BUILDINGWORK
architecture design preservation

The Seattle Public Library

Seattle Public Library Green Lake Branch

Landmarks Preservation Board - ARC Briefing Packet 2
November 4, 2021

Cover Image: 1910, Seattle Public Library, Green Lake Branch, The Seattle Public Library Special Collection Online.

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PROJECT SUMMARY

Seattle Public Library Green Lake Branch History

The Seattle Public Library Green Lake Branch is located at 7364 East Green Lake Drive North, adjacent to the northeast portion of Green Lake Park, which was designed by the Olmsted Brothers in 1913. The Green Lake Branch opened to the public in 1910 and was designed by architects Woodruff Somerville and Joseph Cote. Somerville and Cote came to Seattle in 1904 to supervise the construction of St. James Cathedral as employees of the New York firm Heins and LaFarge. After the completion of the cathedral, Somerville and Cote formed a partnership that lasted from 1906 to 1910. The Green Lake Branch is one of three Carnegie libraries designed by the firm - the others are the University Branch and the West Seattle Branch. Somerville designed three other Seattle libraries after 1910, the Queen Anne, Columbia, and Douglass Truth branches.

Somerville and Cote designed the Green Lake Branch following the traditional Carnegie layout - a symmetrical main floor plan with two reading rooms on either side of the entrance and lobby. Dividing walls of oak and glass separate the two reading rooms from the entrance lobby, and there is additional smaller room on the north end of the main floor plan. A lower level contains an auditorium, staff work areas, restrooms, and a mechanical room. The architecture is described as an example “French Renaissance Revival Style”. The library interior has dark-stained oak perimeter shelving and plaster pilasters, capitals, and crown molding. Two large skylights illuminate the central interior, and large vertically divided windows bring in light at the perimeter. The library exterior is finished in a light sand-colored stucco with painted terra cotta trim and ornament. Decorative steel brackets support the eaves of the hipped roof clad in red tile.

In 1982 the Green Lake Branch was included in the Carnegie Libraries of Washington State thematic nomination for the National Register of Historic Places. The Green Lake Branch was designated a Seattle Landmark in 2001.

The following elements have been modified since the building was constructed:

1966: Three lots to the west of the building were purchased, and a surface parking lot was constructed.

1958: The main entrance doors were replaced.

1988: A major remodel by Cardwell, Thomas & Associates included the following modifications:

- A new entrance was added to access the auditorium space directly from the parking area, and the auditorium floor was raised to be level with the lower level corridor.
- A new steel guardrail was installed between the parking and the new auditorium entrance.
- The skylight above the circulation area entrance was replaced.
- The original roof eave brackets were replaced in-kind with new painted steel brackets.
- A new exit door was installed at upper level NE corner with new exteriors stairs to grade.
- Two new mechanical grilles were installed at existing window openings at east elevation.
- A new elevator was installed at the lower level from the parking area; including a new door opening at the west wall, new ornamental canopy, and the infill of three at the west elevation.
- New steel bracket light fixtures at east and west new entrances
- The metal door grille at the main entrance door was replaced to match original.
- The exterior stucco was cleaned and repaired.
- A new roofing system was installed.
- Upgrades were made to the HVAC, plumbing, and electrical systems.

2007: A remodel by Snyder Hartung Kane Strauss Architects included the following modifications:

- The original entrance doors at the south facade and the non-original exit doors at the east facade were replaced with new doors.
- The flooring at the lower level auditorium was replaced.
- Original casework at the circulation desk, stack room and work room was removed and replaced with new casework. The circulation desk was relocated from the original central location to the current location to one side of the entrance lobby.
- The original windows were fully restored.
- Handrails were installed at the main entrance building stairs.
- Repairs were made to the interior plaster.
- Glass was replaced at the glass/wood partition wall at the existing processing room.
- New carpet was installed at the upper floor.
- Structural, mechanical, and electrical upgrades were made.

2018: The roofing systems were replaced.

PROJECT SUMMARY

Modifications to the Green Lake Branch proposed with the current project

Seismic Retrofit of the URM Building:

In 2019 a Levy was approved by Seattle voters to fund seismic retrofits of the three existing Carnegie Libraries in the Seattle Public Library System: the Green Lake, University, and Columbia City Branches. The Green Lake Branch is a 112 year old, unreinforced masonry building (URM), and is at high risk of sustaining either significant damage or the total loss of the building, as well as a significant risk of loss of life, during a major earthquake. As mandated by the 2019 Levy, the current renovation project will include a complete seismic retrofit in compliance with the 2018 Seattle Existing Building Code. The seismic retrofit will be designed to meet the stringent Damage Control level of seismic safety. This means that the building will be more likely to remain intact and in safe operation following a significant earthquake.

Accessibility Upgrades for improved Site and Building Access:

A facility-wide accessibility upgrade is proposed as part of this project. This includes accessibility improvements to the site; a new ramp from the sidewalk, regrading of the site to the west of the building, a new ADA parking stall, and a new fully accessible entrance at the west elevation. This new entrance will lead to a new a new lower level elevator lobby and a new elevator that internally connects both floor levels (the current elevator does not). The project will also include new fully accessible restrooms at both levels. Accessible loading for book deliveries will be provide at the building northeast corner, by removing the current non-original exit stairs and installing a small loading dock and a reconfigured exit stair.

HVAC System Replacement:

In compliance with the City of Seattle's mandate to eliminate the use of fossil fuels in City-owned buildings, the current gas-fired boiler system will be removed and replaced with an electric heat pump system that provides heating and cooling.

Interior Renovations for Enhanced Library Services:

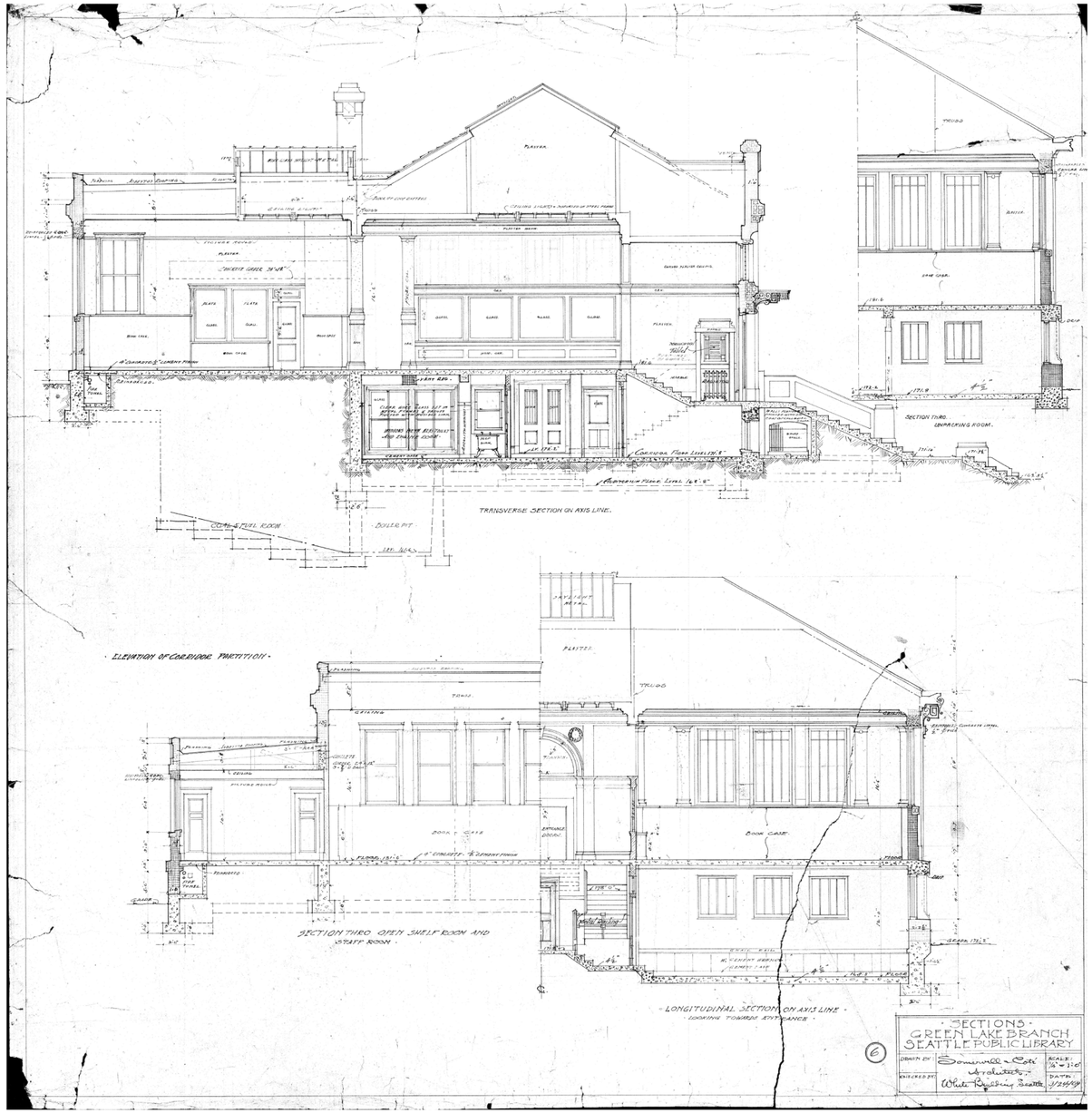
A range of interior renovations are proposed to meet current Seattle Public Library programming and patron services. At the lower level, staff work areas will be remodeled and expanded into the former mechanical room. The Auditorium will be upgraded with new lighting and finishes to support the increased need for public meeting space. At the upper level, the non-original, asymmetrical circulation desk will be removed and replaced with a new central circulation desk, more in keeping with the original Carnegie layout. Two openings are proposed for the wood screen walls to provide improved public circulation. The current book processing area (located in a former librarian's office) will be relocated to a new enclosure behind the new circulation desk, and the original librarian's office will be converted to two new study rooms. Existing light fixtures will be cleaned and upgraded with LED lamping. Shelving and furniture will be upgraded, while the original oak perimeter shelving and trim will be retained as much as possible.

