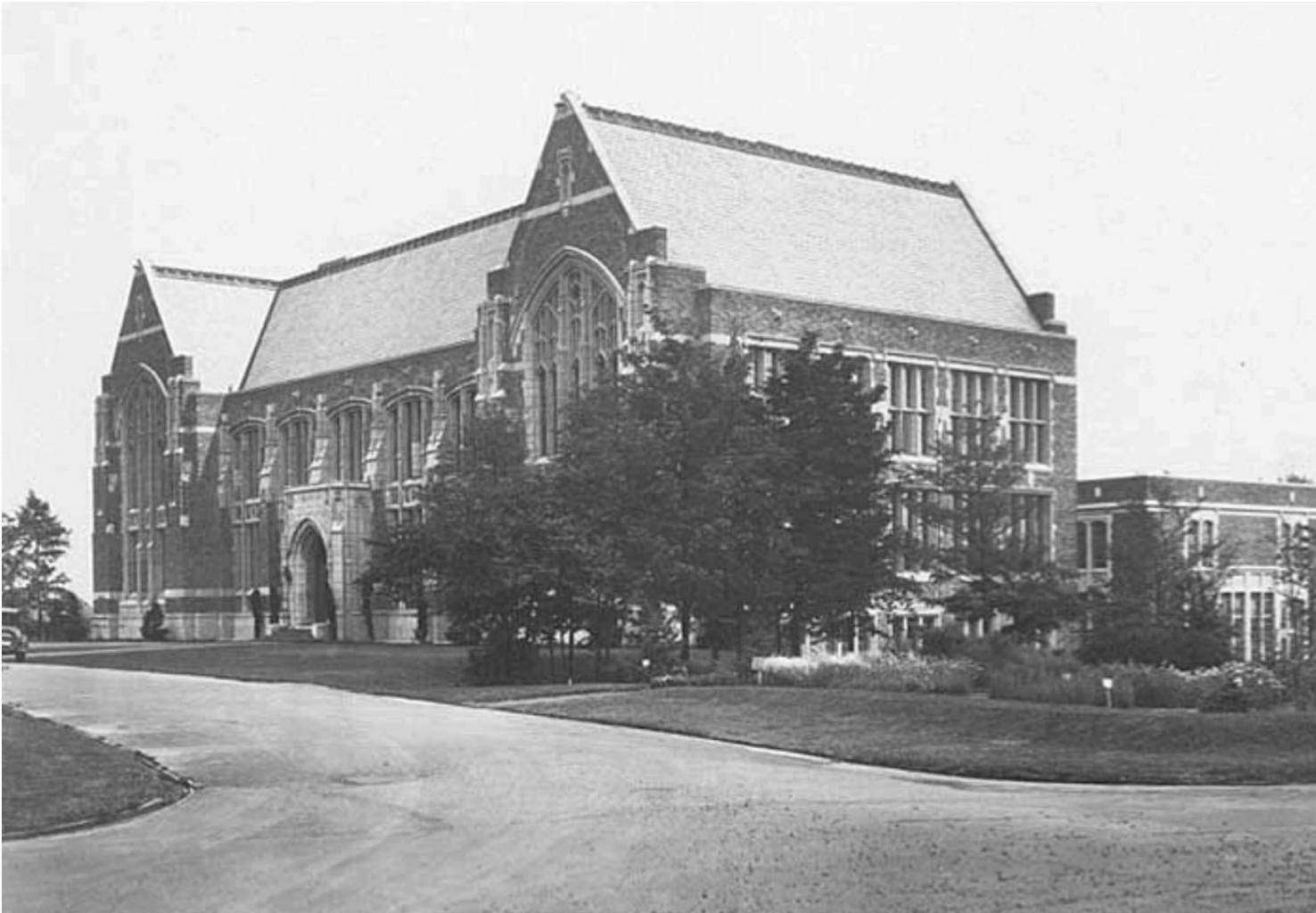
## TREE 5900 - EUROPEAN BEECH RATIONALE FOR REMOVAL:

- Tree is within 10' of the façade and impedes safe maintenance access
- Pruning tree back 5' or more from the façade would jeopardize the tree's health per arborist input
- Beech tree nuts currently create a seasonal maintenance and accessibility issue, creating a "carpet" of nuts at the proposed accessible path



# SITE - HISTORIC

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North & west elevation, c. 1928, University of Washington Libraries Special Collections



South & west elevations, c. 1940-1950, University of Washington Libraries Special Collections



# SITE - EXISTING CONDITIONS

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Replacement window at historic south entry



South elevation and Modern-era south courtyard



Southeast entry added in 1971.



Southwest entry added in 1971 after removal of the central entry doors and arcade.



