



SEATTLE PUBLIC LIBRARY UNIVERSITY BRANCH RENOVATION

LANDMARKS BRIEFING MEETING
AUGUST 11, 2023

SHKS ARCHITECTS

* **1. PROJECT OBJECTIVES**

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

- BUILDING EXTERIOR MODIFICATIONS & BUILDING CODE
- INTERIOR MODIFICATIONS (FCU'S, LIGHTING, FINISHES)

2019 “LIBRARIES FOR ALL” LEVY

- RENEWAL OF 2012 LIBRARY LEVY
 - MAINTAIN/EXPAND COLLECTIONS + SERVICES
-

PROJECT GOALS

- IMPROVE LIFE SAFETY
- IMPROVE ACCESSIBILITY
- INSTALL ELEVATOR
- MEET LEED GOLD (ELECTRIFICATION)
- EXPAND PROGRAM & SERVICES

EXPANDED PROGRAM + SERVICES

- ADD MEETING/STUDY ROOMS
- INCREASE COMPUTER & RESTROOM ACCESS
- MAINTAIN EXISTING COLLECTIONS

PUBLIC + STAFF SAFETY

- IMPROVE INTERNAL SIGHT LINES
- PROVIDE ADDITIONAL EMERGENCY EXIT

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BUILDING HISTORY + EXISTING CONDITIONS

PROPERTY CONTEXT + LANDMARK CONTROLS

PROPERTY DATA

Property Name:	University Public Library
Site Address:	5009 Roosevelt Way Northeast
	Seattle, WA 98105
Tax Assessor’s File No.:	0825049041
Construction Date:	1910
Original Architect:	Somerville & Coté
Original Builder:	Unknown
Landmark Designation:	2001

NEIGHBORHOOD BUILDINGS

Nearby City of Seattle Landmarks buildings within a quarter-mile radius include the following:

1. Church of the Blessed Sacrament, 1910
5041 9th Avenue
2. University Library, 1909
5009 Roosevelt Way NE
3. Fire Station #17, 1929
1050 NE 50th Street

LANDMARK CONTROLS

- Site
- Exterior of building
- Interior of main floor (excludes lower floor)
- Excludes coverings and movable furniture

CHANGES TO ORIGINAL BUILDING

- | | |
|-------------|---|
| 1933 | Light Fixtures altered with Pittsburgh reflectors |
| 1951 | New oil burner |
| 1951 | Light installed over front entrance |
| 1954 | Lights improved |
| 1955 | Railings installed on interior and exterior stairs at entrances, 17 car parking lot |
| 1956 | Installation of natural gas heating plant |
| 1961 | Alter building per plan by architects Durham Anderson & Freed |
| 1982 | New conduit, wire service for library remodel |
| 1983 | Structural bracing of masonry gable ends and chimney to existing library building |
| 1984 | Alter existing library per plans, install fire alarm system, install lighting |
| 1987 | Construct accessibility ramp, provide new wiring, and seismic and system upgrading |
| 1999 | Install 20 AMP circuit to run existing sump pump |
| 2001 | Landmarks designation |
| 2015 | Window repairs |
| 2016 | Exterior fence, accessibility ramp and parking, and exterior handrail lighting |
| 2017 | Window repairs, lower floor power operated door |



BUILDING HISTORY + EXISTING CONDITIONS

SUMMARY

DESCRIPTION

The Seattle University Branch Library is one of six remaining Carnegie Libraries operated by Seattle Public Libraries. Designed by architects Somervell & Côté, library was constructed in 1908 and first opened in 1910. The architectural style of the University Library is Neo-Classical, with a formal grand entrance and bilateral symmetry. The building's two-story structure was typical for its era, and combined a number of systems and materials. It is considered an unreinforced masonry (URM) building, constructed of reinforced concrete framing with hollow clay tile infill, and finished with cement stucco. Some Mediterranean influence is indicated in the stucco cladding, glazed terra cotta roof tile, and exposed rafter ends. The regular, symmetrical fenestration pattern is characterized by openings with a strong vertical proportion.