Environmentally Sustainable Design:

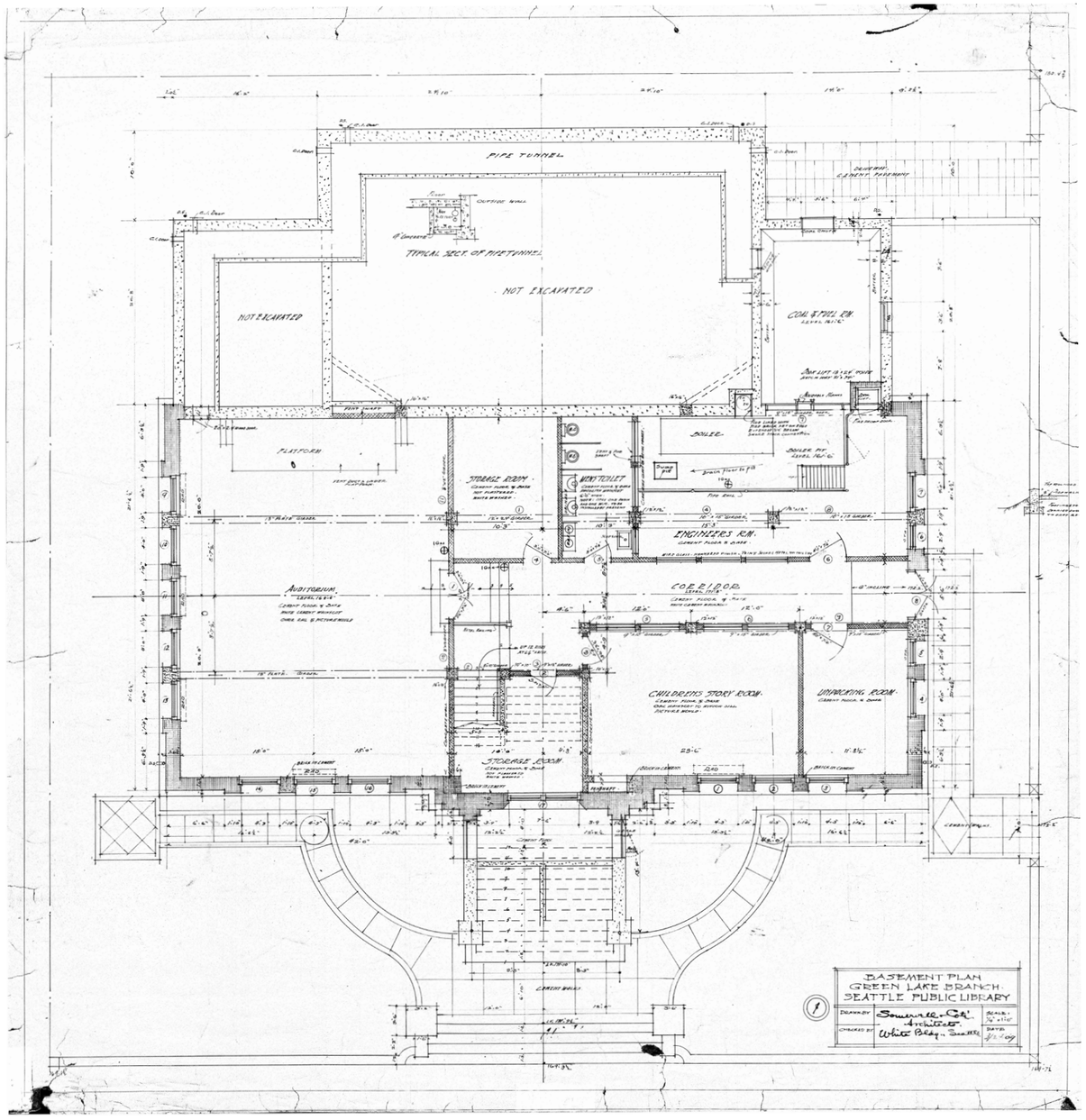
We believe the most sustainable building strategy is the reuse of an existing building. Where modifications to the Green Lake Branch are proposed, we have focused on enbironmentally responsive design that is targeting LEED Gold certification.