Tunnel access stair added in 1971



1971 infill at southeast wing

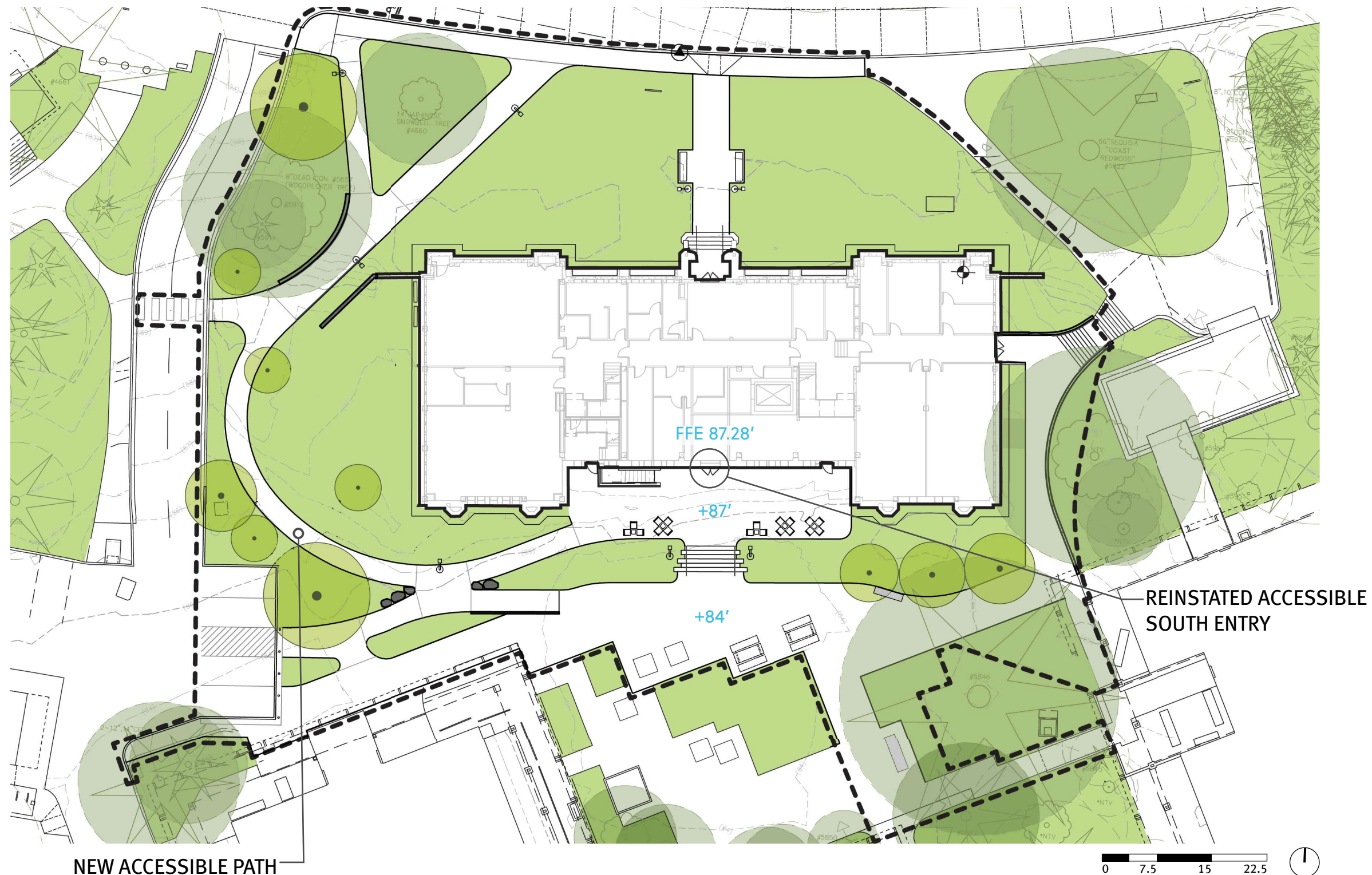
- There is no existing accessible building entry
- All existing entries require use of interior or exterior steps
- Primary historic north entry cannot be made accessible without significant impact to the primary elevation



# SITE - PROPOSED

## APPROACH:

- The new terrace with sloped pathways and stairs will provide universal building access and connections to:
  - the South courtyard
  - new accessible parking
  - new accessible pathway to West Stevens Way NE
- The new terrace will allow for the historic central south entry to be reinstated as the primary accessible building entry
- Sloped planting areas will transition the 3' grade change from the terrace and building entry to the South courtyard
- Proposed terrace surface is concrete paving with a surface retarder



