

Anderson Hall Renovation

University of Washington | DON Certificate of Approval Application | Construction Access

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PROJECT VISION & GOALS | CA 6-01

PROJECT VISION

The Anderson Hall Renovation will celebrate the building’s historic significance while embodying the collaborative and innovative spirit of the School of Environmental and Forest Sciences. This will be achieved by maximizing programmatic improvements within the limitations of the available budget, balancing program and infrastructure needs (including accessibility upgrades and targeted seismic and system upgrades as able).

PROJECT GOALS

- 1. To provide welcoming and inclusive spaces enabling the brightest minds in science to work across disciplinary boundaries
- 2. To modernize classroom and office space, supporting impactful research cultivating a sense of community
- 3. To create flexible learning environments that promote innovation, engineering, and analysis in support of forest-dependent industries and culturally significant uses by Western and Indigenous populations
- 4. To respectfully, thoughtfully, and strategically renovate this historic building
- 5. To strategically reinvigorate the courtyard between Anderson Hall, Winkenwerder Hall & Bloedel Hall



Colorized post card circa 1927, University of Washington Libraries Special Collections



South facade of Anderson Hall & South courtyard, constructed in 1971 expanding the School of Environmental and Forest Sciences



Students, the School of Environmental and Forest Sciences

SUMMARY OF HISTORY, SIGNIFICANCE, AND DESIGNATION

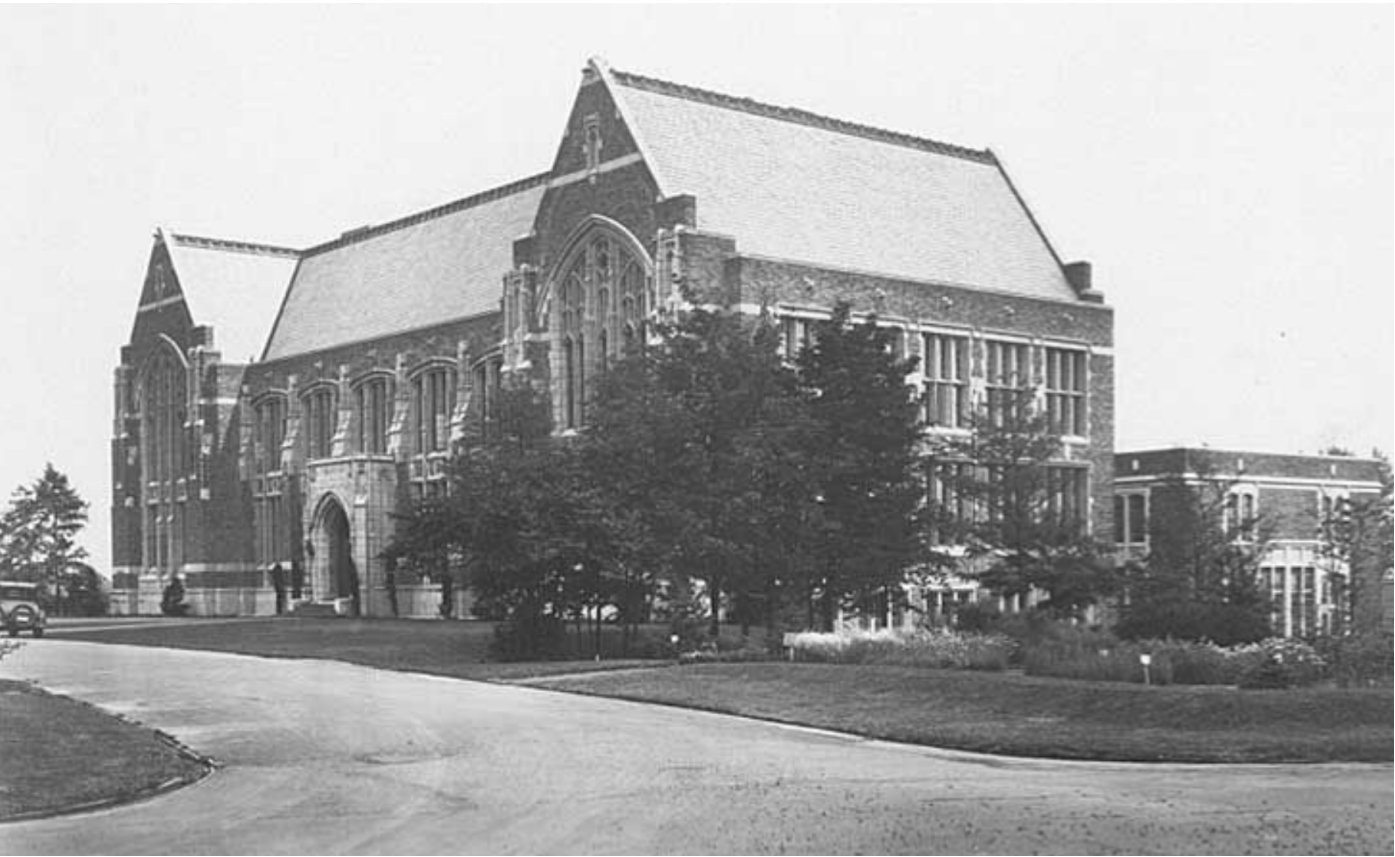
Anderson Hall was constructed in 1924-25 to house the School of Forestry. The building was made possible by a generous donation in 1923 from Agnes Healy Anderson, widow of the late lumberman and state legislator Alfred H. Anderson, for the purposes of housing the growing school. The building was designed by the architectural firm Bebb and Gould, in the Collegiate Gothic architectural style that dominated campus development through the first half of the 20th century.

Anderson Hall was locally designated a historic landmark by the Seattle Landmarks Preservation Board in May 2023. The Landmarks Preservation Board made its designation based on the building meeting the following criteria:

- It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction.
- It is an outstanding work of a designer or builder.

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 into the modern-era courtyard between Anderson, Bloedel, and Winkenwerder.
- 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).



Anderson Hall circa 1928, University of Washington Libraries Special Collections

HISTORIC COMPLIANCE | CA 6-03

The University of Washington Anderson Hall was designated a Seattle Historic Landmark in May 2023. Regulatory controls associated with this designation apply to:

- The site (as illustrated in Attachment A of the Landmarks Preservation Board Controls and Incentives Agreement).
- The exterior of the building.
- Historic interior spaces, including: the first floor main entryway and hall with vaulted ceilings, the east and west stairs from the ground floor up through the third floor (excluding the adjacent hallways), the Reading Room at the second and third floors, and the Auditorium/Lecture Hall at the second and third floors.

The Controls and Incentives Agreement further defines the building and site features subject to regulatory controls.

A Certificate of Approval, issued by the Landmarks Preservation Board, is a written authorization, much like a permit, that must be issued before any changes can be made to the designated features of Anderson Hall. When reviewing an application, the Board/Commission uses its Landmark regulations, guidelines, and the Secretary of the Interior’s Standards for the Treatment of Historic Properties to evaluate proposed work.

The Design-Build team plans to submit the following Certificate of Approval Applications:

1. Tier-2 Tree Removal (DONH-COA-01316) - APPROVED
 - Removal of two exceptional trees within Landmarks Boundary
 - Scope included in SDCI permit record #6983949-GR, #7003255-GR, and #6983948-CN.
2. Site and Exterior (DONH-COA-01331) - APPROVED
 - Building exterior and roof repairs and in-kind replacement (exempt, for reference only)
 - Seismic improvements impacting the building exterior and roof
 - Site improvements
 - All exterior and site scope not covered in CofA 1. North Path Replacement and Tier-2 Tree Removal and CofA 4. New South Entry Certificate of Approval
 - Scope included in SDCI permit record: #6983949-GR, #7003255-GR, and #6983948-CN.
3. Interior Rehabilitation (DONH-COA-01269)
 - Preservation, restoration, and renovation (to meet code and programmatic requirements) within landmark designated interior spaces
 - Mechanical, electrical, lighting, plumbing, and fire protection upgrades and modernization
 - Seismic up grades to building structure and work required within the building
 - Scope included in SDCI permit record #6981621-CN and #6983948-CN.

4. New South Entry (DONH-COA-01341)
 - Addition of new accessible south entry
 - Scope included in SDCI permit record # 6983948-CN.
5. Removal of Forest Club Room Mezzanine (Historic Reading Room) (DONH-COA-01342)
 - Mezzanine removal to address SDCI Life Safety concerns
 - Scope included in SDCI permit record #6981621-CN and #6983948-CN.