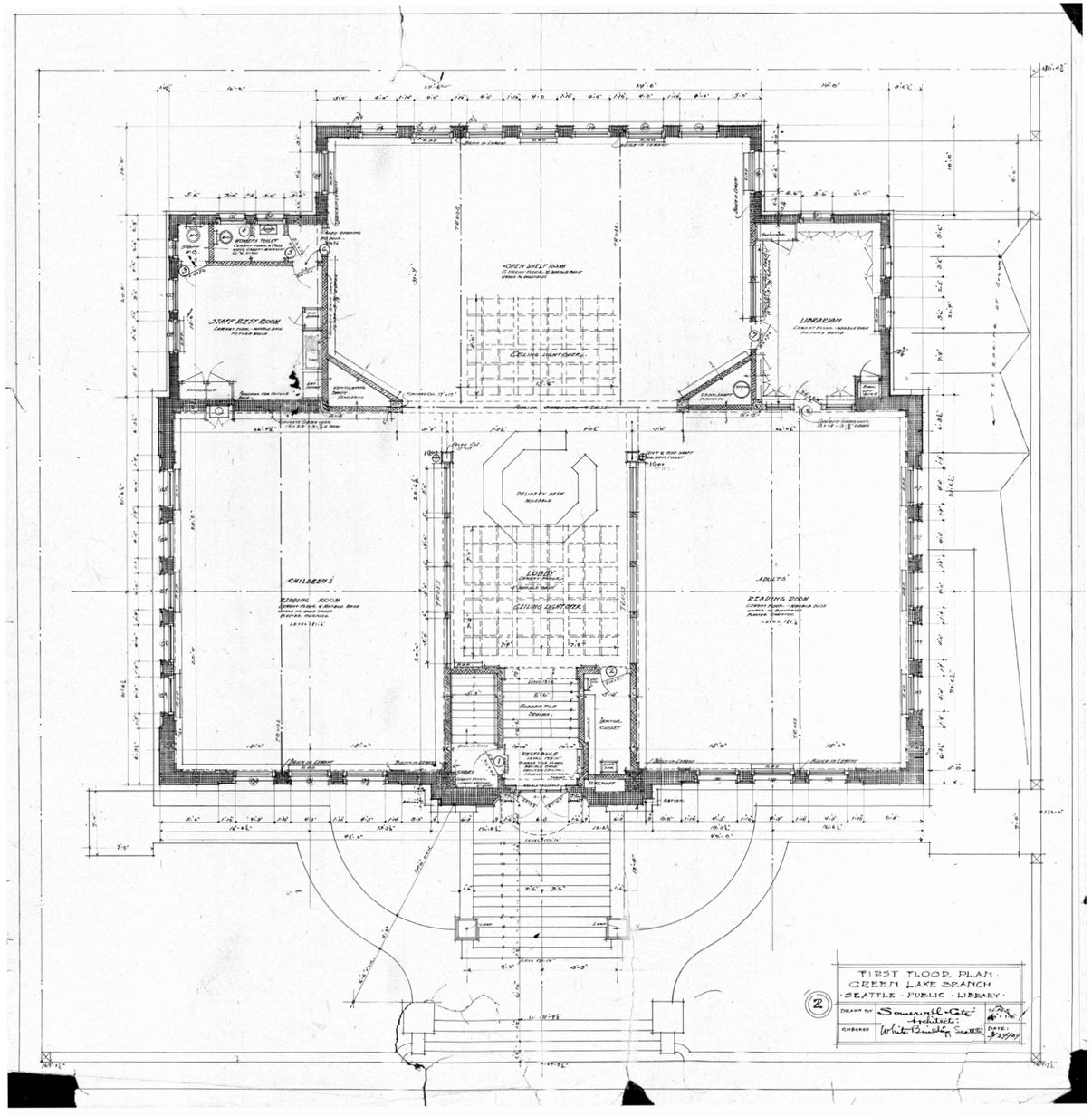
CONTEXT AND SITE

ORIGINAL DRAWINGS - 1908



ORIGINAL DRAWINGS - 1908

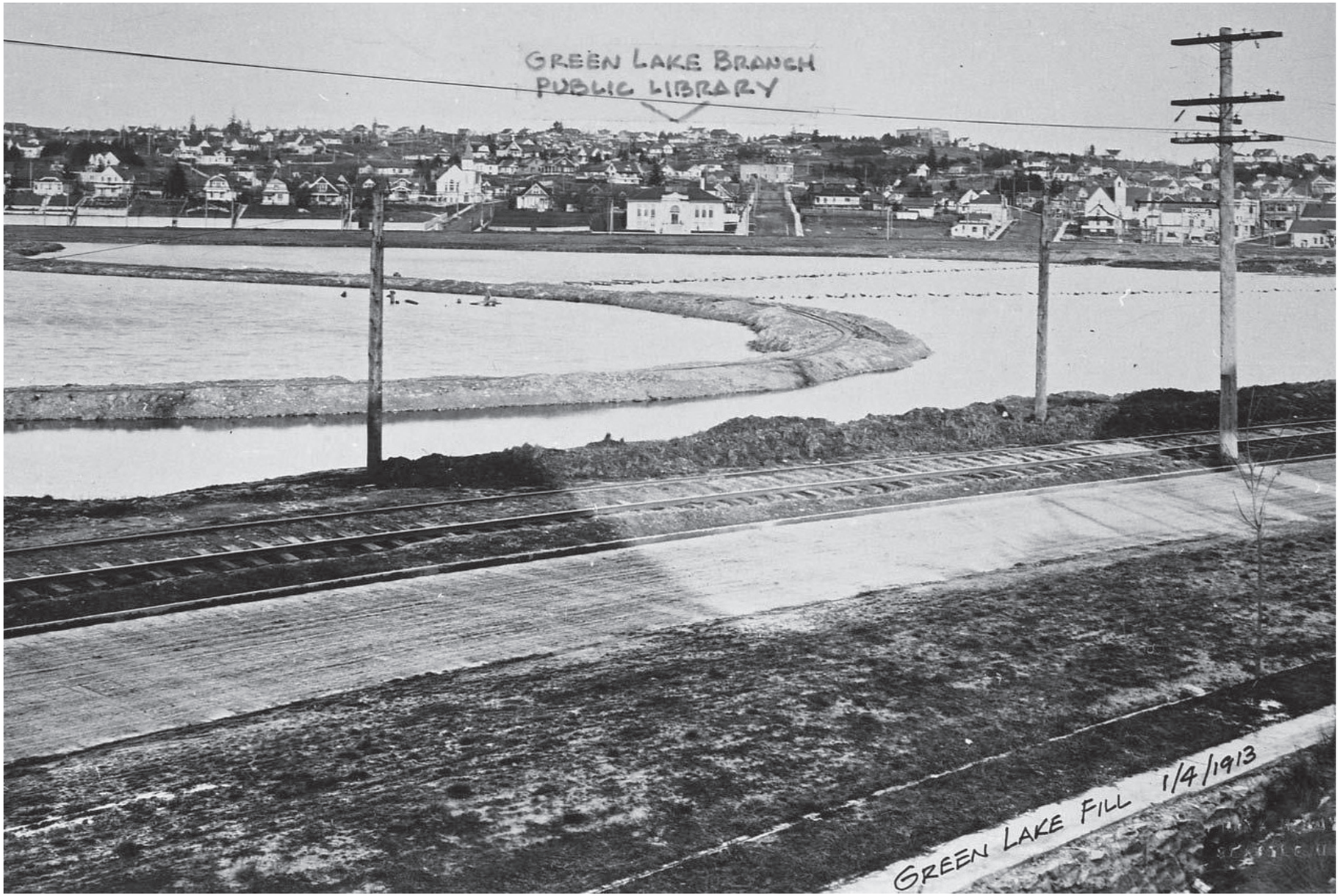




HISTORIC PHOTOGRAPHS

1912 -A view during the green lake fill construction

HISTORIC PHOTOGRAPHS



1913 - View from e green lake way looking north

HISTORIC PHOTOGRAPHS

1929 - East Green Lake Drive looking northeast

1955 - East Green Lake Drive looking northeast

HISTORIC PHOTOGRAPHS

1910 - Children's reading room on the main floor of the library

1917 - Adult reading room southeast

CONTEMPORARY PHOTOS

South elevation from Green Lake Drive N

West elevation from parking

East facade from 4th Avenue NE

CONTEMPORARY PHOTOS

East elevation lower level entrance
Original

East elevation stair and upper level entrance
Non-original 1988

West elevation lower level entrance to the meeting room
Non-original 1988

West elevation lower level ADA entrance and canopy
Non-original 1988

CONTEMPORARY PHOTOS

Southwest reading room looking east

Entrance lobby looking south

Processing room from north reading room

Southwest reading room looking north

Southeast reading room looking south

From north reading room looking west

CONTEMPORARY PHOTOS

Stairs to upper level

Lower level hallway looking west

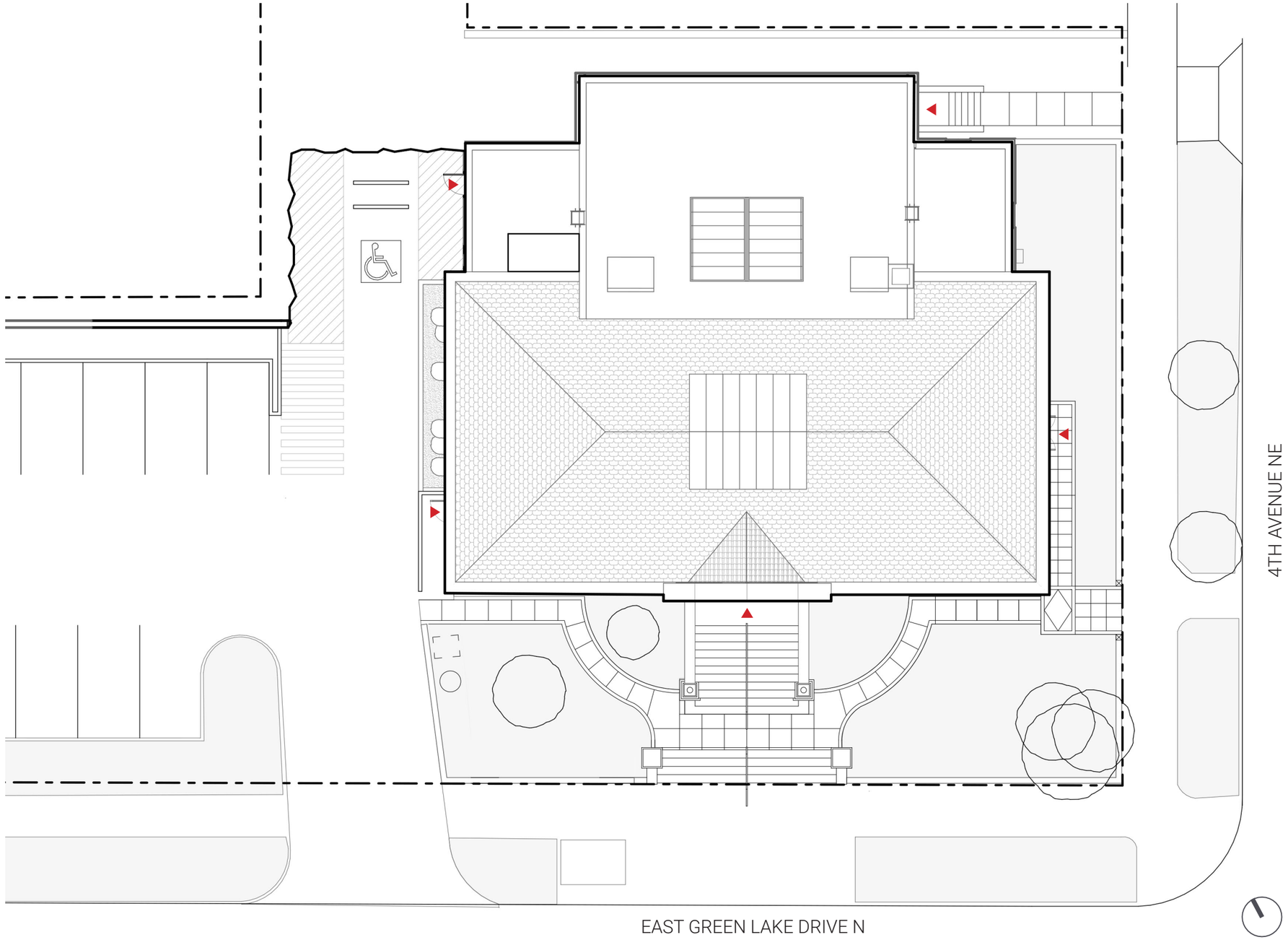
Meeting room looking west

Mechanical room

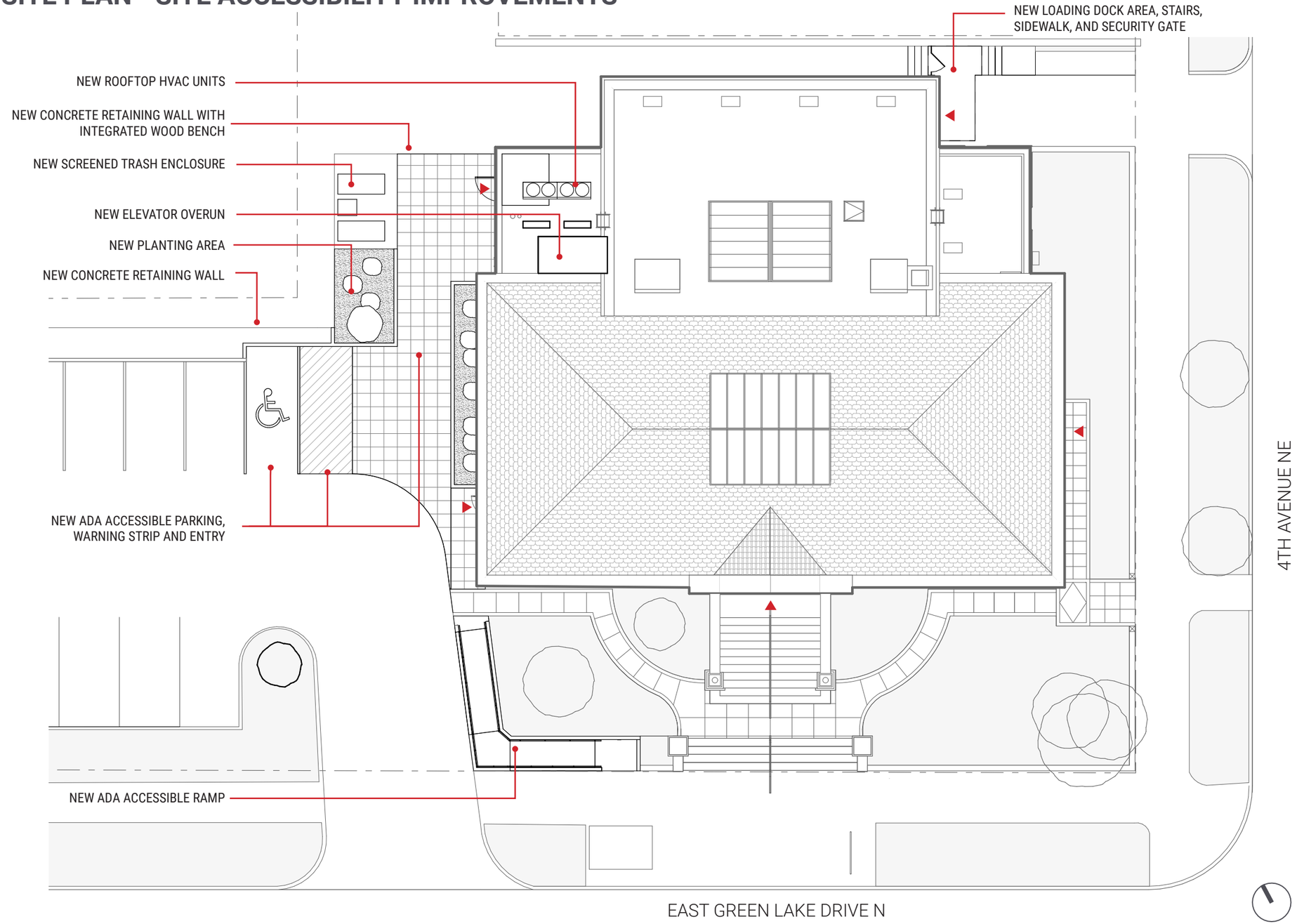
Lower level hallway looking east to exit