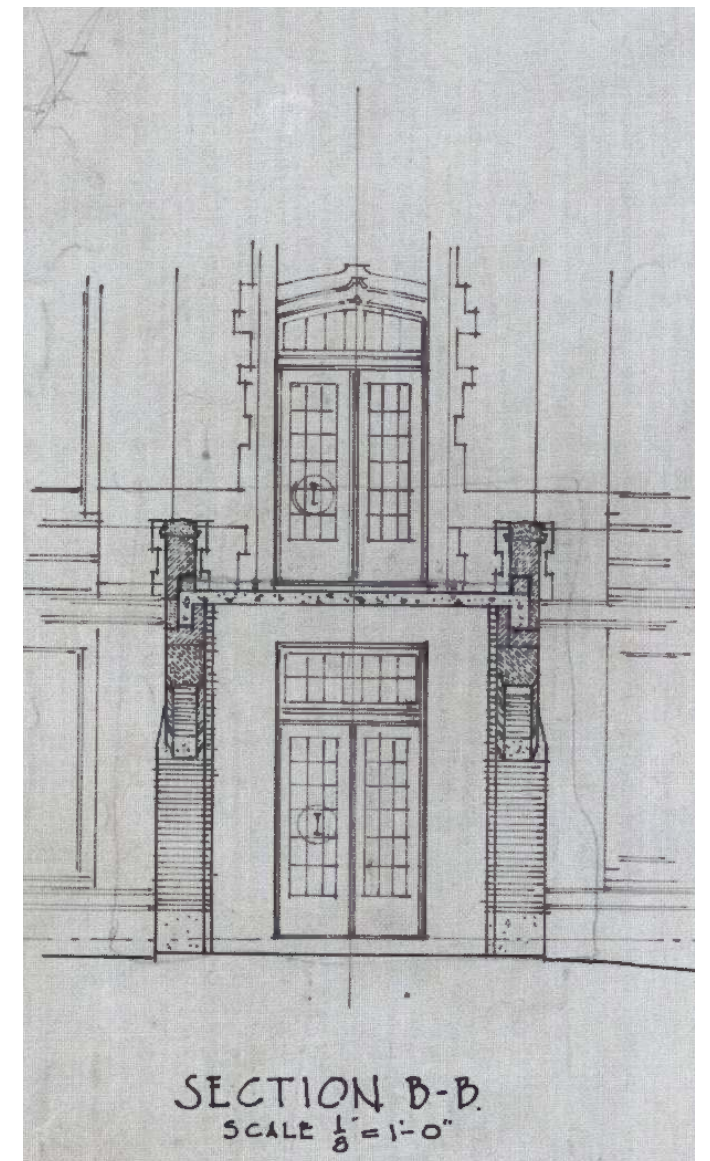
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# SOUTH ENTRY - HISTORIC



Anderson Hall south arcade, circa 1940-1950, University of Washington Digital Collections