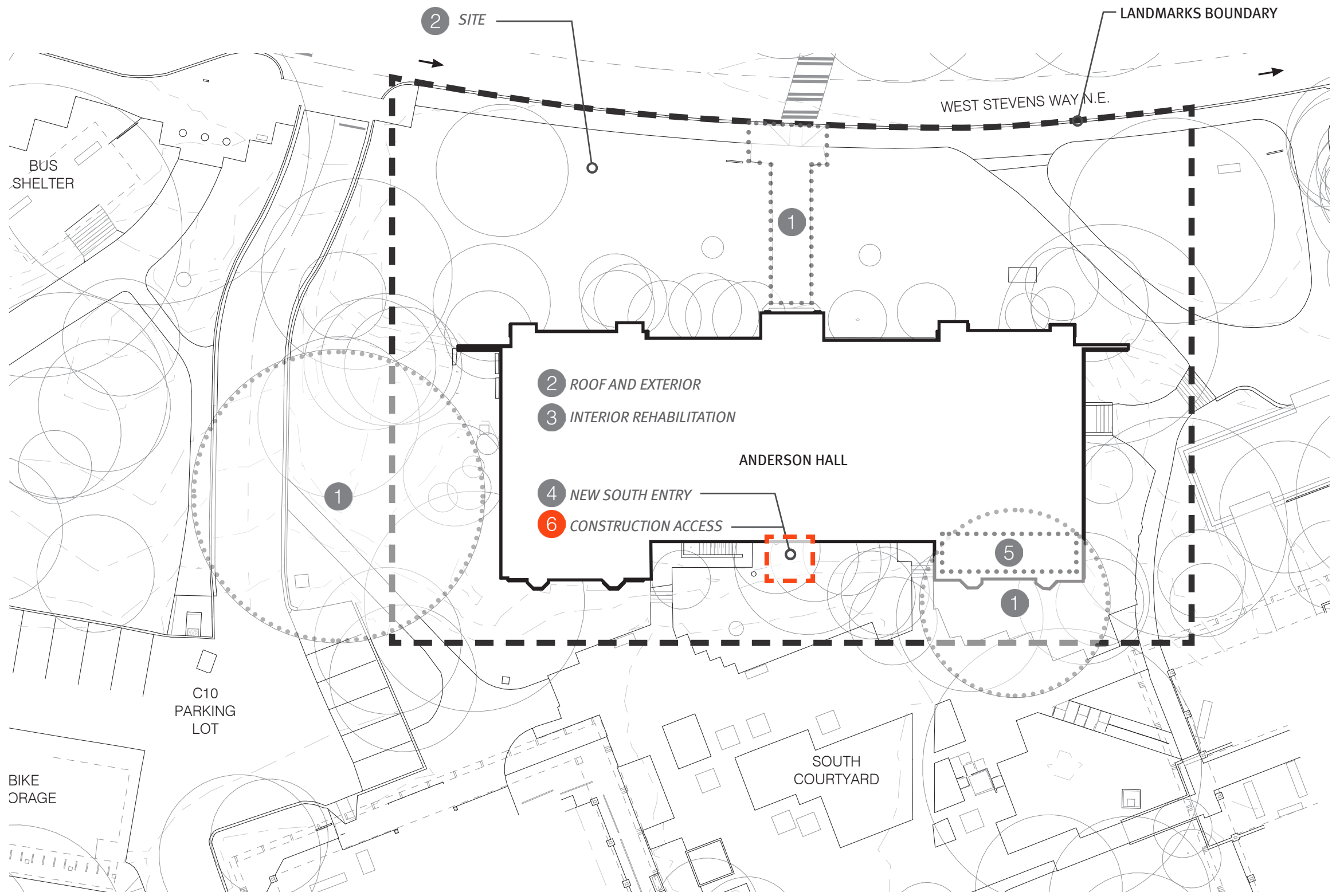
6. Construction Access

- Selective dismantling of non-historic infill at the south facade to allow for construction access to enable work within areas that are not designated historic spaces and features.
- Salvaging of all existing material for reinstallation or for exterior repair work as indicated in Certificate of Approval Application #2 (Site and Exterior)
- Note that this application precedes application #4 for the New South Entry (DONH-COA-01341). The proposed design to replace the south facade that is removed as part of this application will be reviewed and approved under application #4.
- Scope included in SDCI permit record # 6983948-CN.

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CERTIFICATE OF APPROVAL SCOPES | CA 6-04

- CERTIFICATE OF APPROVAL KEY
- 1. North Path Replacement and Tier-2 Tree Removal
 - 2. Site and Exterior
 - 3. Interior Rehabilitation
 - 4. New South Entry
 - 5. Removal of Forest Club Room Mezzanine (Historic Reading Room)
 - 6. Construction Access (this application)



PROPOSED SCOPE OF WORK | CA 6-05

SDCI PERMIT INFORMATION

This project will rehabilitate, seismically upgrade, and modernize Anderson Hall, a landmark building located on the University of Washington’s Seattle campus. The building will continue to function as higher education (Business and Assembly occupancies); no change in use is proposed. In addition to building infrastructure upgrades, spaces will be reconfigured to meet programming requirements. This rehabilitation project plans to attain LEED Silver certification.

This substantial alteration project is being submitted to the Seattle Department of Construction and Inspections in a phased manner as follows:

- #6983949-GR – Grading
 - Scope Description: Site demo grading and clearing.
- #7003255-GR – Grading
 - Scope Description: Work for proposed storm water, sewer, and utilities connections to support building renovation and site improvements. Includes storm water code compliance for new and replaced hard surfaces and a new connection to a City of Seattle Storm main.
- #6983948-CN – Building + Site Improvements
 - Scope Description: Work for building structure improvements and fire and life safety improvements in compliance to Seattle Building Code 2018. Includes masonry and stone anchorage, seismic upgrades to the building structure, and work to support building renovations. Interior renovation within historic landmark designated spaces and non-historic spaces to meet programmatic needs and code requirements. Site improvements to meet accessibility and programmatic needs.
- #6981621-CN – Mechanical
 - Scope Description: Building mechanical upgrade.

Future packages: balance of work.

PROPOSED ALTERATIONS - CA 6 CONSTRUCTION ACCESS

This Certificate of Approval application is focused on the removal of the non-historic infill at the south facade to provide construction access to enable building seismic upgrades.

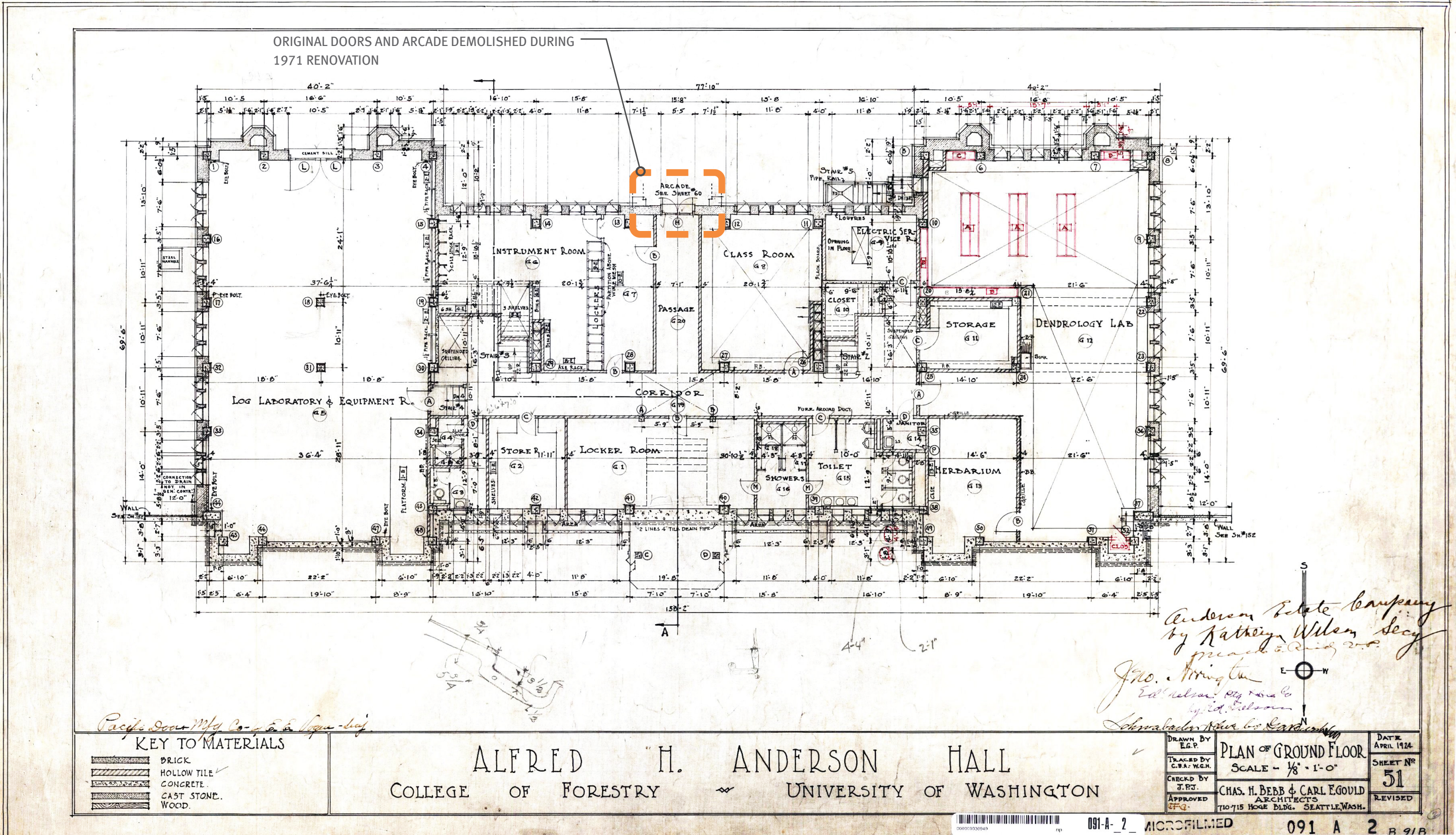
This application includes:

- SELECTIVE DISMANTLING at non-historic infill at the south facade to enable work within areas that are not designated historic spaces and features.
- SALVAGING of all existing material for reinstallation or for exterior repair work as indicated in Certificate of Approval Application #2 (Site and Exterior).

Note that this application precedes application #4 for the New South Entry (DONH-COA-01341). The proposed design to replace the south facade that is removed as part of this application will be reviewed and approved under application #4.