Meeting room looking east to lower level hallway

EXISTING SITE PLAN

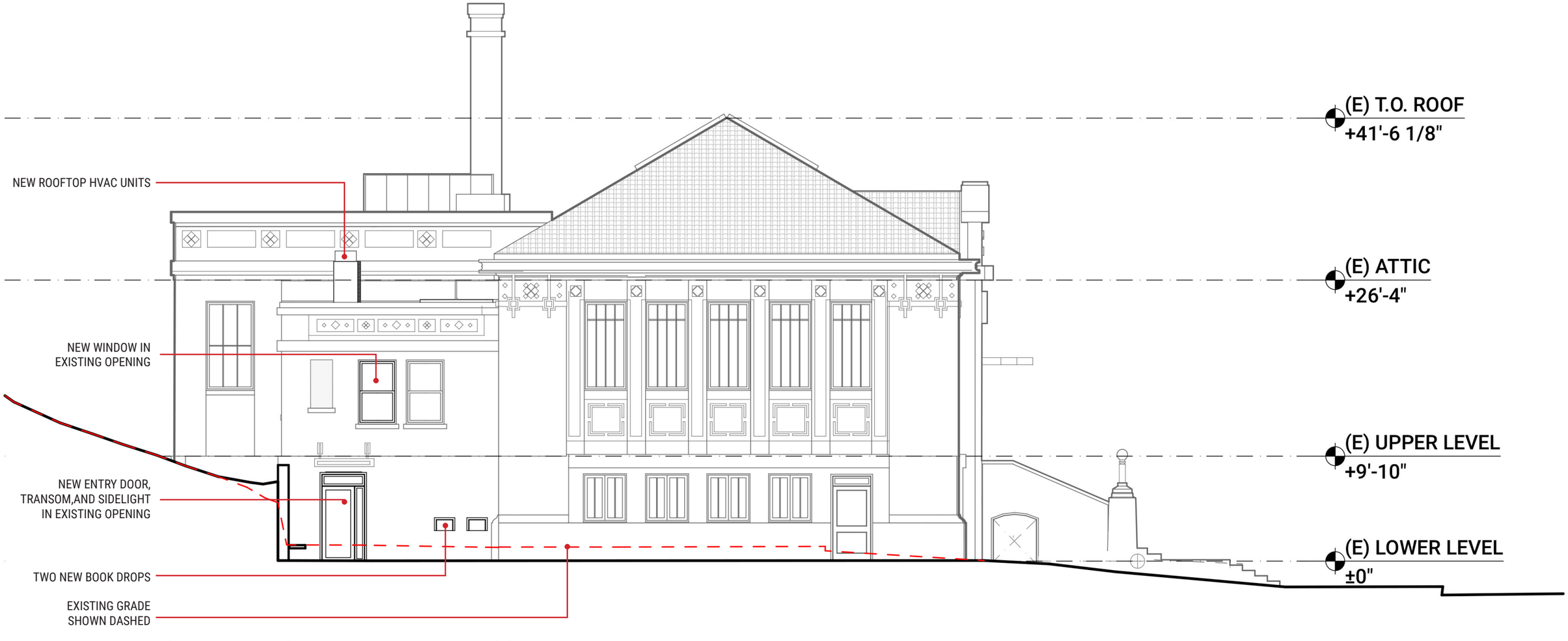


PROPOSED SITE PLAN - SITE ACCESSIBILITY IMPROVEMENTS

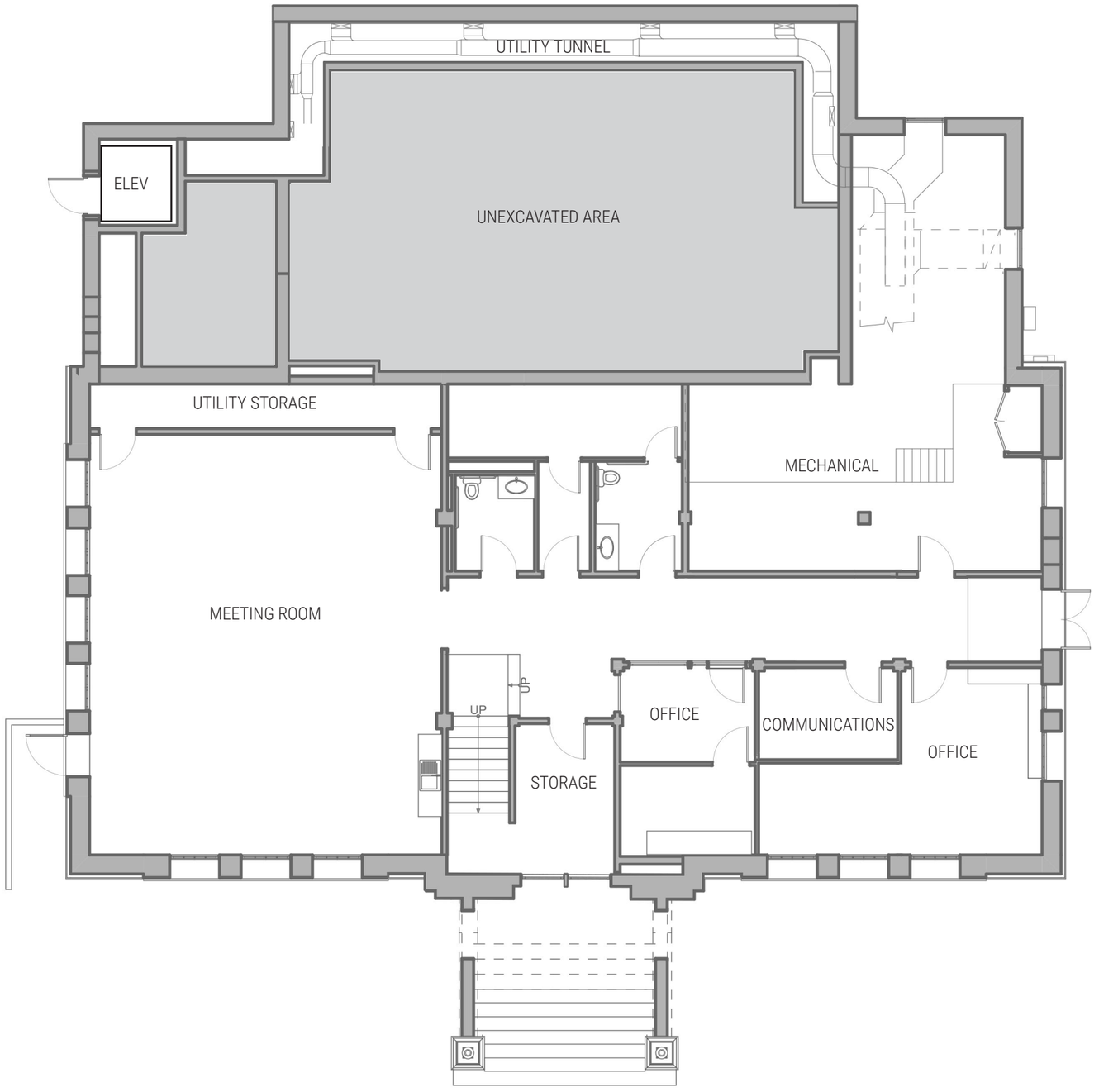


EXISTING WEST ELEVATION

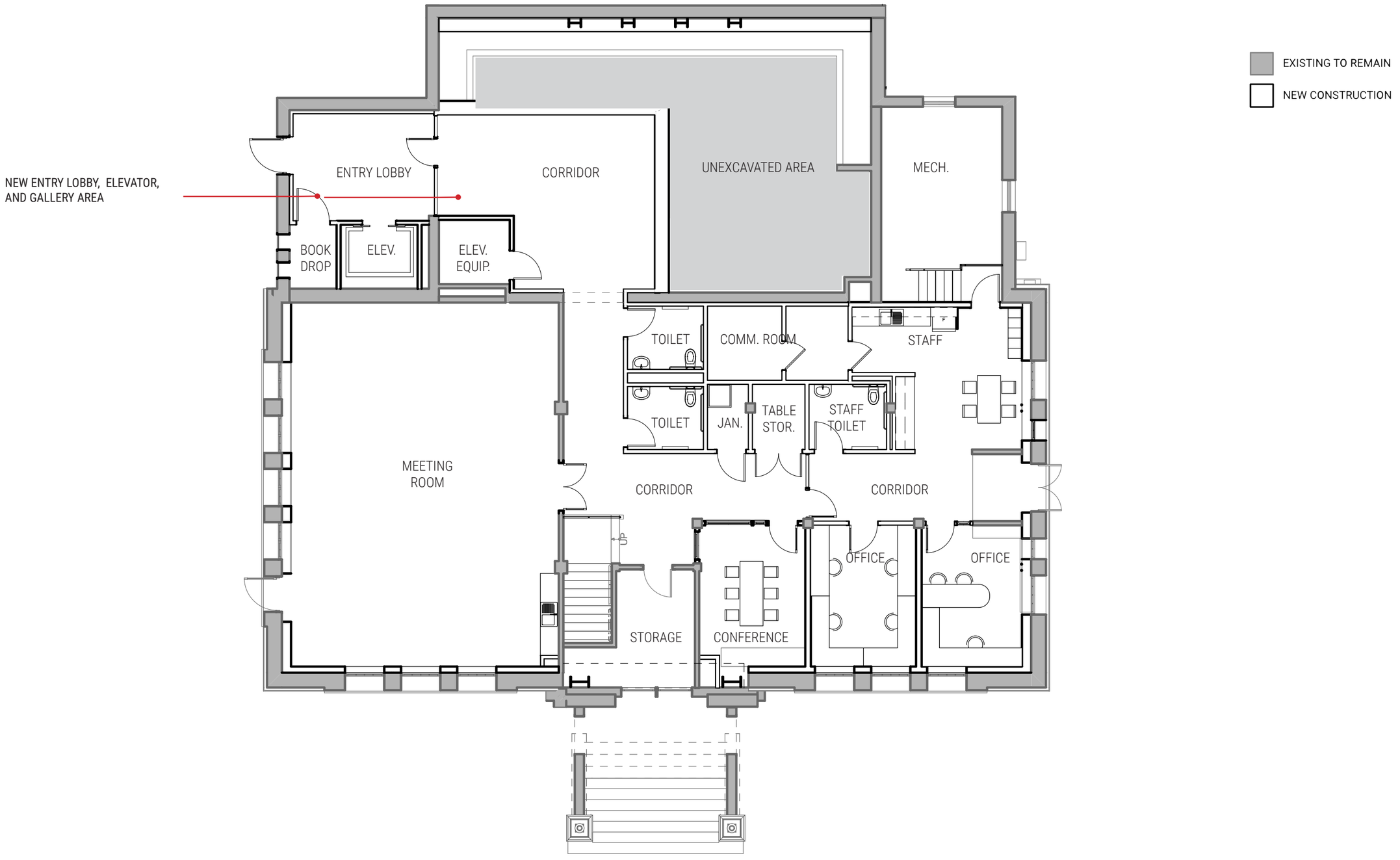
PROPOSED WEST ELEVATION - SITE ACCESSIBILITY IMPROVEMENTS



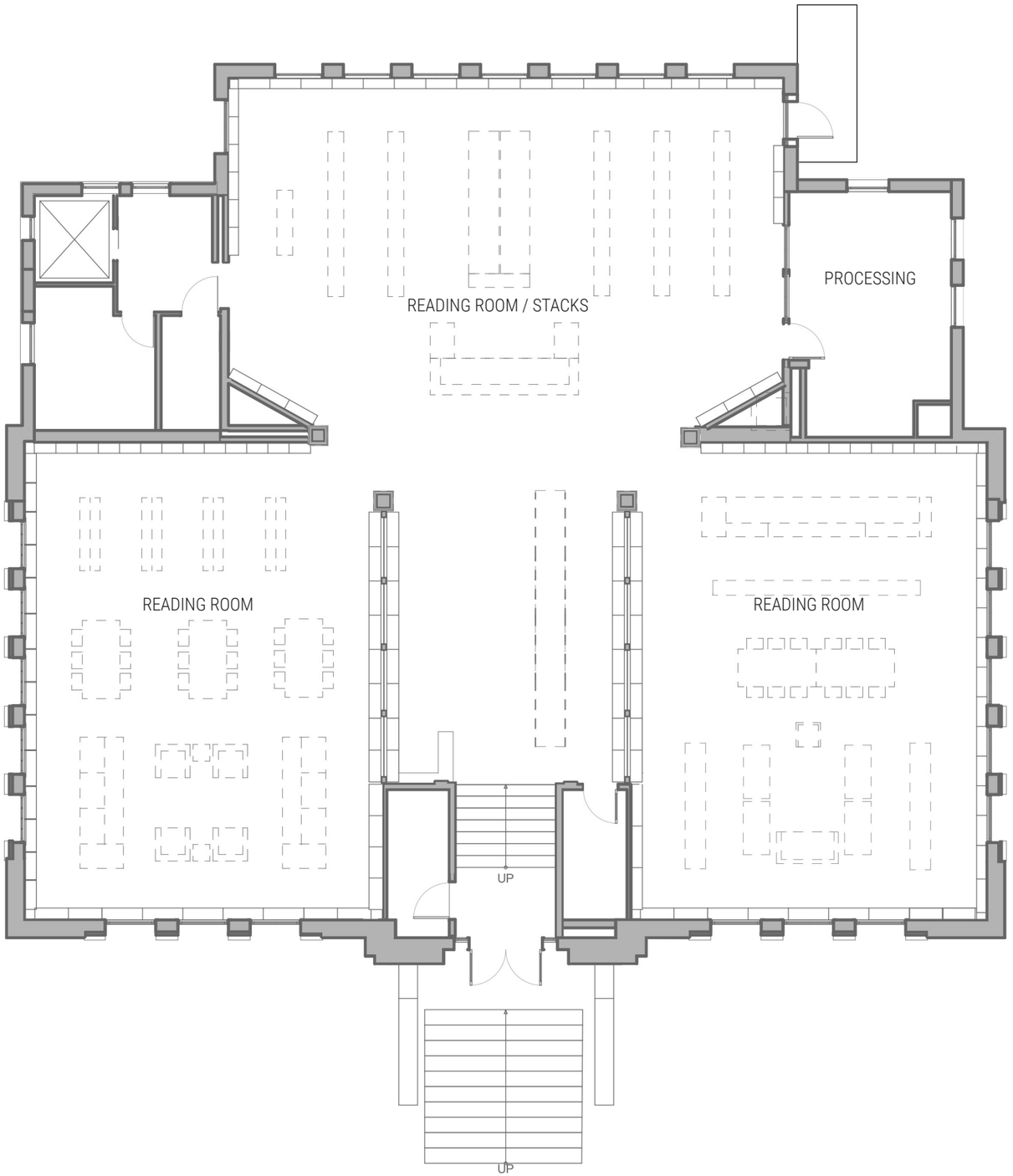
EXISTING LOWER LEVEL