Historic south entry elevation



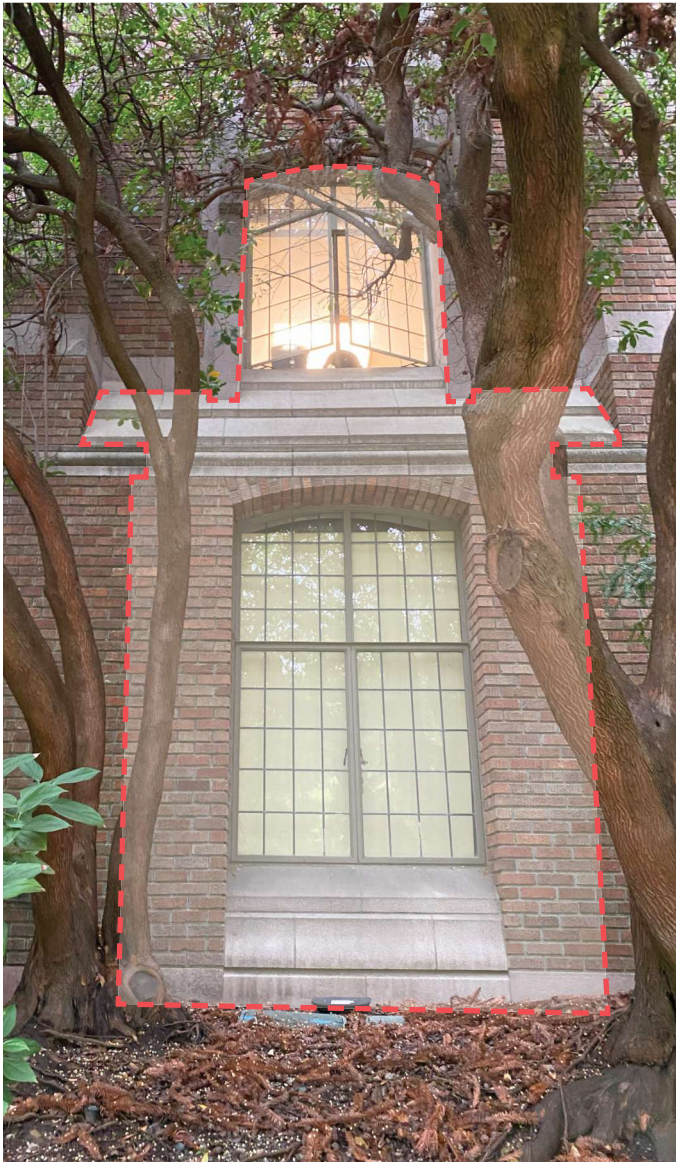
# SOUTH ENTRY - EXISTING CONDITIONS



West edge of 1971 infill



East edge of 1971 infill







Approximate area of 1971 infill

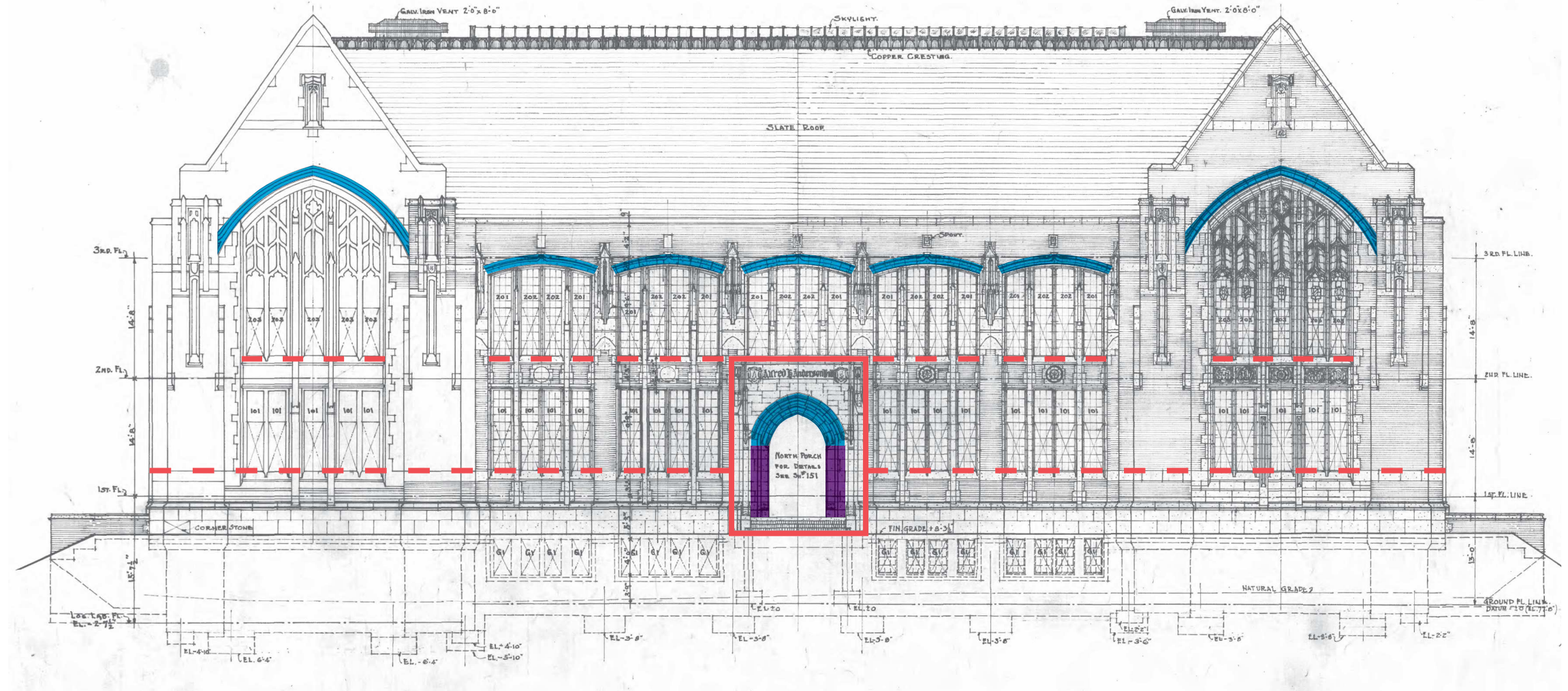


# SOUTH ENTRY - HISTORIC

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## DIAGRAM LEGEND

-  POINTED ARCH OR SHALLOW ARCH INTERRUPTED BY VERTICAL ELEMENT
-  HORIZONTAL DATUM
-  EXPRESSED ENTRY VESTIBULE
-  VERTICAL EXTENSION OF ARCH AT ENTRY



NORTH ELEVATION COMPOSITION ANALYSIS DIAGRAM

### DIAGRAM LEGEND

-  POINTED ARCH OR SHALLOW ARCH INTERRUPTED BY VERTICAL ELEMENT
-  HORIZONTAL DATUM
-  EXPRESSED ENTRY VESTIBULE
-  VERTICAL EXTENSION OF ARCH AT ENTRY



### TH ELEVATION COMPOSITION ANALYSIS DIAGRAM



# SOUTH ENTRY - PROPOSED PRELIMINARY DIRECTION

## RATIONALE:

- Because the historic north entry cannot be made accessible without significant impact to the primary elevation and the existing building entries along the south lead to egress stairs, the proposed central south entry will serve as the main accessible building entry

## APPROACH:

- Utilize the same language and composition of historic north elevation
- Proposed use of cast stone (to match existing), painted steel (medium bronze), and glass entry doors