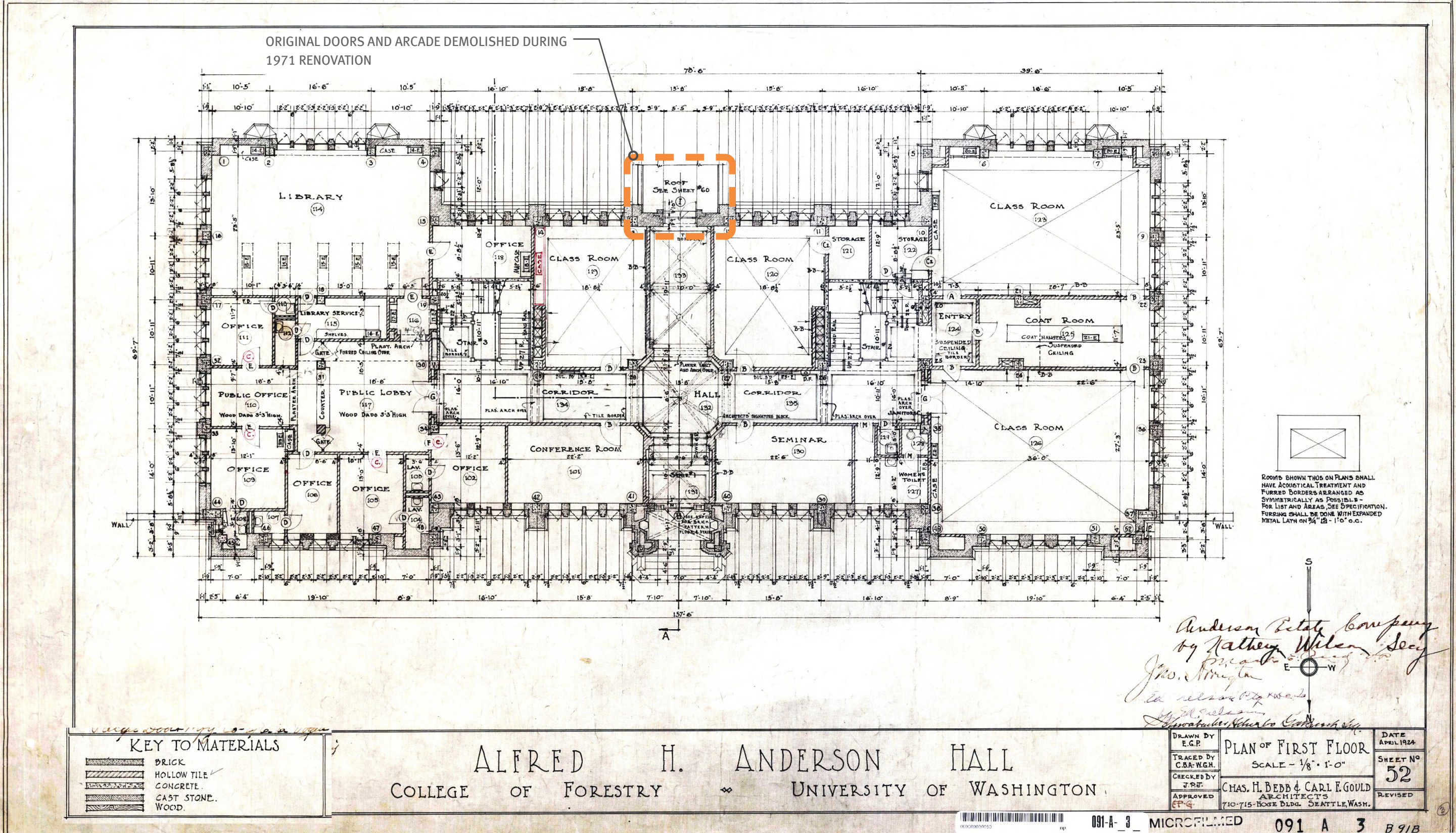
All other proposed work within the Landmarks Boundary or within designated historic spaces will be included in separate Certificate of Approval applications.

HISTORIC | ORIGINAL DRAWINGS | CA 6-06



HISTORIC GROUND FLOOR PLAN, NTS NOTE: NORTH IS DOWN ON HISTORIC PLANS

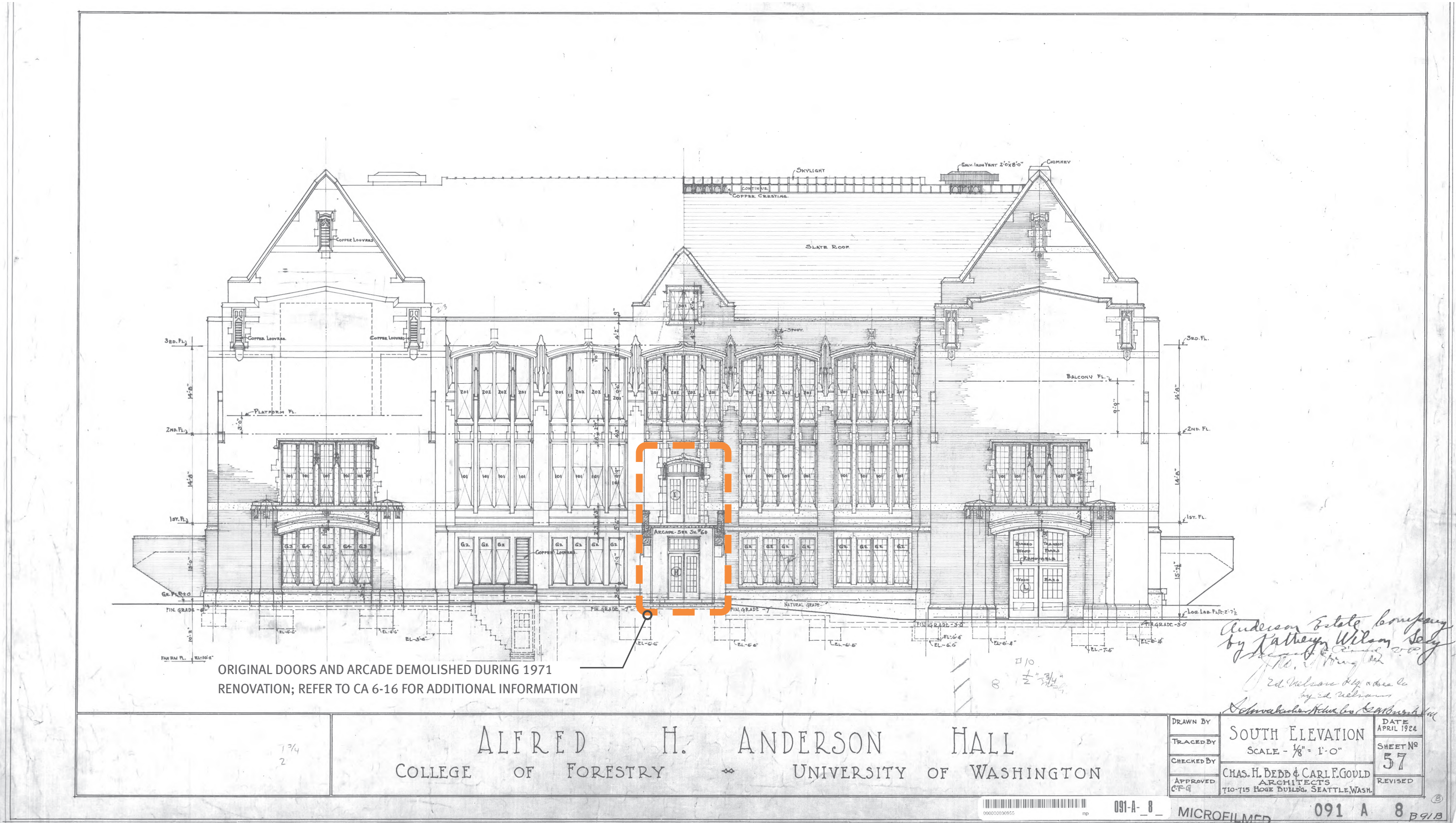
HISTORIC | ORIGINAL DRAWINGS | CA 6-07



HISTORIC 1ST FLOOR PLAN, NTS

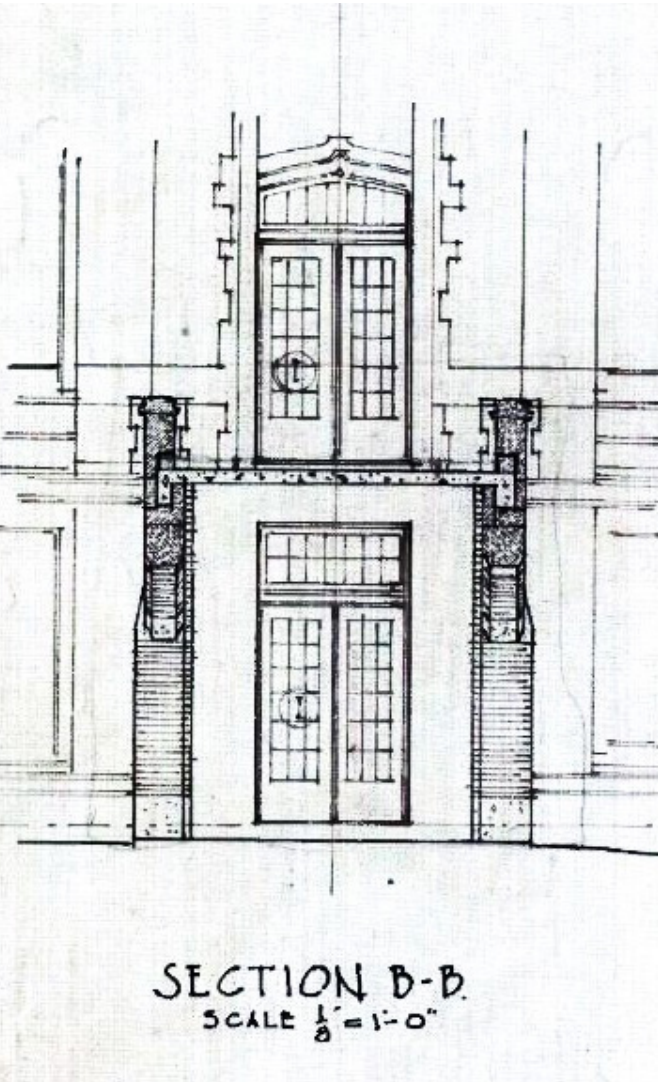
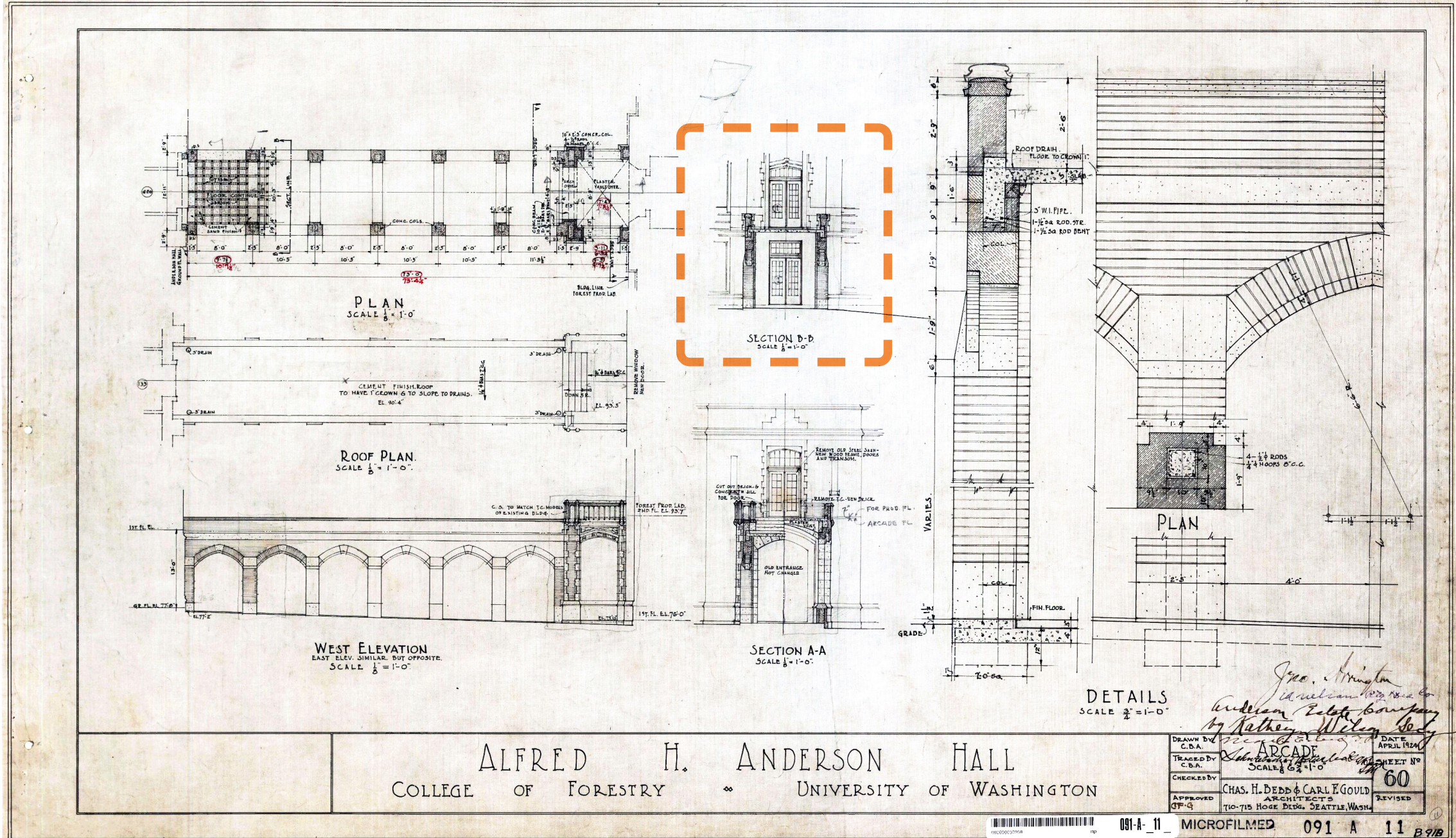
NOTE: NORTH IS DOWN ON HISTORIC PLANS