PROPOSED LOWER LEVEL - BUILDING ACCESSIBILITY AND PROGRAM IMPROVEMENTS



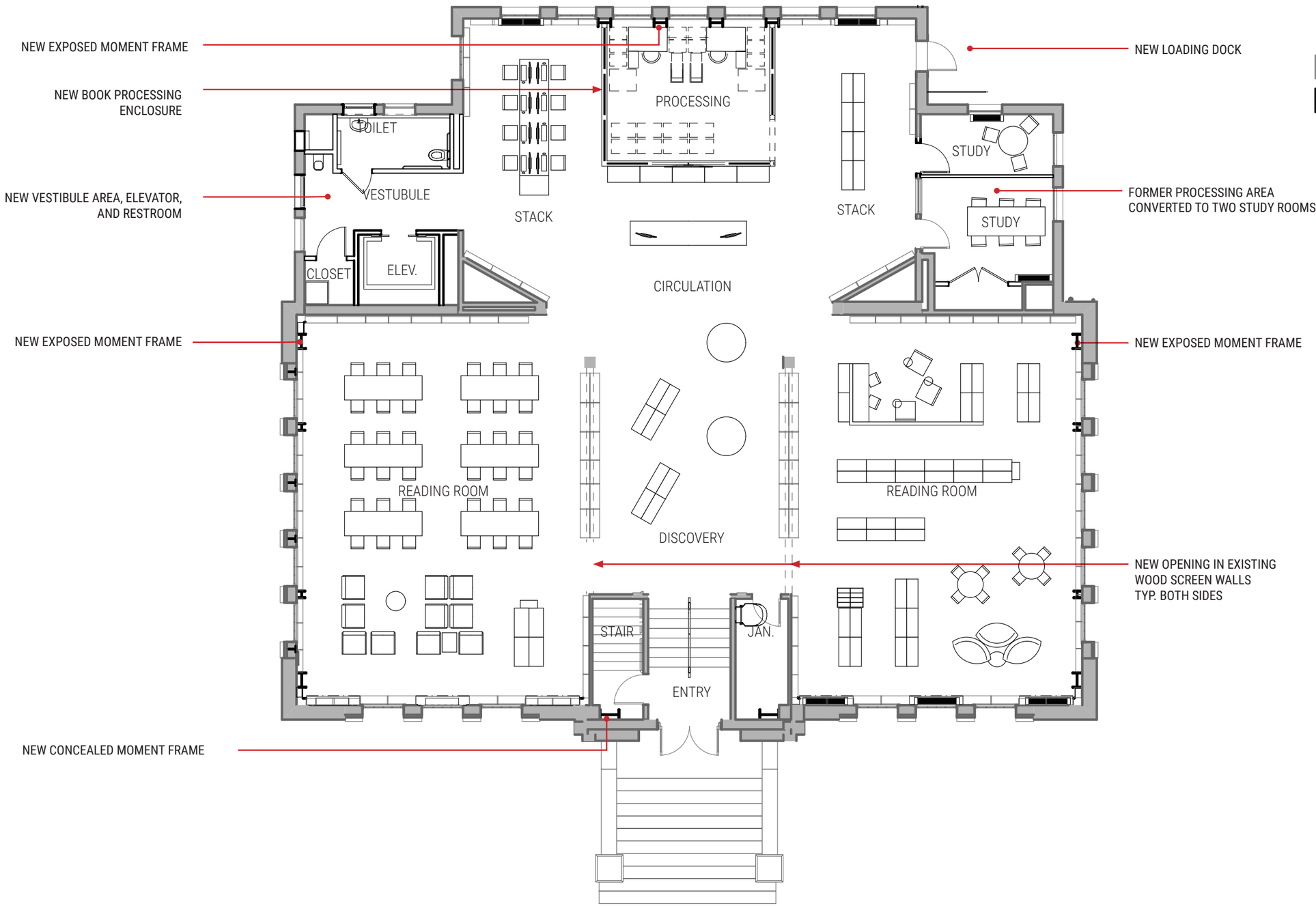
EXISTING UPPER LEVEL PLAN



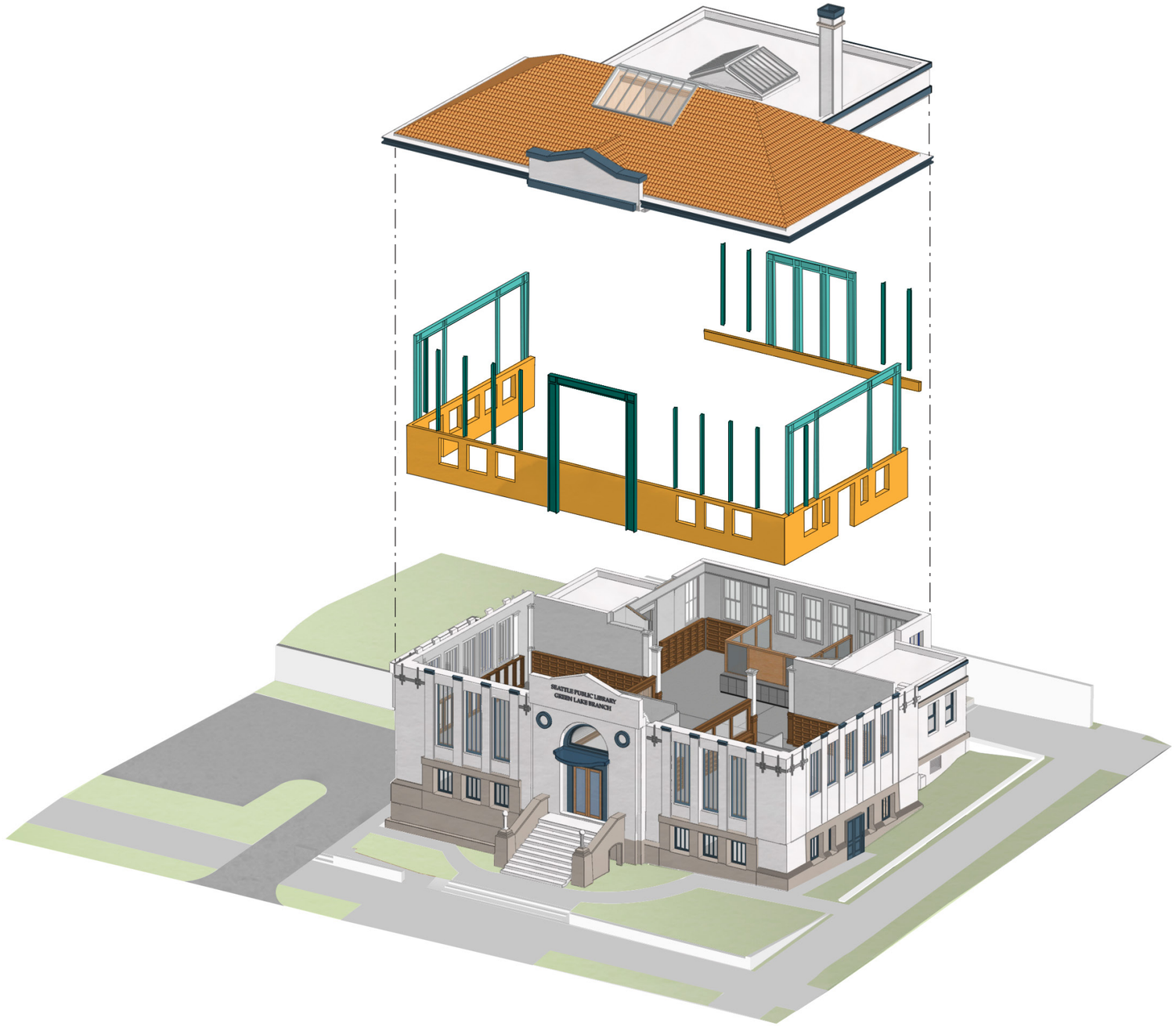
GRAPHIC LEGEND:

- EXISTING TO REMAIN
- NEW CONSTRUCTION

PROPOSED UPPER LEVEL PLAN - BUILDING ACCESSIBILITY AND PROGRAM IMPROVEMENTS



SEISMIC RETROFIT CONCEPT DIAGRAM



DRAWING LEGEND

- EXPOSED STEEL FRAME
- CONCEALED STRUCTURAL STEEL
- CONCRETE SHEAR WALLS (LOWER LEVEL)