*Sketch concept elevation*



*Sketch concept perspective from southeast*



# SOUTH ENTRY - EXISTING

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# SOUTH ENTRY - PROPOSED

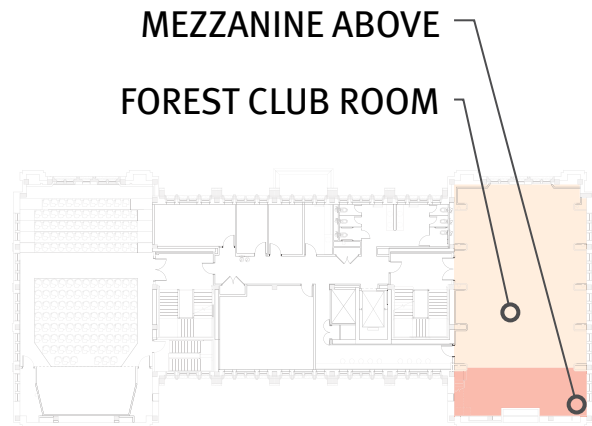


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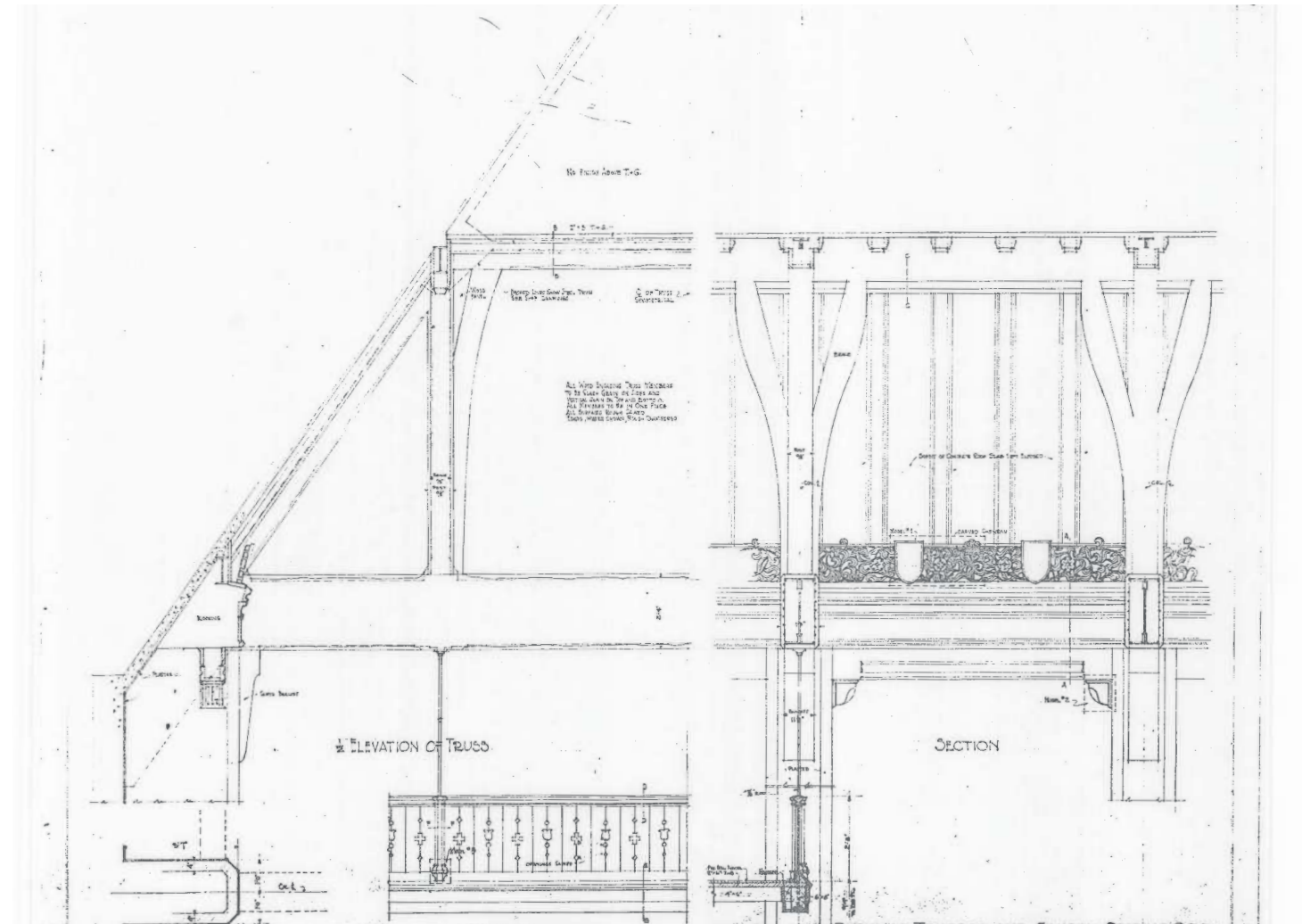