HISTORIC | ORIGINAL DRAWINGS | CA 6-08



HISTORIC SOUTH ELEVATION, NTS

HISTORIC | ORIGINAL DRAWINGS | CA 6-09



HISTORIC ARCADE ELEVATIONS, NTS

HISTORIC ELEVATION
SOUTH ENTRY ARCADE, NTS

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HISTORIC | PHOTOS | CA 6-10



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

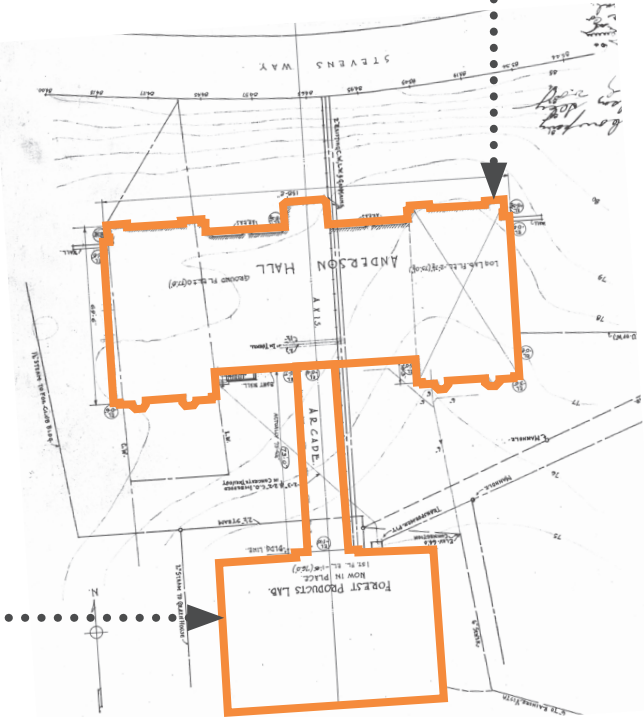


Anderson Hall south arcade, circa 1940-1950, University of Washington Digital Collections

HISTORIC | SITE DEVELOPMENT | CA 6-11

1921 1925

- ANDERSON HALL
CONSTRUCTED
- FOREST PRODUCTS LABORATORY
CONSTRUCTED

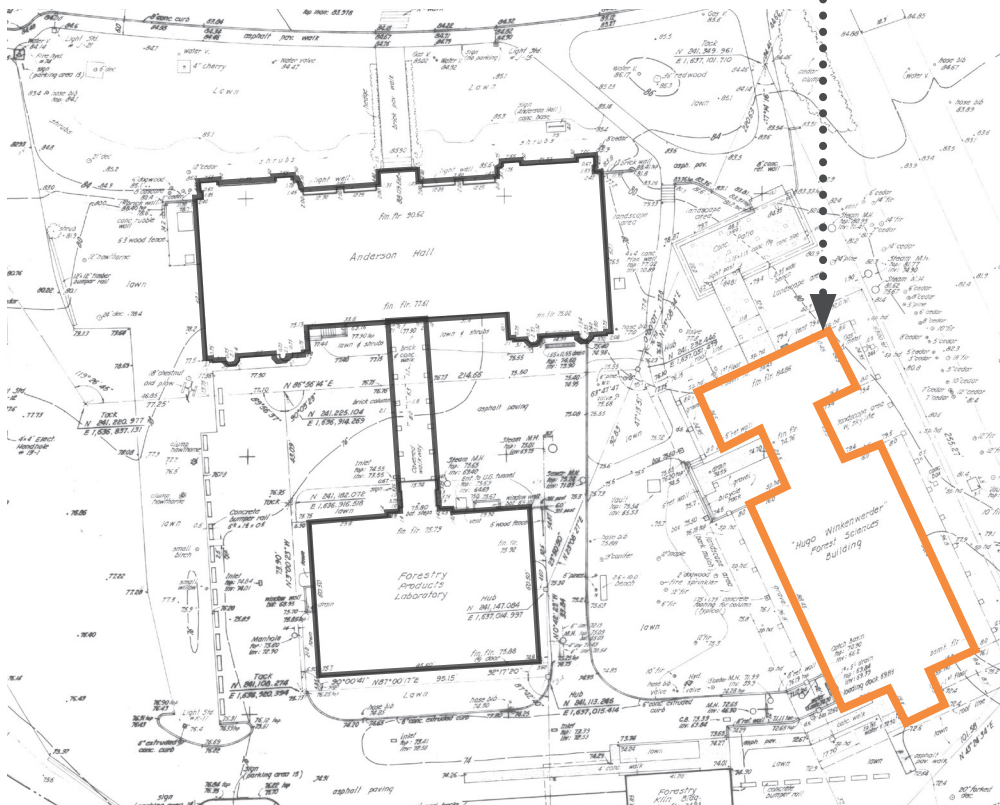


1924 PROPOSED BUILDING PLAN
NO KNOWN ORIGINAL SITE PLAN

1963 1971

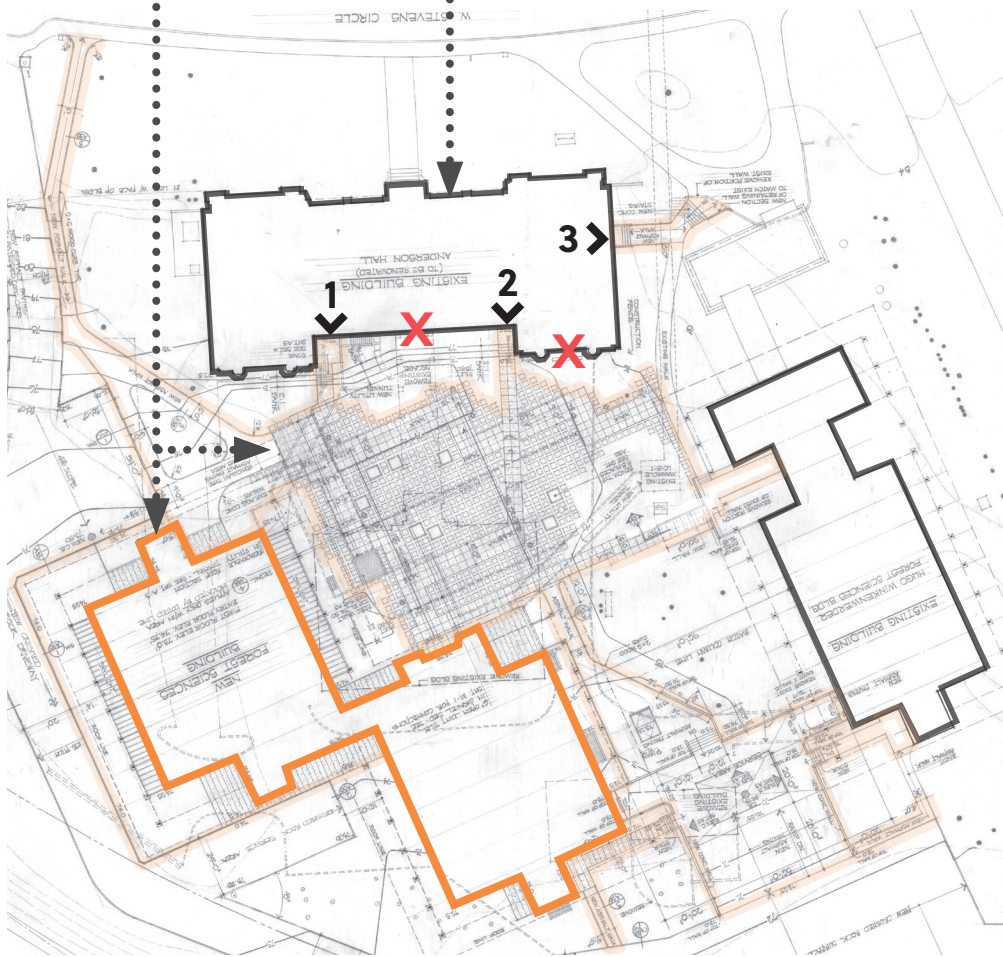
- FOREST PRODUCTS LABORATORY &
ARCADE CONNECTING TO ANDERSON
HALL DEMOLISHED
- ANDERSON HALL EGRESS MODIFICATIONS:
 - ✗ HISTORIC SOUTH ENTRANCE AND LOG
LABORATORY ENTRANCE SEALED
 - # 3 NEW EGRESS DOORS TO SOUTH
COURTYARD AND EAST WALKWAY ADDED
- BLOEDEL HALL AND SOUTH
COURTYARD CONSTRUCTED