The library is located at 5009 Roosevelt Way NE, just north of the City of Seattle in the University District neighborhood. The site is a rectangular corner lot, bounded by Roosevelt Way NE on the east, NE 50th Street on the south, and 9th Ave NE on the west. The building is centrally located within the site, which slopes steeply downward to the east to meet the sidewalk at Roosevelt Way NE. The main entrance faces east with a central, ascending monumental stair. A paved parking lot is located at the west (rear) of the building. The surrounding area is characterized by a diverse mix of residential neighborhoods and commercial businesses.

PROJECT SCOPE

The building does not meet current or pending seismic performance criteria, and the building's Carnegie design and its site relationship presents challenges to providing universal and equitable access. The branch now faces the challenge of serving an increasingly diverse range of patrons while adapting to new norms of learning, research, and public service. While the primary project goals of this project are seismic, accessibility, and energy code compliance, the size and scale of the scope creates the opportunity for a complete building and site renovation to improve the user and staff experience.



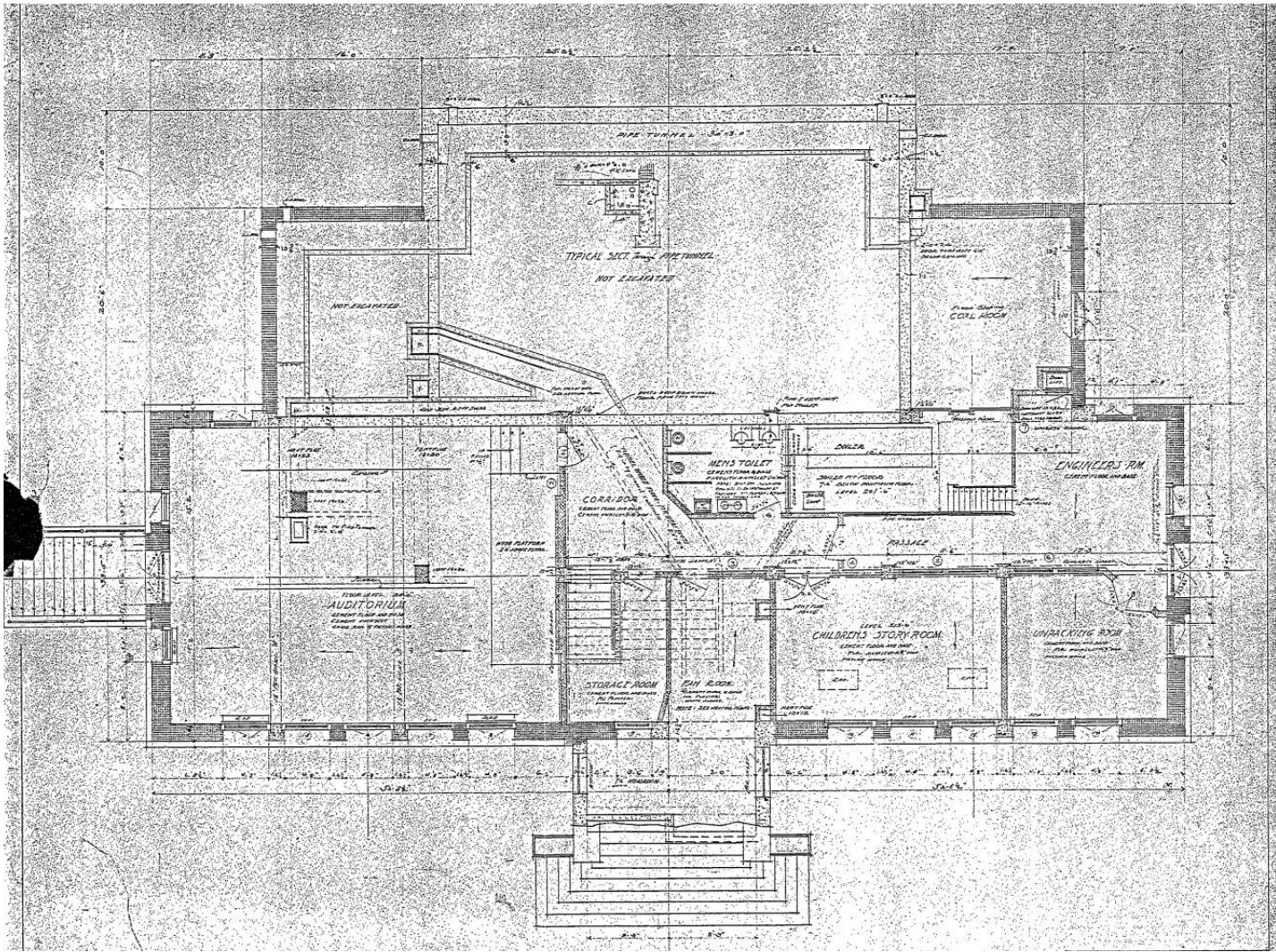
UNIVERSITY BRANCH 1910



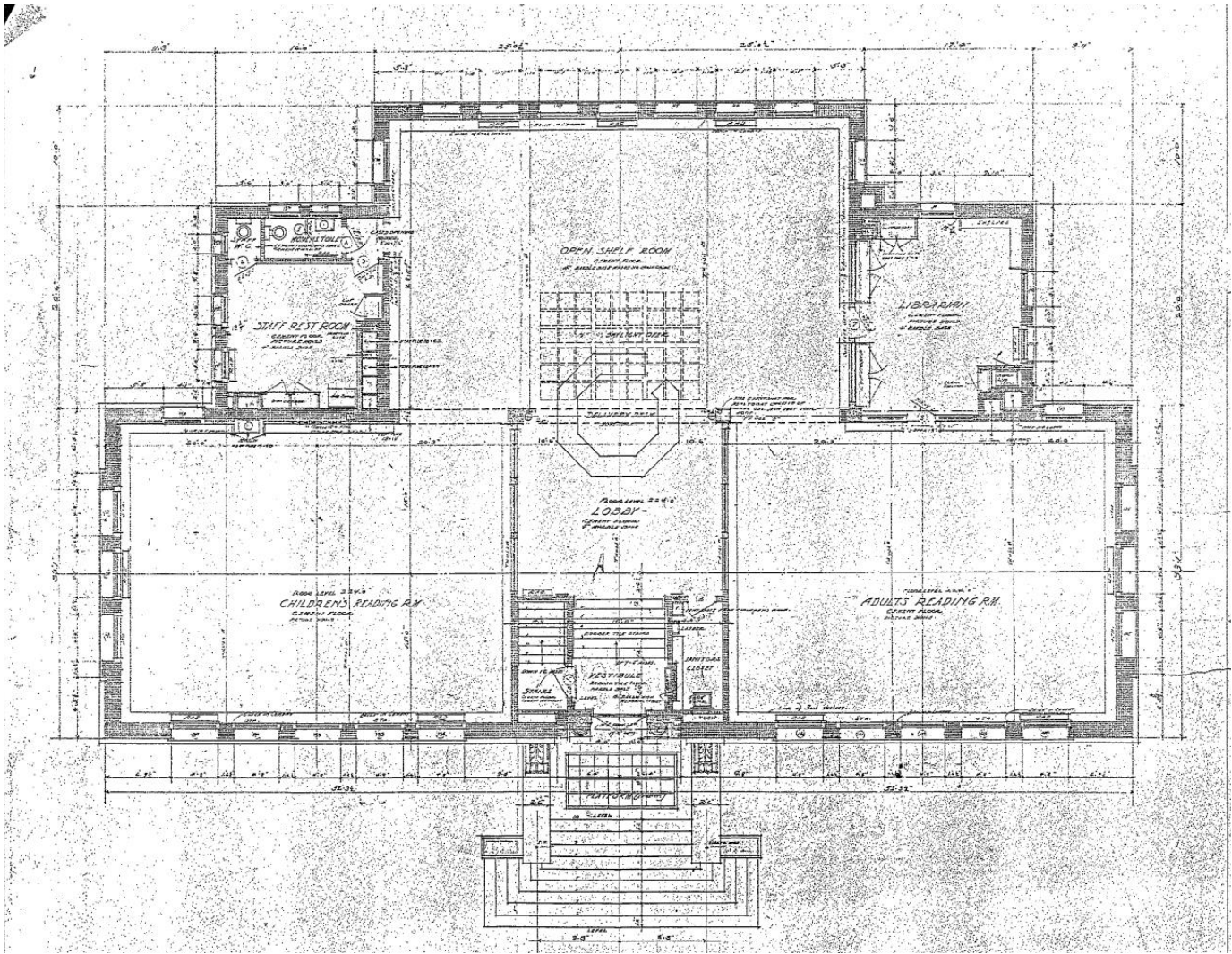
UNIVERSITY BRANCH 1931

BUILDING HISTORY + EXISTING CONDITIONS

ORIGINAL DRAWINGS



BASEMENT (LOWER LEVEL) PLAN



MAIN FLOOR (MAIN LEVEL) PLAN

1. PROJECT OBJECTIVES

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

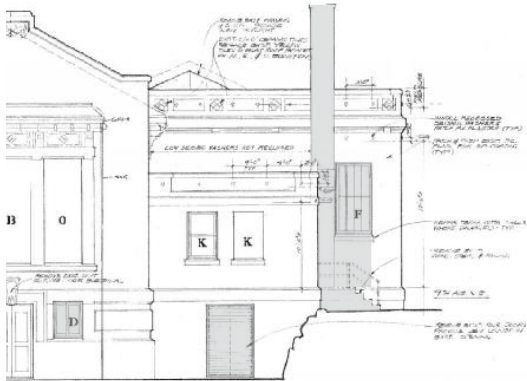
- * • BUILDING EXTERIOR MODIFICATIONS & BUILDING CODE
- INTERIOR MODIFICATIONS (FCU'S, LIGHTING, FINISHES)