# FOREST CLUB ROOM MEZZANINE - HISTORIC

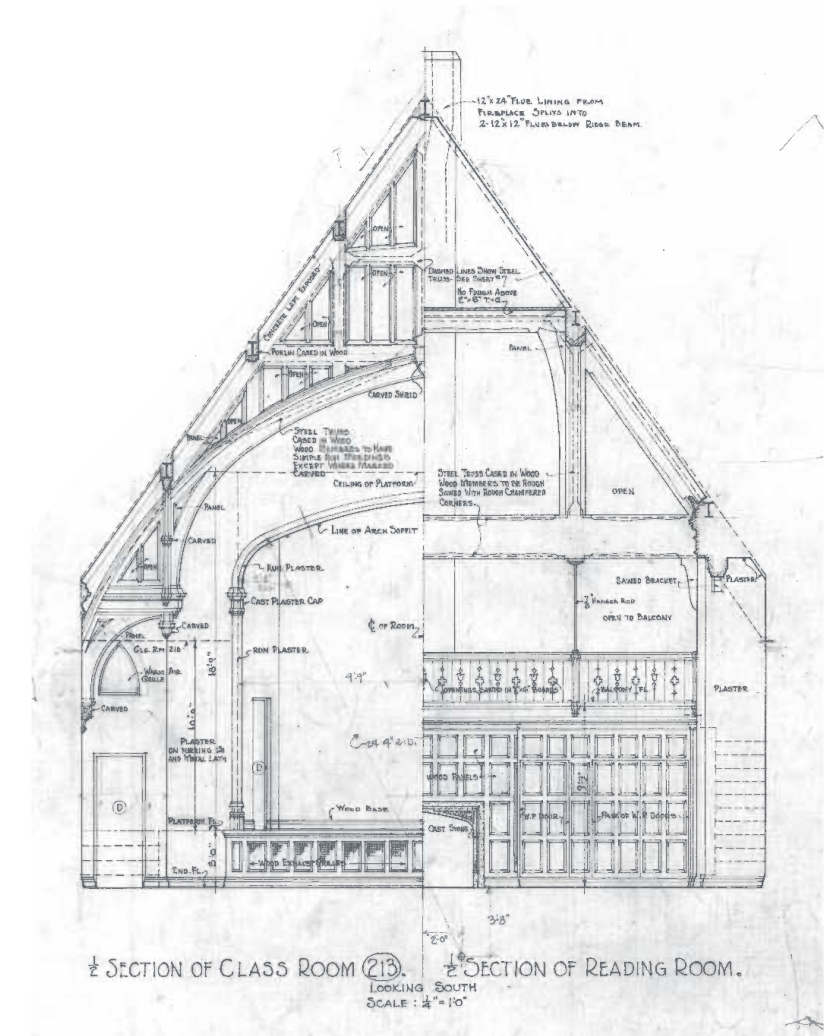
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Existing 2nd Floor Plan, NTS



Forest Club Room truss and mezzanine detail, 1925 historic drawings



Forest Club Room partial section, 1925 historic drawings



# FOREST CLUB ROOM MEZZANINE - EXISTING CONDITIONS

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Forest Club Room looking southeast