WINKENWERDER HALL
CONSTRUCTED



1968 EXISTING PLAN

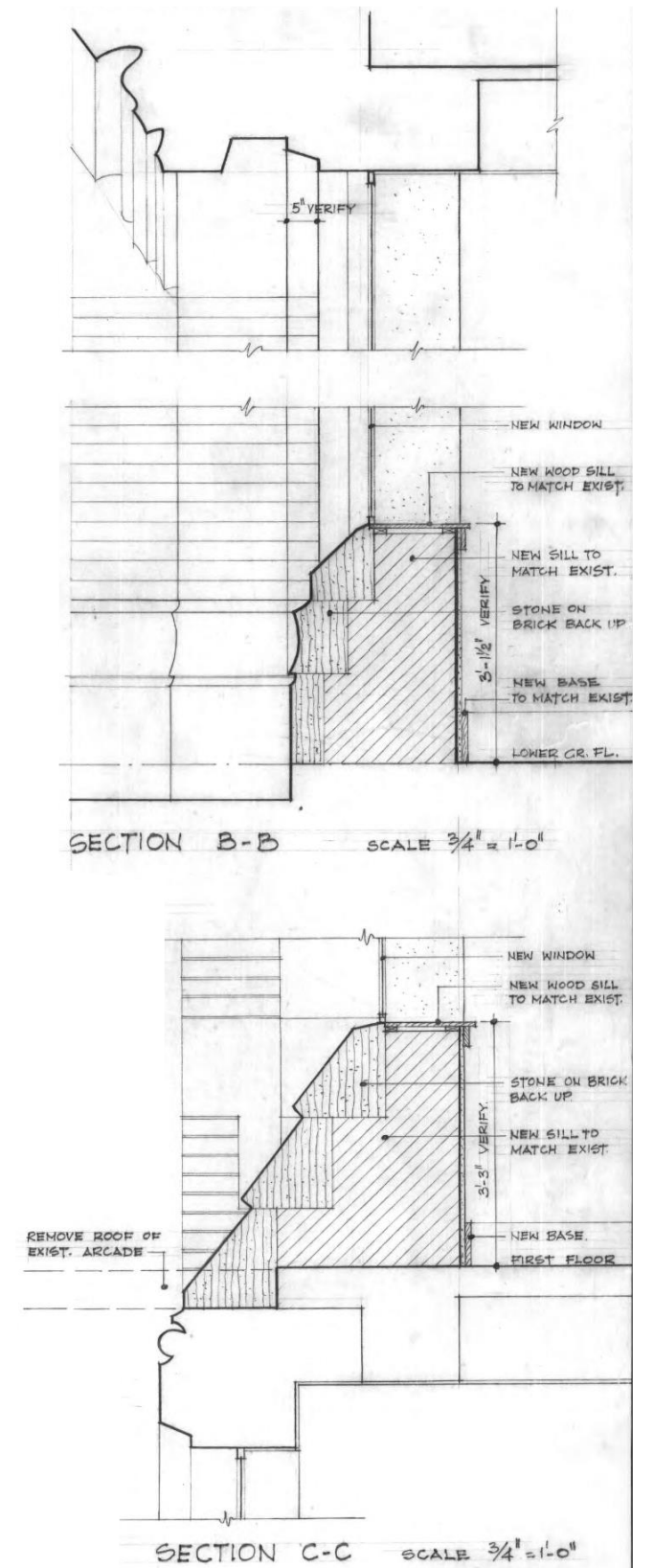
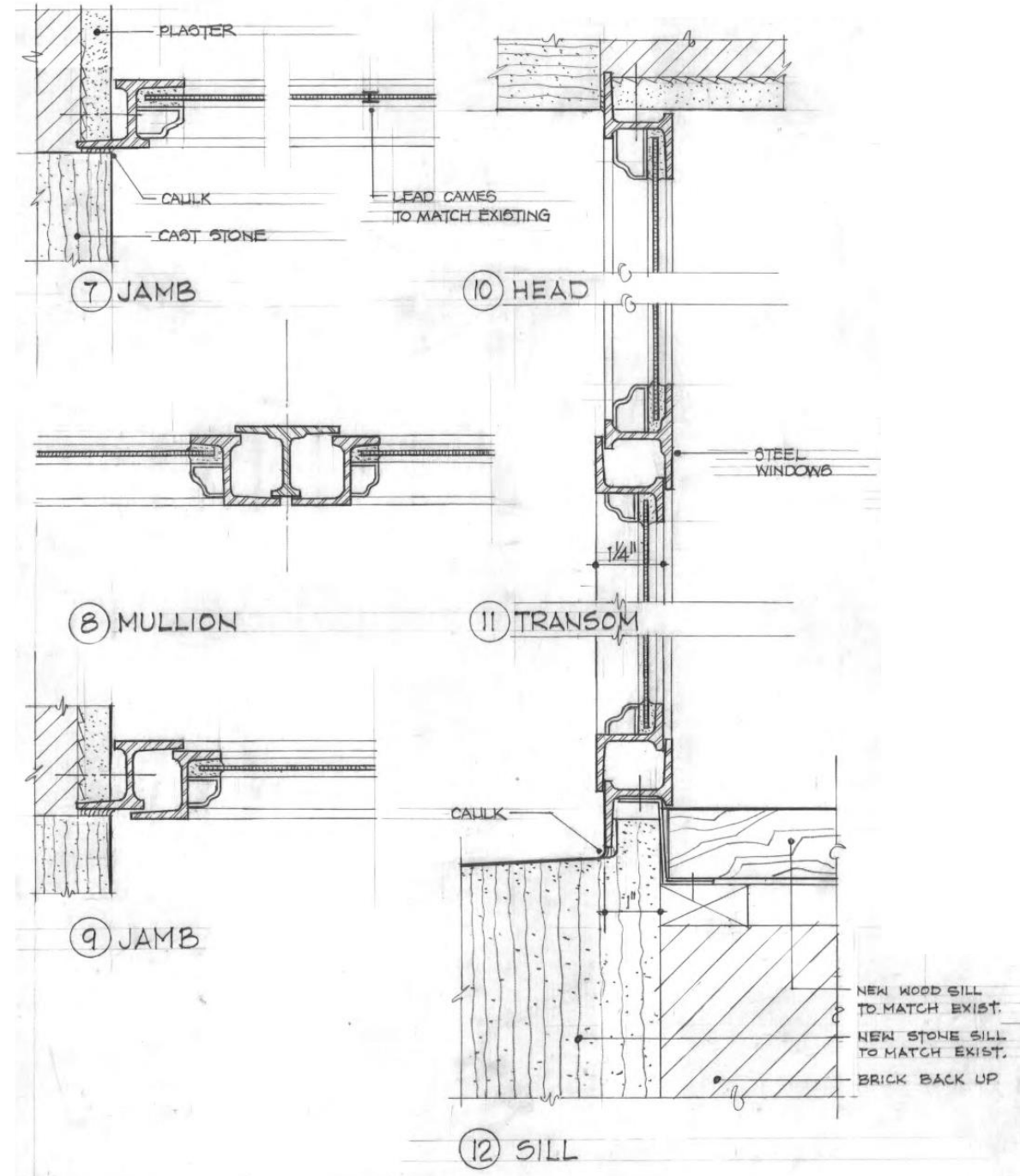
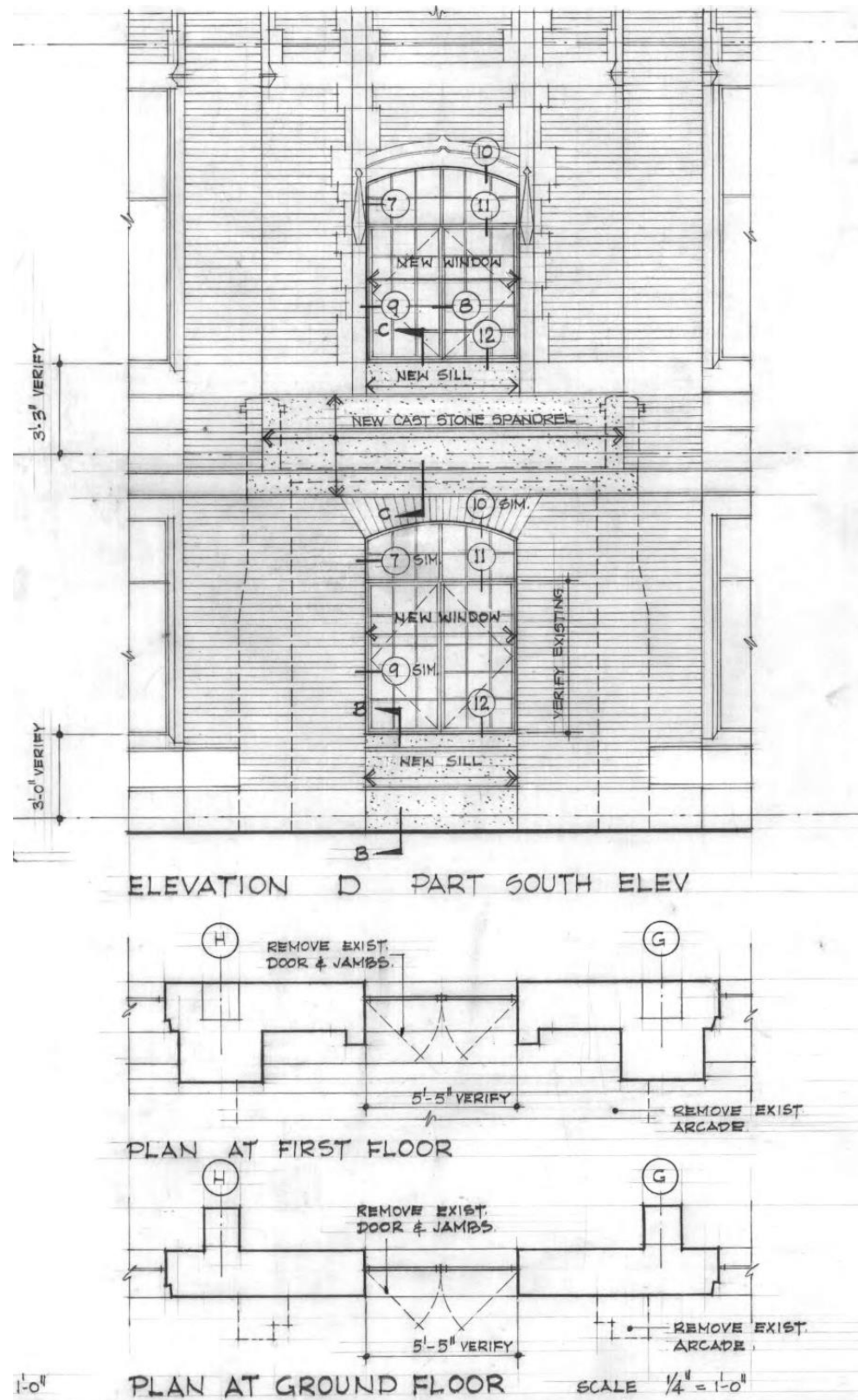
2024