RECENT EXAMPLE OF EXPOSED SEISMIC STEEL APPROACH

Exposed seismic retrofit steel at Town Hall Seattle, a Seattle Landmark, designed by BuildingWork

ILLUSTRATION OF PROPOSED SEISMIC RETROFIT

Existing condition at reading room east wall

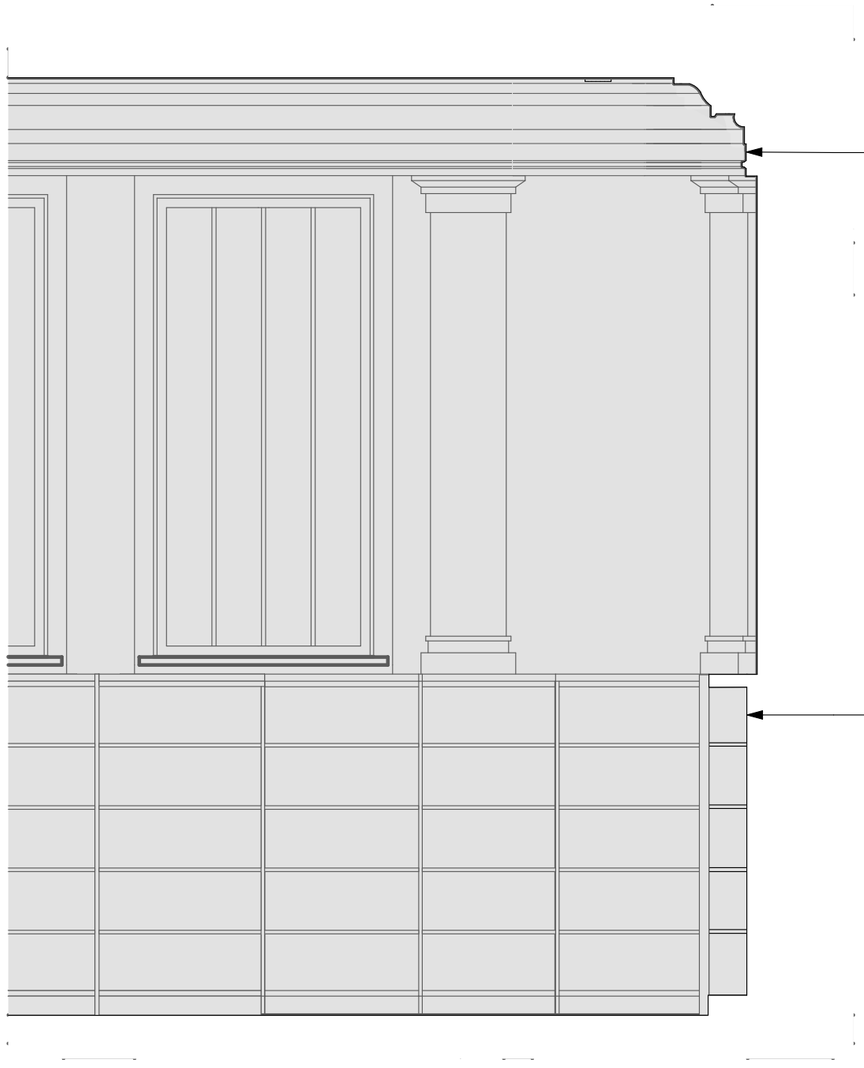
New steel moment frame at reading room west wall (similar at reading room east wall)

ILLUSTRATION OF PROPOSED SEISMIC RETROFIT AND BOOK PROCESSING ENCLOSURE

Existing condition at reading room north wall

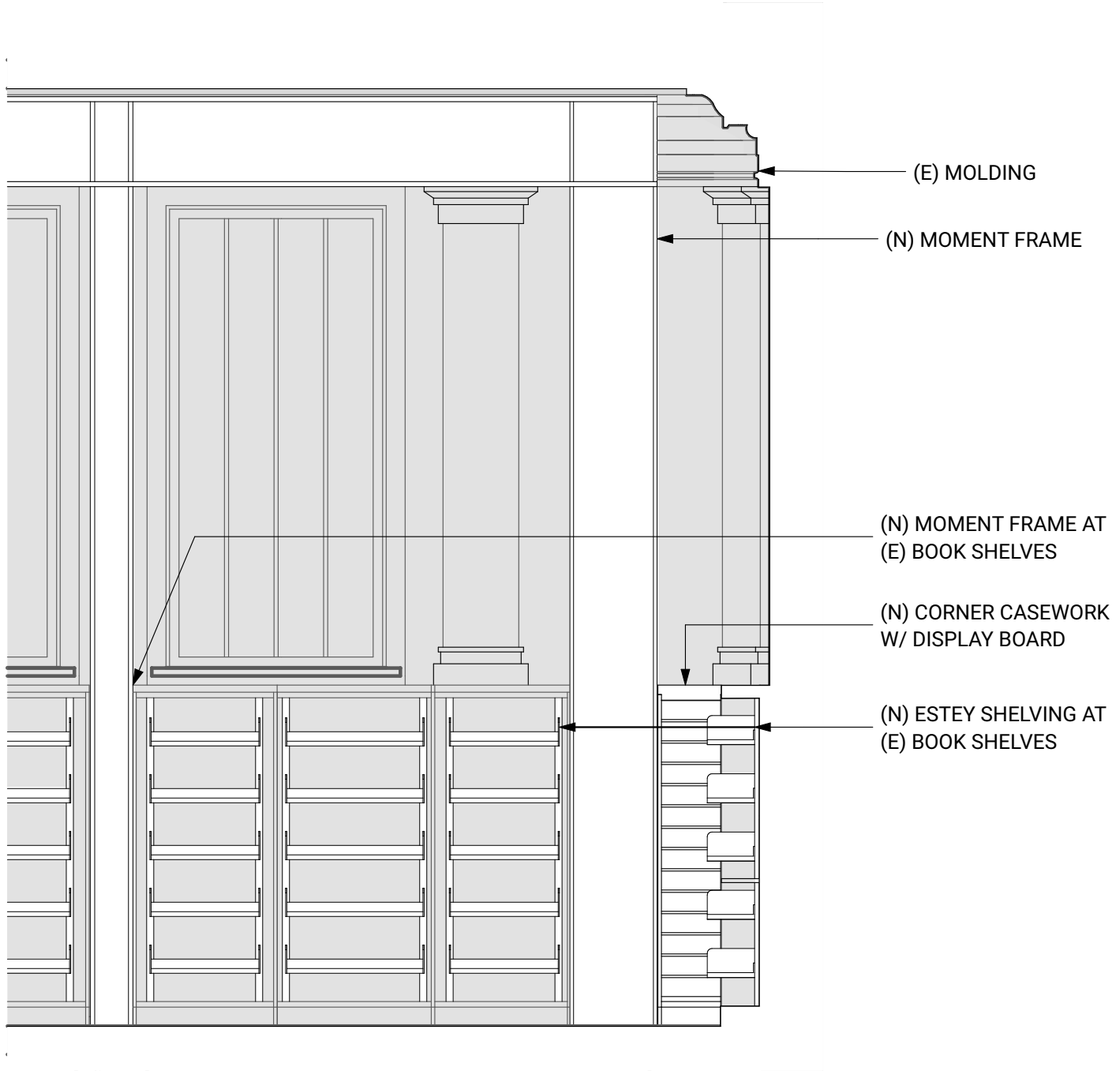
New steel moment frame behind new book processing enclosure and new circulation desk

PROPOSED SEISMIC RETROFIT DETAIL DRAWINGS



EXISTING READING ROOM ELEVATION

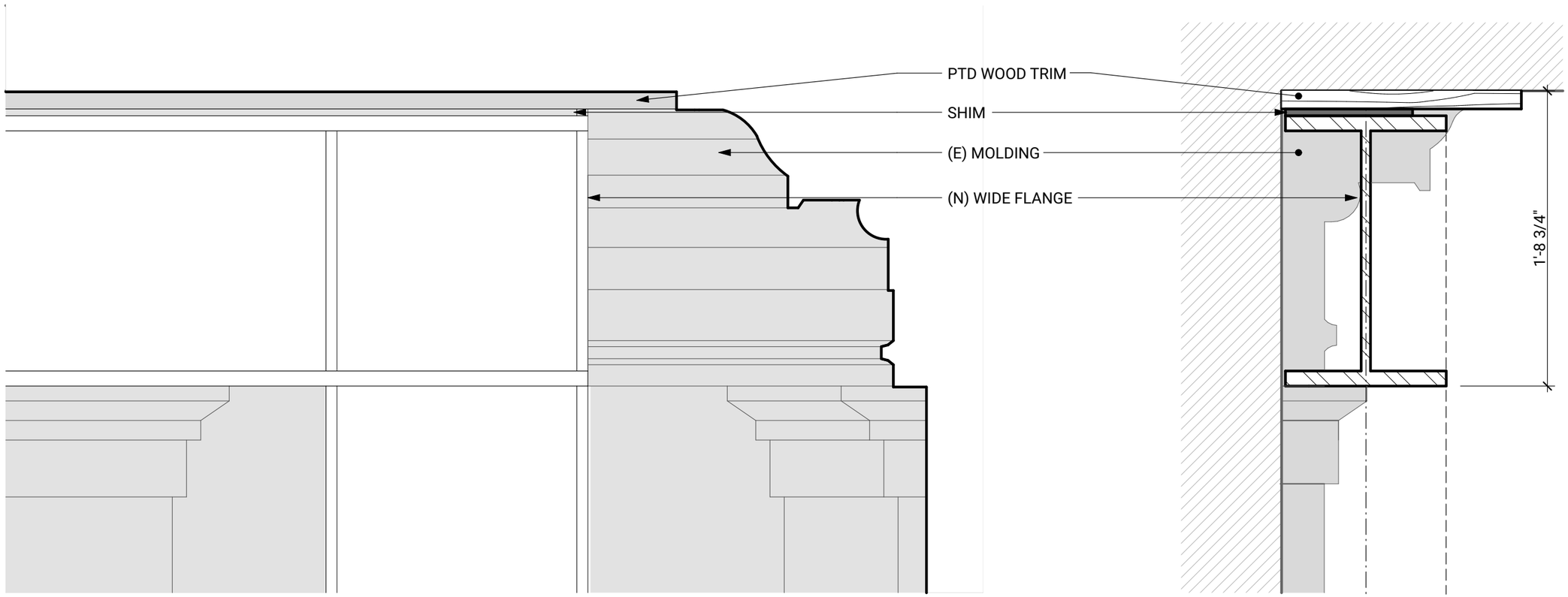
SCALE: 3/8" = 1'-0"