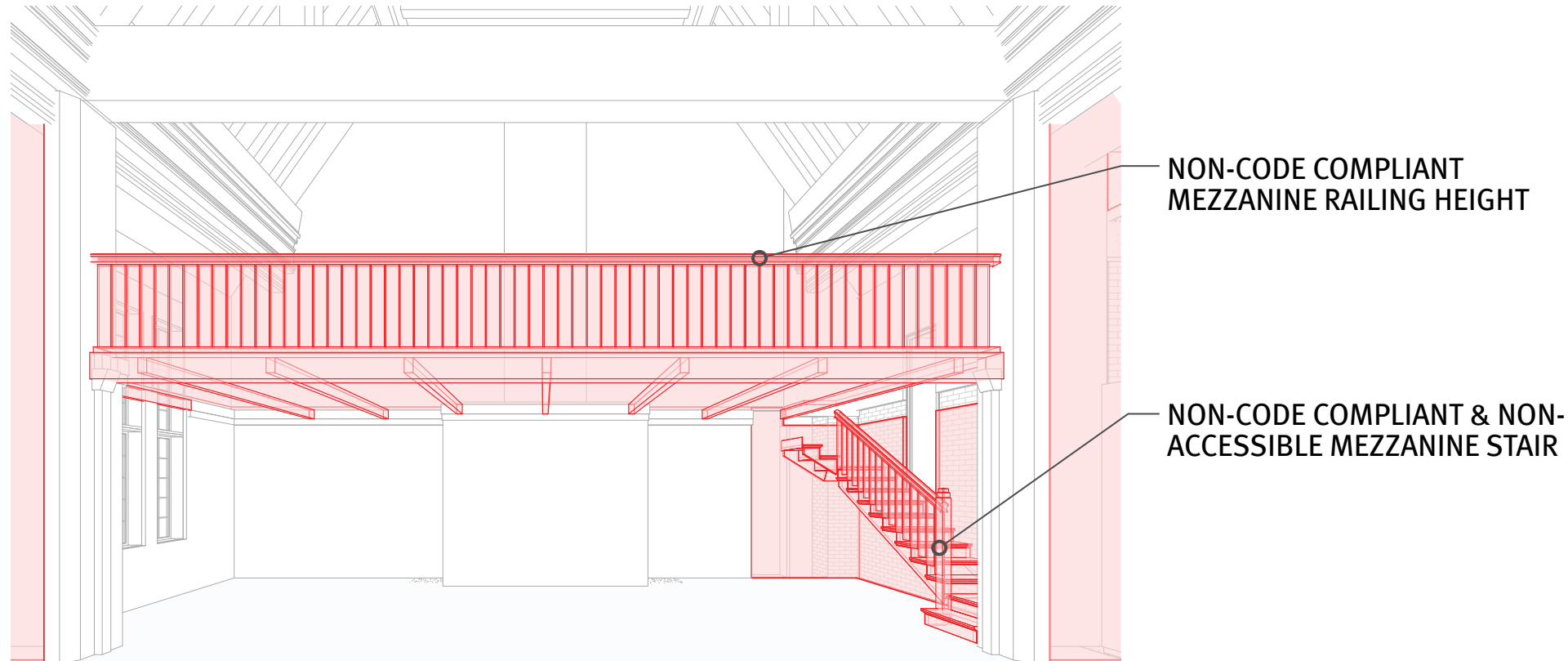


Forest Club Room, below the mezzanine looking east

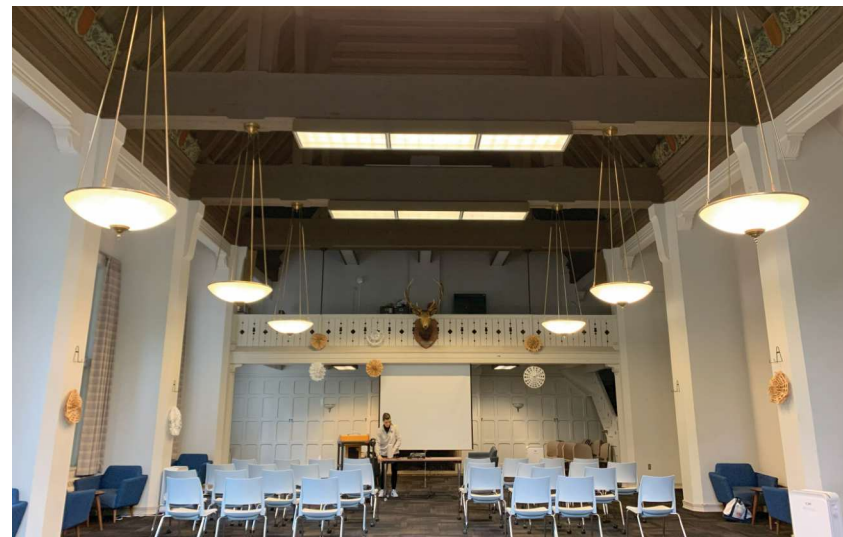


# FOREST CLUB ROOM MEZZANINE - EXISTING CONDITIONS

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Existing Mezzanine and Stairs



Forest Club Room looking south to Mezzanine

## SDCI FEEDBACK:

- Mezzanine does not comply with means of egress
- Mezzanine does not comply with stair and elevated surface guardrail heights
- SDCI requires restricting use of the mezzanine with a more robust barrier than the existing chain and signage

## MODIFICATIONS REQUIRED FOR COMPLIANCE & USE:

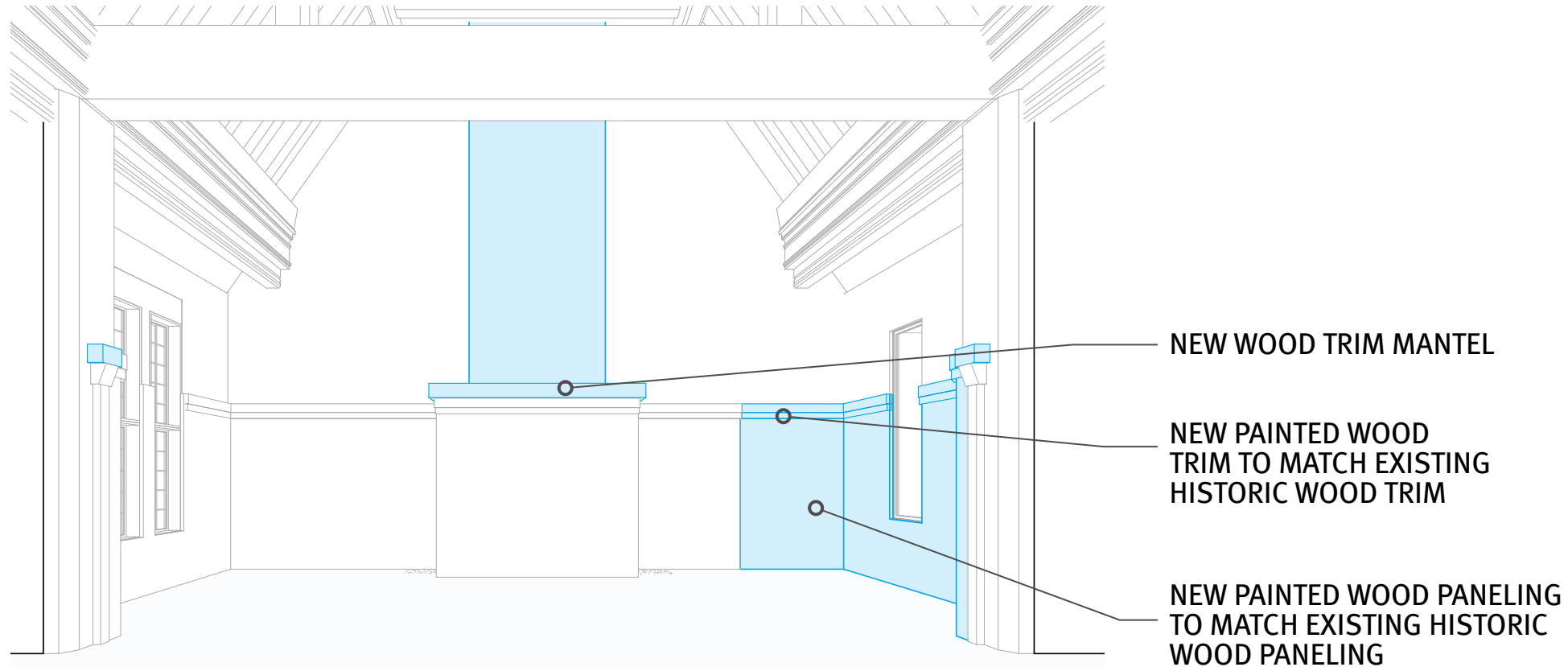
- Supplement existing structural members to account for occupant load and required guardrail modifications
- Enlarge footprint of mezzanine stair