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING NORTH ELEVATION



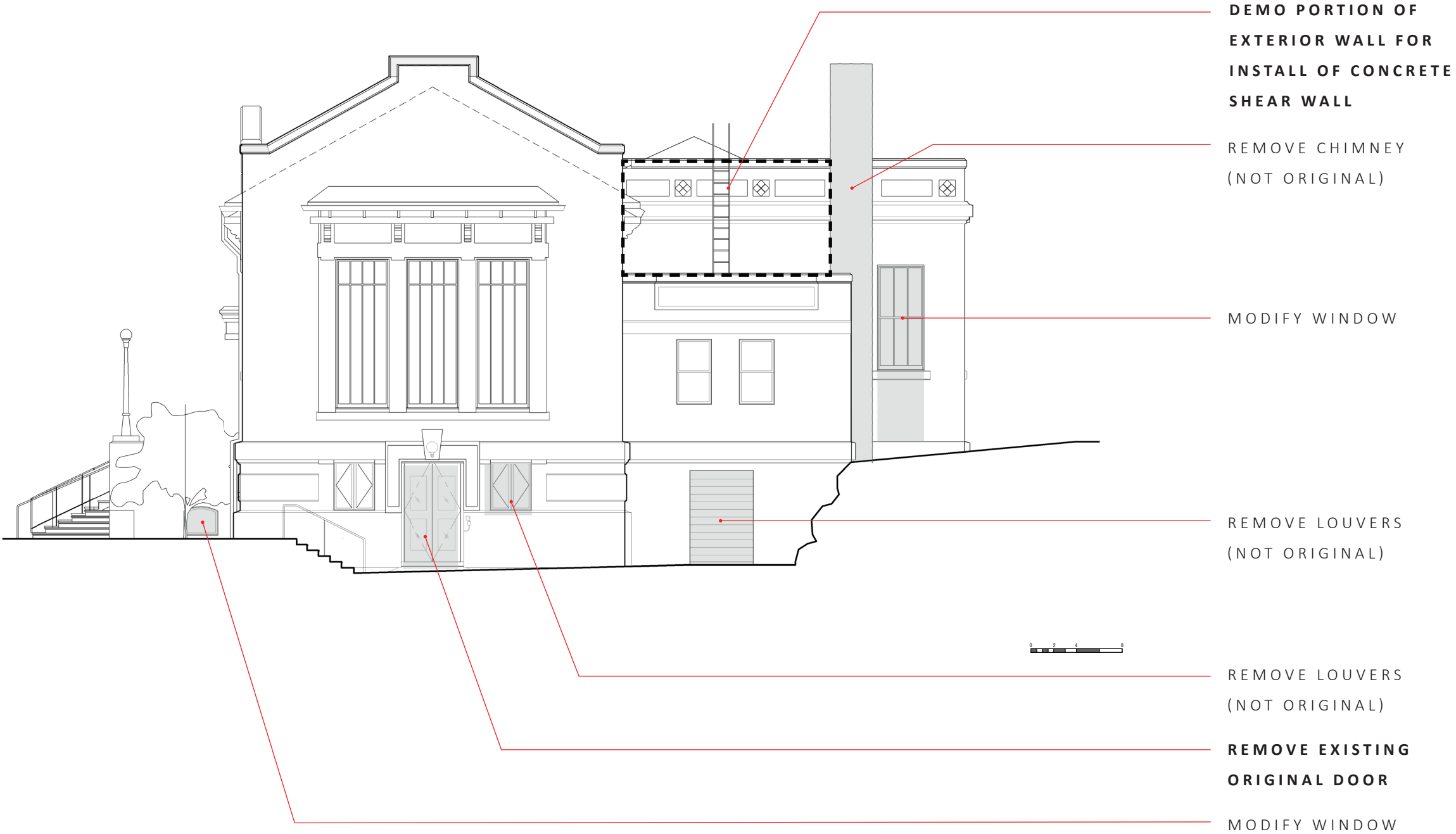
1910



1986



EXISTING



DEMO PORTION OF
EXTERIOR WALL FOR
INSTALL OF CONCRETE
SHEAR WALL

REMOVE CHIMNEY
(NOT ORIGINAL)

MODIFY WINDOW

REMOVE LOUVERS
(NOT ORIGINAL)

REMOVE LOUVERS
(NOT ORIGINAL)