1971 EXISTING PLAN

HISTORIC | 1971 DRAWINGS | CA 6-12

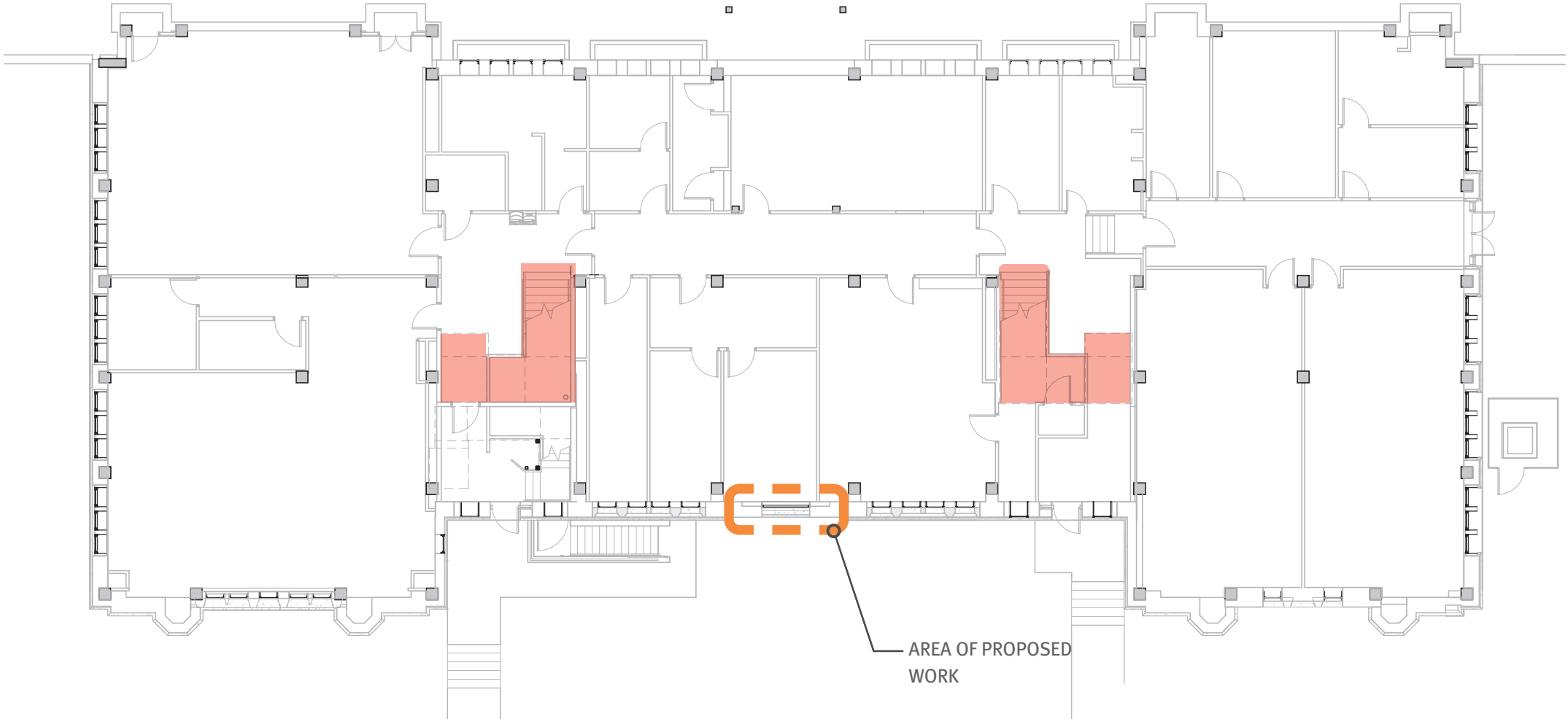
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1971 RENOVATION DRAWINGS, NTS

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EXISTING | DRAWINGS | CA 6-13



EXISTING GROUND FLOOR PLAN

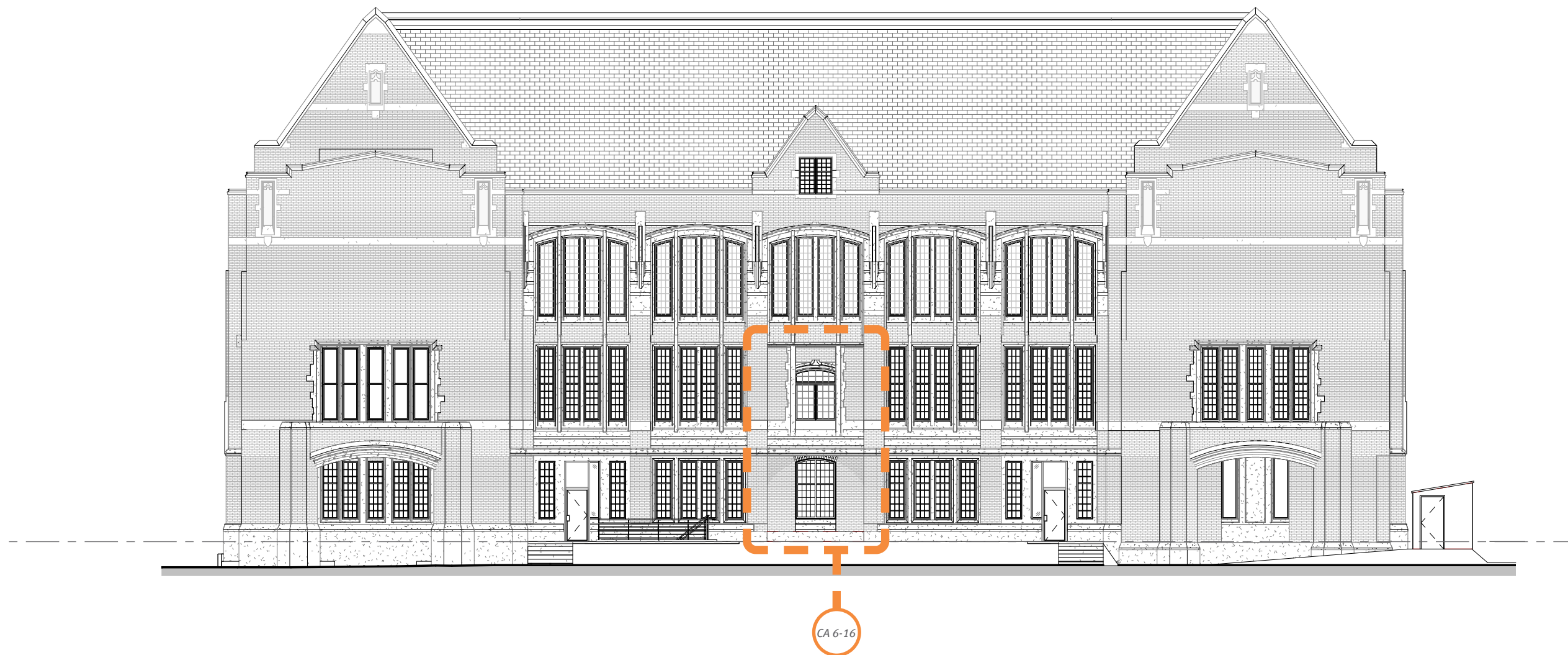


DESIGNATED HISTORIC INTERIOR SPACES



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EXISTING | DRAWINGS | CA 6-14



SOUTH ELEVATION



EXISTING | PHOTOS | CA 6-15



West extent of 1971 facade infill at the Ground Floor level



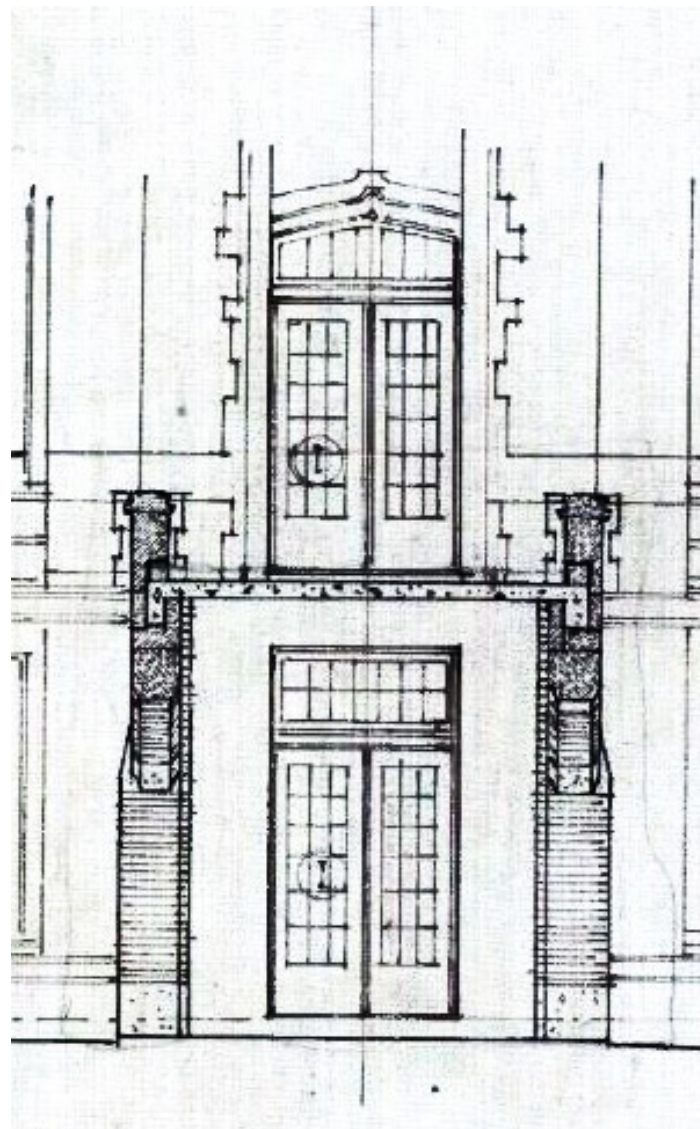
1971 replacement window at historic south entry