PROPOSED READING ROOM ELEVATION W/ MOMENT FRAME

SCALE: 3/8" = 1'-0"

PROPOSED SEISMIC RETROFIT DETAIL DRAWINGS



ENLARGED ELEVATION AT MOMENT FRAME

SCALE: 1 1/2" = 1'-0"

SECTION DETAIL AT MOMENT FRAME

SCALE: 1 1/2" = 1'-0"

ILLUSTRATION OF PROPOSED SEISMIC RETROFIT

Existing molding and pilasters

View of proposed moment frame and molding intersection

ILLUSTRATION OF PROPOSED MODIFICATION TO LOBBY ENCLOSURE WALLS

Existing view of entry lobby looking south

Proposed view of entry lobby looking south,
with new openings at the existing wood/glass dividing walls

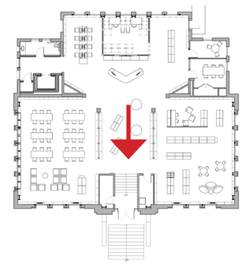


ILLUSTRATION OF PROPOSED MODIFICATION TO LOBBY ENCLOSURE WALLS

Existing view of west reading room looking east

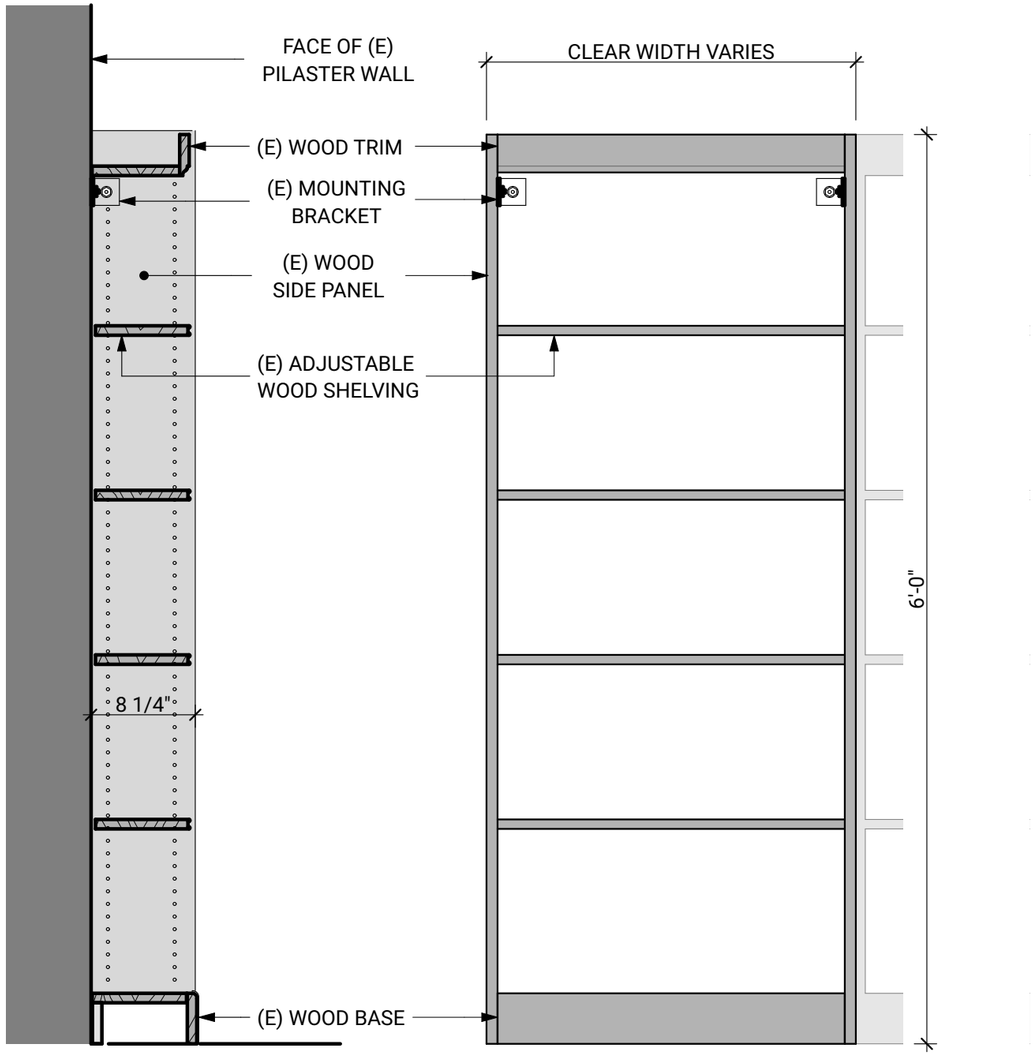
Proposed view of west reading room looking east,
with new openings in wood/glass dividing wall

ILLUSTRATION OF PROPOSED MODIFICATION TO LOBBY ENCLOSURE WALLS

Existing view of west reading room looking north-east

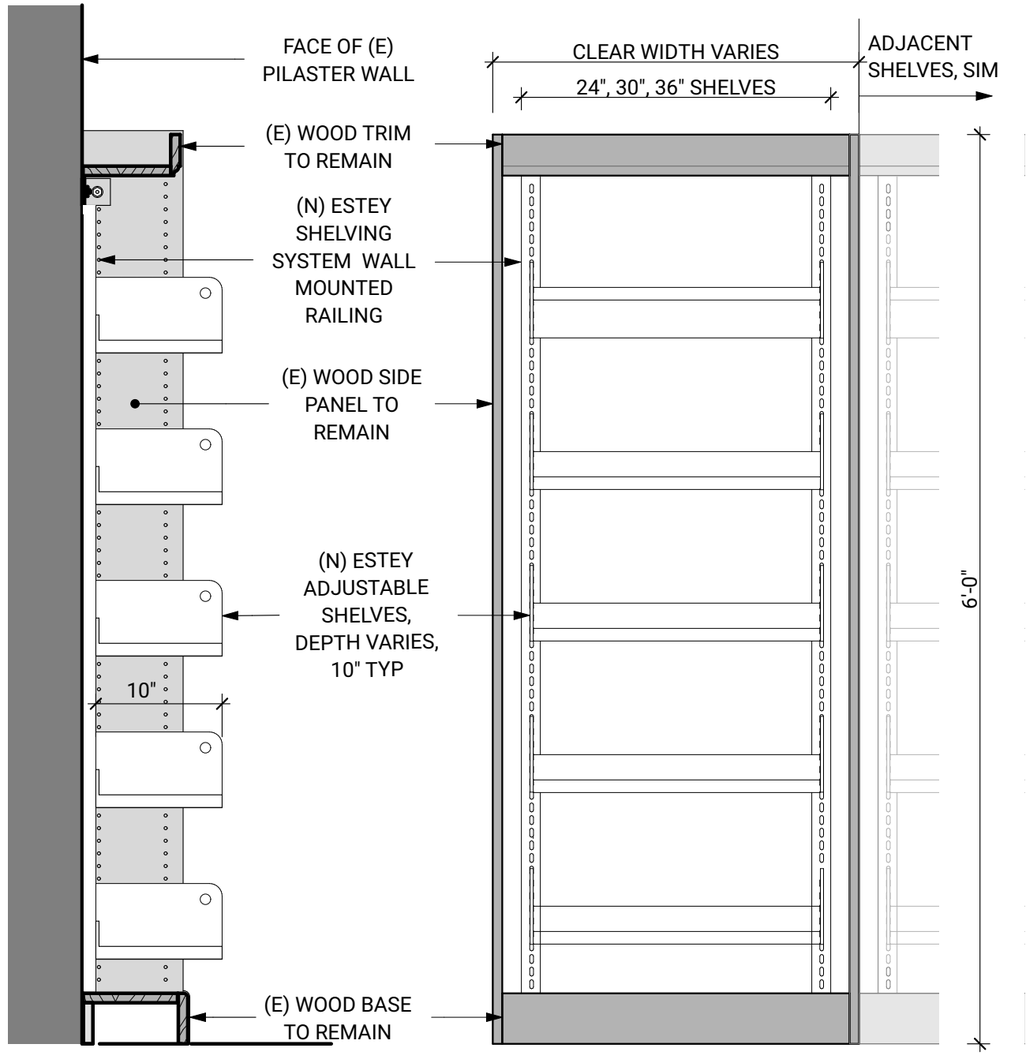
Proposed view of west reading room looking north-east, with new book processing enclosure and new circulation desk in the background

PROPOSED MODIFICATIONS TO PERIMETER BOOKCASES



EXISTING BOOK CASE SECTION

SCALE: 1" = 1'-0"



PROPOSED BOOK CASE WITH ESTEY SHELVING

SCALE: 1" = 1'-0"

ILLUSTRATION OF PROPOSED MODIFICATIONS TO PERIMETER BOOKCASES

Existing view of west reading room looking north-west

Proposed view of west reading room looking north-west, with new Estey bookshelves