REMOVE EXISTING
ORIGINAL DOOR

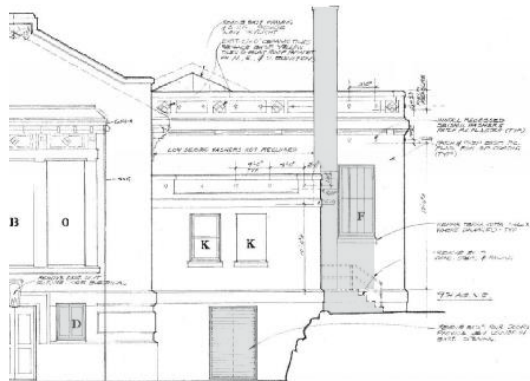
MODIFY WINDOW

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

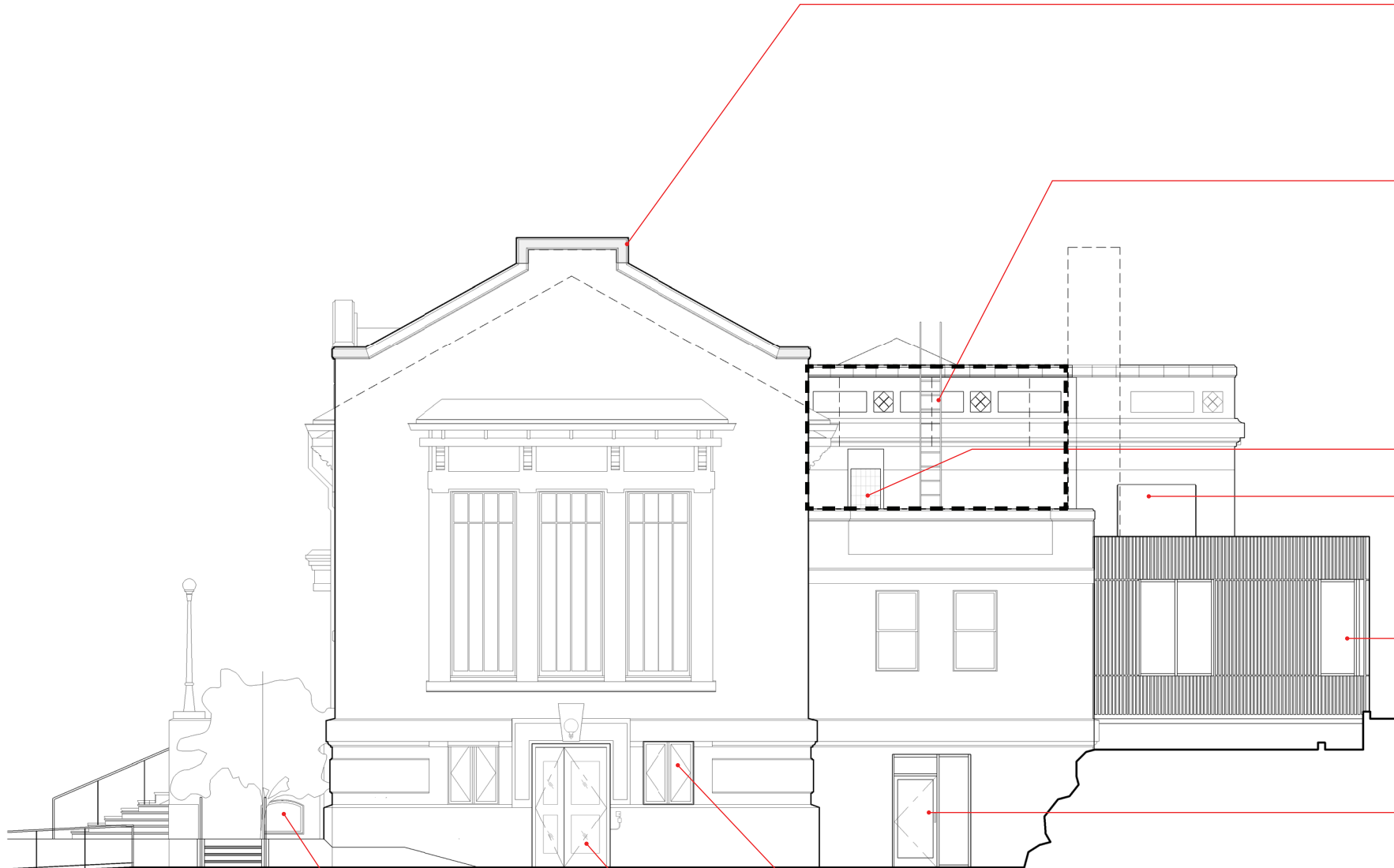
PROPOSED NORTH ELEVATION



1910



1986



SALVAGE AND REINSTALL
TILE ROOF PARAPET
CAPS WITH EMBEDDED
ANCHORS, TYP

**INSTALL CONCRETE
SHEAR WALL; INSTALL
COMPOSITE PANELING,
STUCCO, & PAINT**

ROOFTOP HVAC UNITS