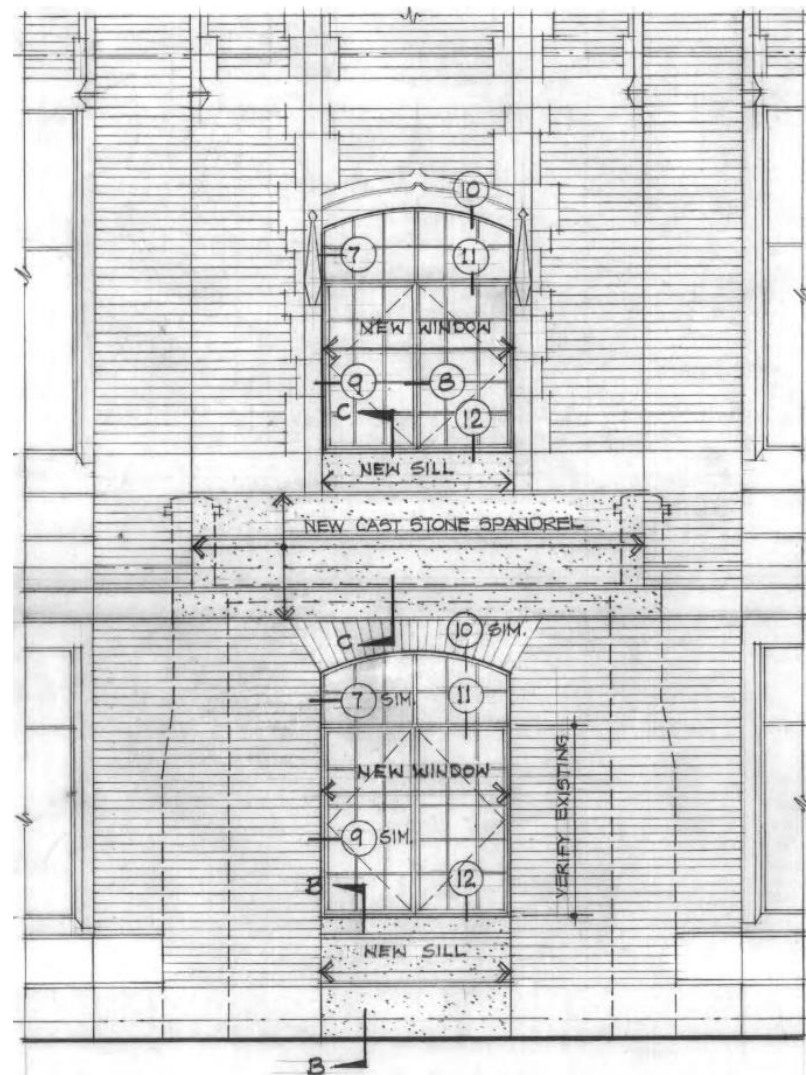
East extent of 1971 facade infill at the Ground Floor level

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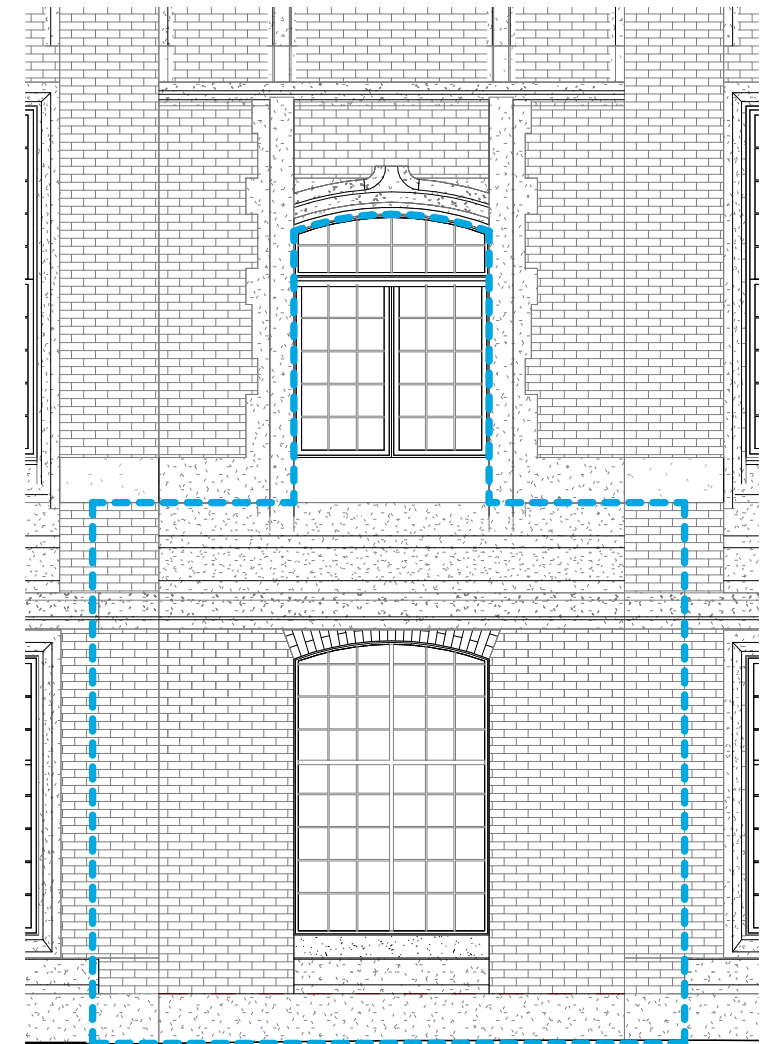
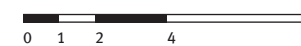
EXISTING | HISTORIC FABRIC STUDY | CA 6-16



HISTORIC ELEVATION
SOUTH ENTRY ARCADE



1971 RENOVATION
ELEVATION



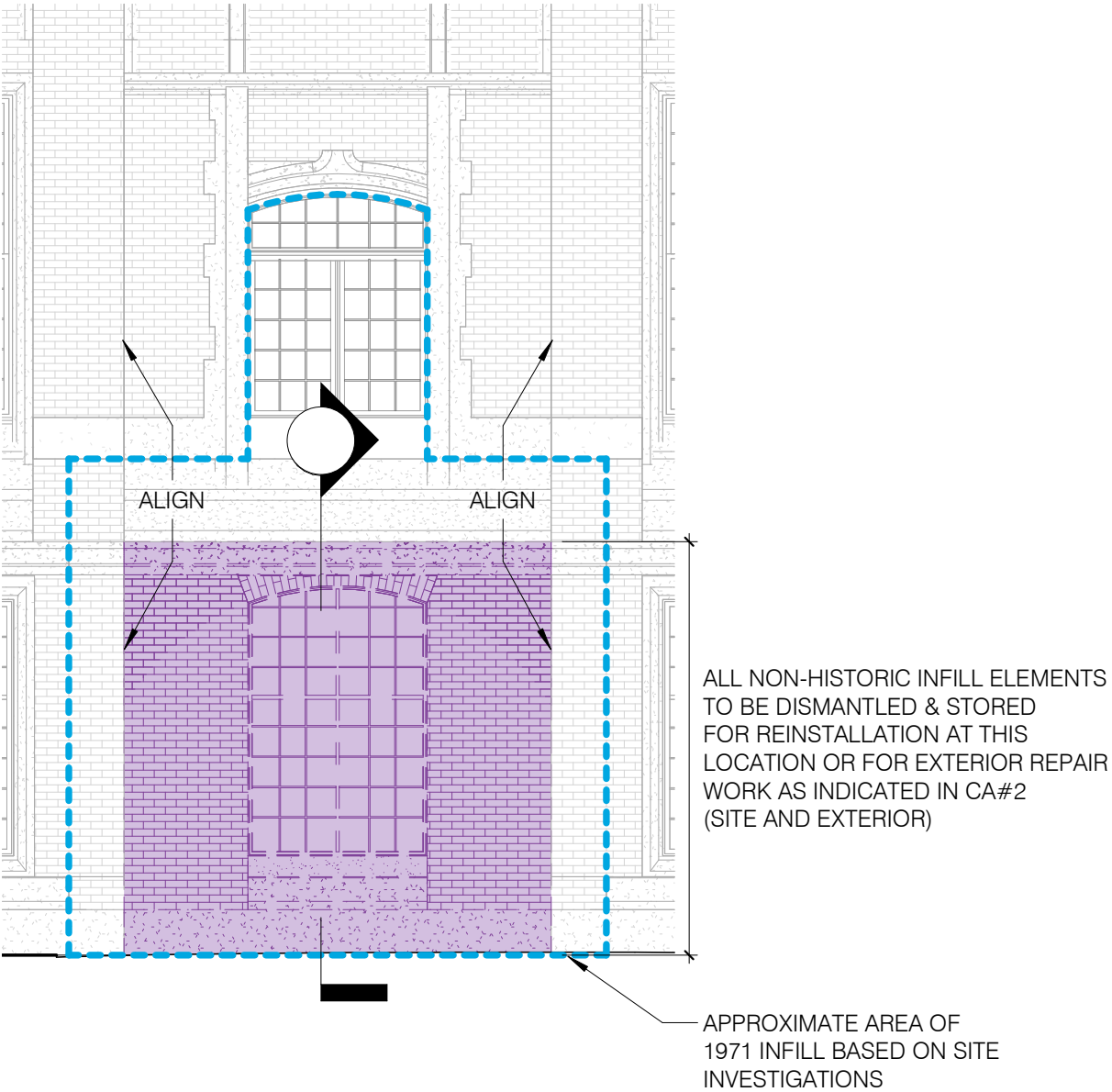
EXISTING ELEVATION
(BASED ON FIELD VERIFICATIONS)