EXISTING PERIMETER BOOKCASES WITH INTEGRATED SUPPLY AIR GRILLS

From north reading room looking west

North reading room HVAC screens

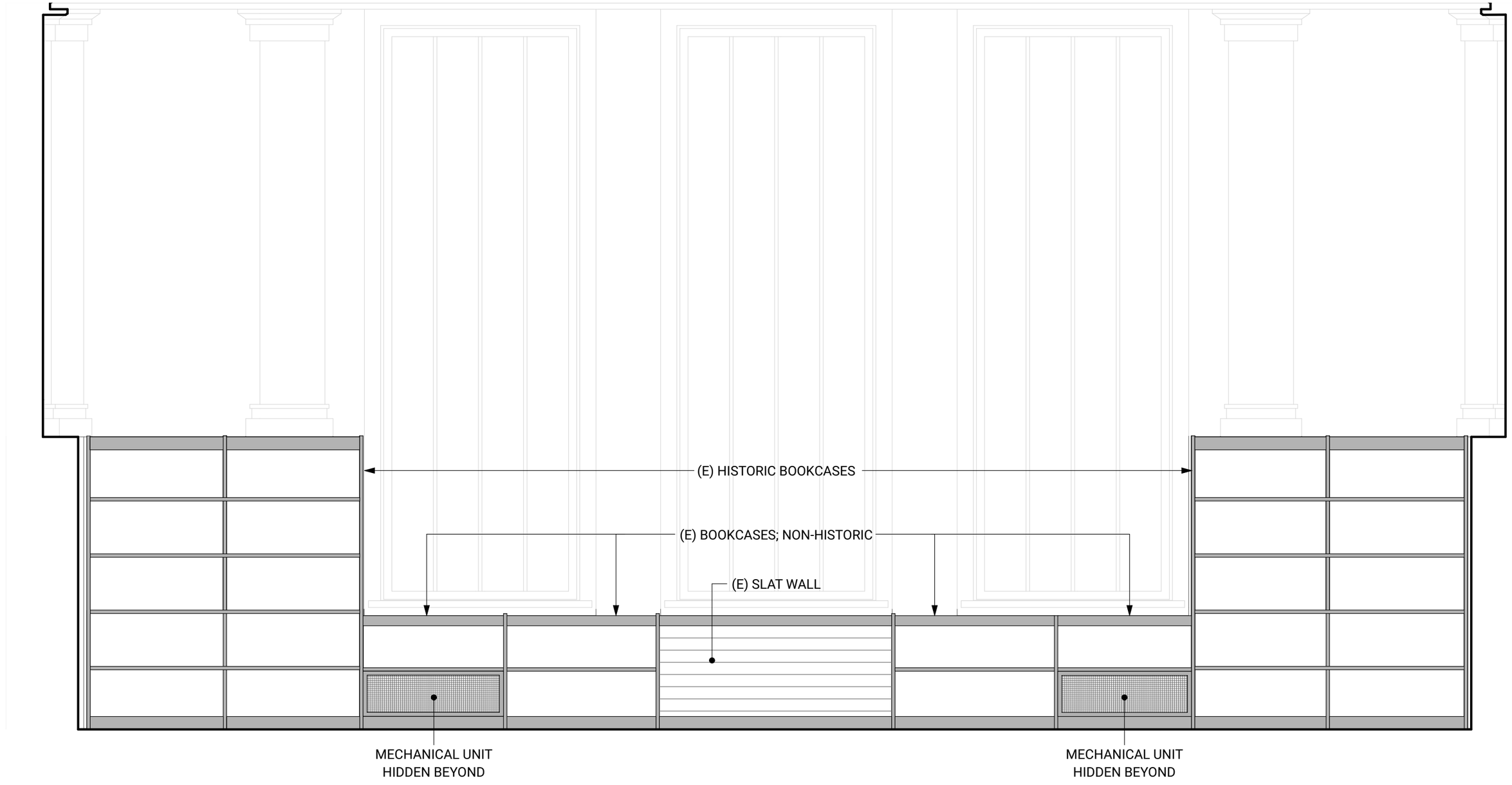
North reading room HVAC screens

North reading room looking west

North reading room looking west

North reading room looking west

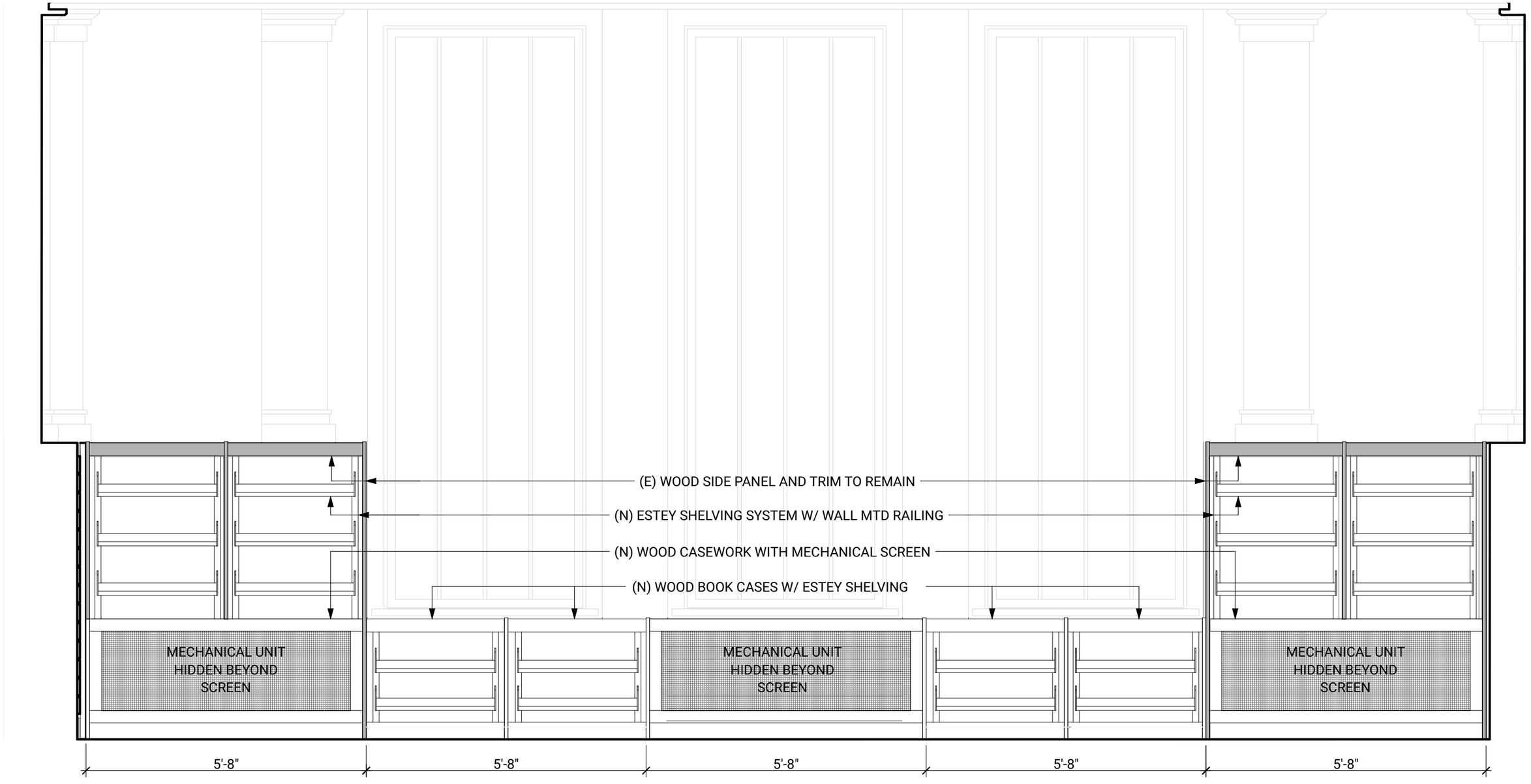
EXISTING PERIMETER BOOKCASES WITH INTEGRATED SUPPLY AIR GRILLS



EXISTING MECHANICAL UNIT CASEWORK ELEVATION

SCALE: 1/2" = 1'-0"

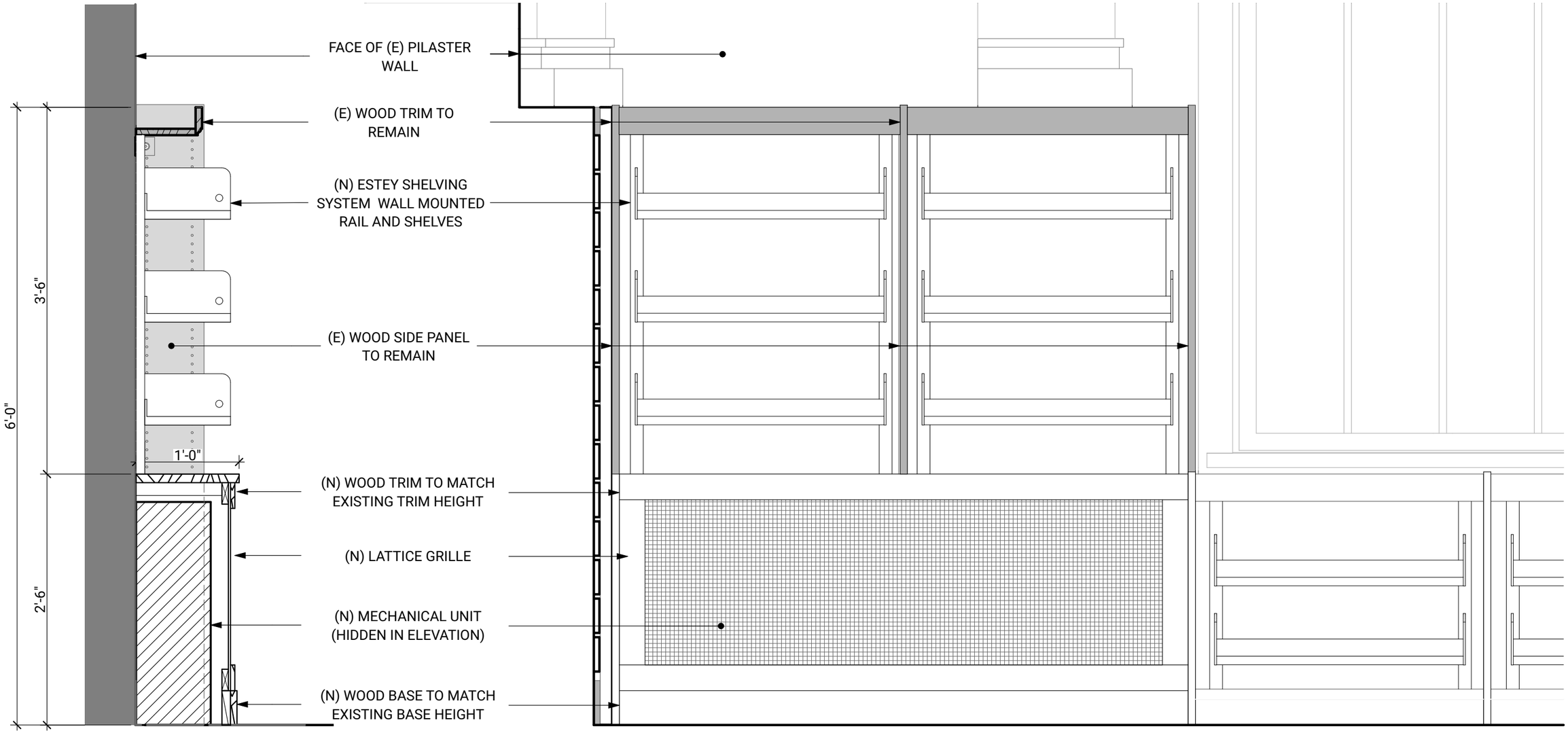
PROPOSED PERIMETER BOOKCASES WITH INTEGRATED SUPPLY AIR GRILLS & NEW INTERIOR SHELVING



PROPOSED MECHANICAL UNIT CASEWORK ELEVATION

SCALE: 1/2" = 1'-0"

PROPOSED PERIMETER BOOKCASES WITH INTEGRATED SUPPLY AIR GRILLS & NEW INTERIOR SHELVING



PROPOSED MECHANICAL UNIT CASEWORK SECTION

SCALE: 1" = 1'-0"

PROPOSED MECHANICAL UNIT CASEWORK ELEVATION

SCALE: 1" = 1'-0"

PROPOSED MODIFICATIONS - BOOKCASE MODIFICATIONS

Existing view of west reading room looking south-west

Proposed view of west reading room looking south-west, with new Estey bookshelves and mechanical grilles