## UW CONCERNS:

- Public safety concern with insufficient and non-compliant existing guardrail/handrails
- Proposed use as a student commons space that is inaccessible
- Security concern with restricting access

# FOREST CLUB ROOM MEZZANINE - PROPOSED

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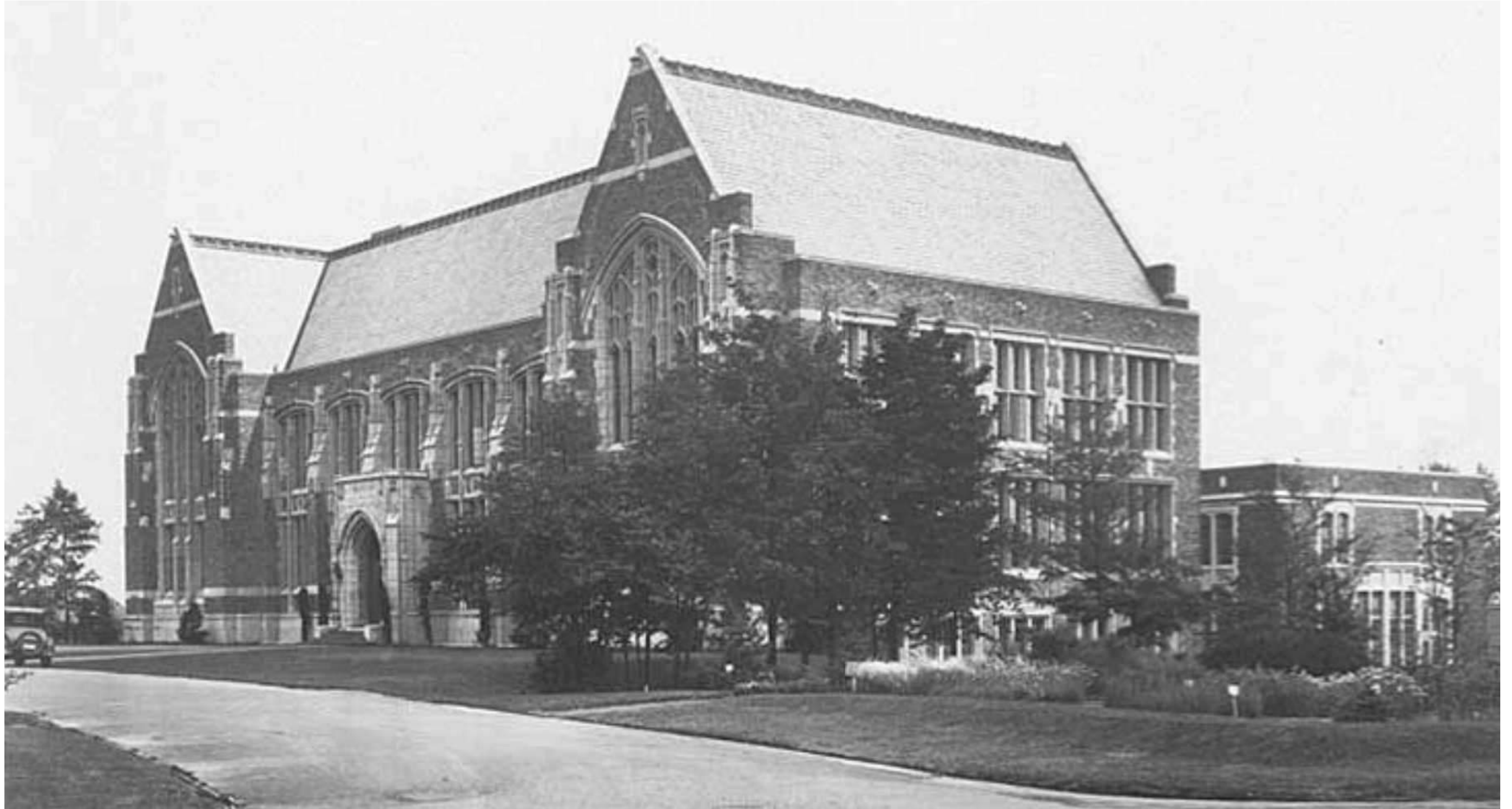


## RATIONALE:

- The modifications required to make the mezzanine code compliant would significantly impact the character of the historic mezzanine, particularly with the mezzanine stair
- Compliance with code requirements does not address all of the University's concerns which also includes accessibility
- Leaving the historic mezzanine and stair intact would be a liability concern for the University

## APPROACH:

- Carefully remove historic mezzanine, railing, and stair
- Provide new painted wood paneling and trim to match existing historic wood paneling and trim
- Provide a new wood trim mantel and modify partitions at chimney to allow for integration of AV



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