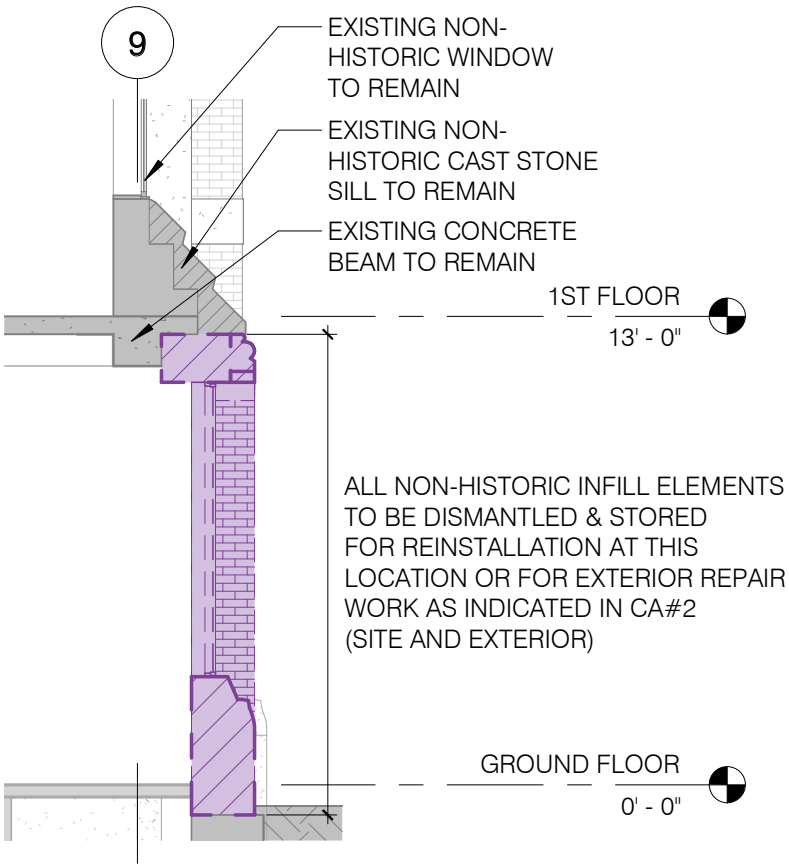
APPROXIMATE AREA OF
1971 INFILL BASED ON SITE
INVESTIGATIONS

PROPOSED | SELECTIVE DISMANTLING | CA 6-17

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PROPOSED DISMANTLING ELEVATION



PROPOSED DISMANTLING WALL SECTION

LEGEND:

- EXISTING ELEMENT TO REMAIN
- EXISTING ELEMENT TO BE REMOVED
- EXISTING ELEMENT TO BE SALVAGED



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02 42 96 - Historic Removal and Dismantling

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RELEVANT HISTORIC SPECIFICATIONS | CA 6-A

Anderson Hall Renovation
University of Washington
UW Facility # 1351 | UW Project # 203203
Hennebery Eddy Project # 22077
24 July 2024

HISTORIC REMOVAL AND DISMANTLING
02 42 96 - 1

SECTION 02 42 96 HISTORIC REMOVAL AND DISMANTLING

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Historic treatment procedures for removal and dismantling of indicated portions of building or structure for reuse, salvage, or debris hauling.

1.2 RELATED REQUIREMENTS:

- A. Section 01 35 15 - LEED Requirements
- B. Section 01 81 19 - Construction IAQ Management
- C. Section 01 74 19 - Construction Waste Management and Disposal

1.3 DEFINITIONS

- A. Dismantle: To disassemble or detach a historic item from a surface, or a nonhistoric item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- B. Existing to Remain: Existing items that are not to be removed or dismantled, except to the degree indicated for performing required Work.
- C. Remove: To take down or detach a non-historic item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- D. Retain: To keep an element or detail secure and intact.
- E. Salvage: To protect removed or dismantled items and deliver them to Owner.

1.5 INFORMATIONAL SUBMITTALS

- A. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's removal and dismantling operations.
- B. Removal and Dismantling Historic Treatment Program: Submit 15 days before work begins.
- C. List of Items Indicated To Be Salvaged or Reinstalled: Prepare a list of items indicated on Drawings to be salvaged for Owner's use or for reinstallation.
- D. Inventory of Salvaged Items: After removal or dismantling Work is complete, submit a list of items that have been salvaged for reinstallation or return to Owner.
1. Include item description, item condition, number of items if more than one of a type, and tag number. Include photo of item in original location.
 2. As work proceeds, include on the inventory items that were indicated to be salvaged and items of historic importance discovered during the work. Document reasons, if any, why an item indicated to be salvaged was not salvaged.

1.6 QUALITY ASSURANCE

- A. Removal and Dismantling Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of removal and dismantling work, including protection of surrounding and substrate materials and Project site.
1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control partitions and means of egress from occupied areas coordinated with continuing on-site operations and other known work in progress.

Anderson Hall Renovation
University of Washington
UW Facility # 1351 | UW Project # 203203
Hennebery Eddy Project # 22077
24 July 2024

HISTORIC REMOVAL AND DISMANTLING
02 42 96 - 2

2. Debris Hauling: Include plans clearly marked to show debris-hauling routes, turning radii, and locations and details of temporary protective barriers.

1.7 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purposes will be maintained by Owner as long as practicable.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with removal and dismantling work.
- C. Hazardous Materials:
1. It is unknown whether hazardous materials will be encountered in the Work.
 - a. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
 - b. In the case of asbestos, stop work in the area of potential hazard, shut off fans and other air handlers ventilating the area, and rope off area until the questionable material is identified. Resume work in the area of concern after safe working conditions are verified.
- D. Storage or sale of removed or dismantled items on-site is not permitted unless otherwise indicated.

PART 2 PRODUCTS - (NOT USED)

PART 3 EXECUTION

3.1 LEED EXECUTION REQUIREMENTS

- A. Refer to Section 01 35 15, LEED Requirements for additional information relating to execution of the following LEED credits:
1. Sustainable Sites – Construction Activity Pollution Prevention: Comply with provisions of 01 57 13 Temporary Erosion and Sedimentation Controls.
 2. Materials & Resources – Construction Waste Management: Comply with provisions of Section 01 74 19 Construction Waste Management and Disposal.

3.2 HISTORIC REMOVAL AND DISMANTLING EQUIPMENT

- A. Removal Equipment: Use manual, handheld tools. Handheld power tools may be permitted on a case-by-case basis with approval by Architect.
- B. Dismantling Equipment: Use manual, handheld tools, except as follows or otherwise approved by Architect on a case-by-case basis:
1. Handheld power tools are permitted only as submitted in the historic treatment program. They must be adjustable so as to penetrate or cut only the thickness of material being removed.
 2. Pry bars more than 18 inches long and hammers weighing more than 2 lb are not permitted for dismantling work.

3.3 EXAMINATION

- A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling work. Examine adjacent work to determine what protective measures are necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed or dismantled and location of utilities and services to remain that may be hidden by construction that is to be removed or dismantled.
1. Verify that affected utilities are disconnected and capped.
 2. Inventory and record the condition of items to be removed and dismantled for reinstallation or salvage. Enter this information on the inventory of salvaged items.

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RELEVANT HISTORIC SPECIFICATIONS | CA 6-A

Anderson Hall Renovation
University of Washington
UW Facility # 1351 | UW Project # 203203
Hennebery Eddy Project # 22077
24 July 2024

HISTORIC REMOVAL AND DISMANTLING
02 42 96 - 3

- 3. Before removal or dismantling of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.
- B. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.
 - 1. Comply with requirements specified in Section 013233 "Photographic Documentation."
- 3.4 HISTORIC REMOVAL AND DISMANTLING
 - A. General: Have removal and dismantling work performed by a qualified contractor. Ensure that field supervisors are present when removal and dismantling work begins and during its progress.
 - B. All paints and coatings, including accessories, applied on site must comply with the VOC limits, emissions testing and Submittal requirements for IEQ Credit Low-Emitting Materials as specified in Section 01 35 15 LEED Requirements.
 - D. Perform work according to the historic treatment program.
 - 1. Perform removal and dismantling to the limits indicated.
 - 2. Provide supports or reinforcement for existing construction that becomes temporarily weakened by removal and dismantling work, until the Project Work is completed unless otherwise indicated.
 - 3. Perform cutting by hand or with small power tools as permitted by Architect wherever possible. Cut holes and slots neatly to size required, with minimum disturbance of adjacent work.
 - 4. Do not operate air compressors inside building unless approved by Architect in each case.
 - 5. Do not drill or cut columns, beams, joints, girders, structural slabs, or other structural supporting elements, without having Contractor's professional engineer's written approval for each location before such work is begun.
 - 6. Dispose of removed and dismantled items off-site unless indicated to be salvaged or reinstalled.
 - E. Unacceptable Equipment: Keep equipment that is not permitted for historic removal or dismantling work away from the vicinity where such work is being performed.
 - F. Removing and Dismantling Items on or Near Historic Surfaces:
 - 1. Use only dismantling equipment and procedures within 12 inches of historic surface. Protect historic surface from contact with or damage by tools.
 - 2. Wherever possible, unfasten items in the opposite order from which they were installed.
 - 3. Support each item as it becomes loosened to prevent stress and damage to the historic surface.
 - 4. Dismantle anchorages.
- 3.5 CLEANING
 - A. Dispose of all waste material in compliance with project's Waste Management Plan in accordance with Section 01 74 19 - Construction Waste Management and Disposal.
- 3.8 SCHEDULE
 - A. Work of this section applies to (as noted but not limited to):
 - 1. Exterior: South elevation opening as indicated in drawings.

END OF SECTION