SKYLIGHT OVER EXISTING
OPENING

STUDY ADDITION

ENTRY DOOR, TRANSOM,
AND SIDELITE IN EXISTING
OPENING

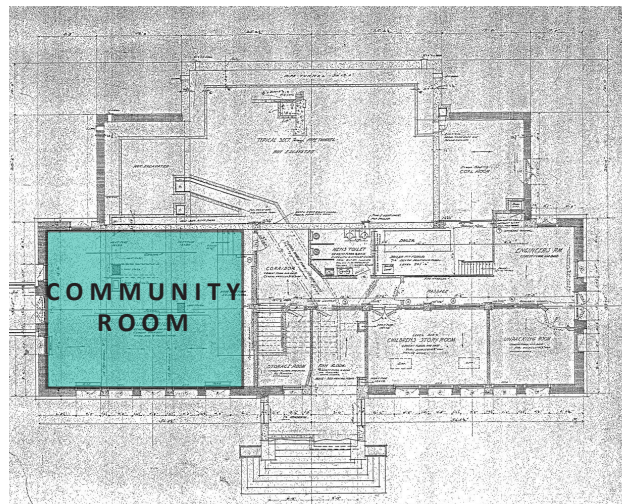
WINDOW - RETURN TO
1910 DESIGN INTENT

**UNEQUAL LEAF DOOR
(COMMUNITY ROOM EGRESS)**

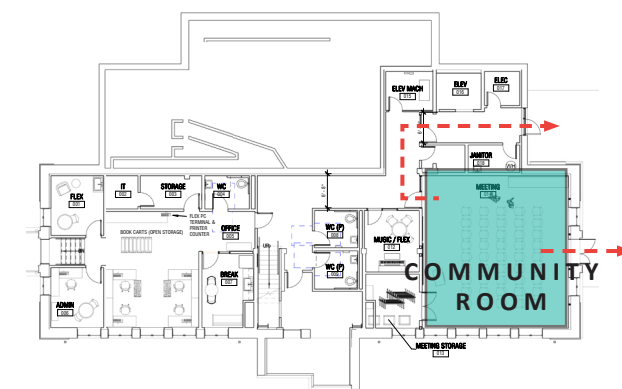
LOUVERS (MECHANICAL
ROOM)

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED NORTH ELEVATION - DOOR MODIFICATION



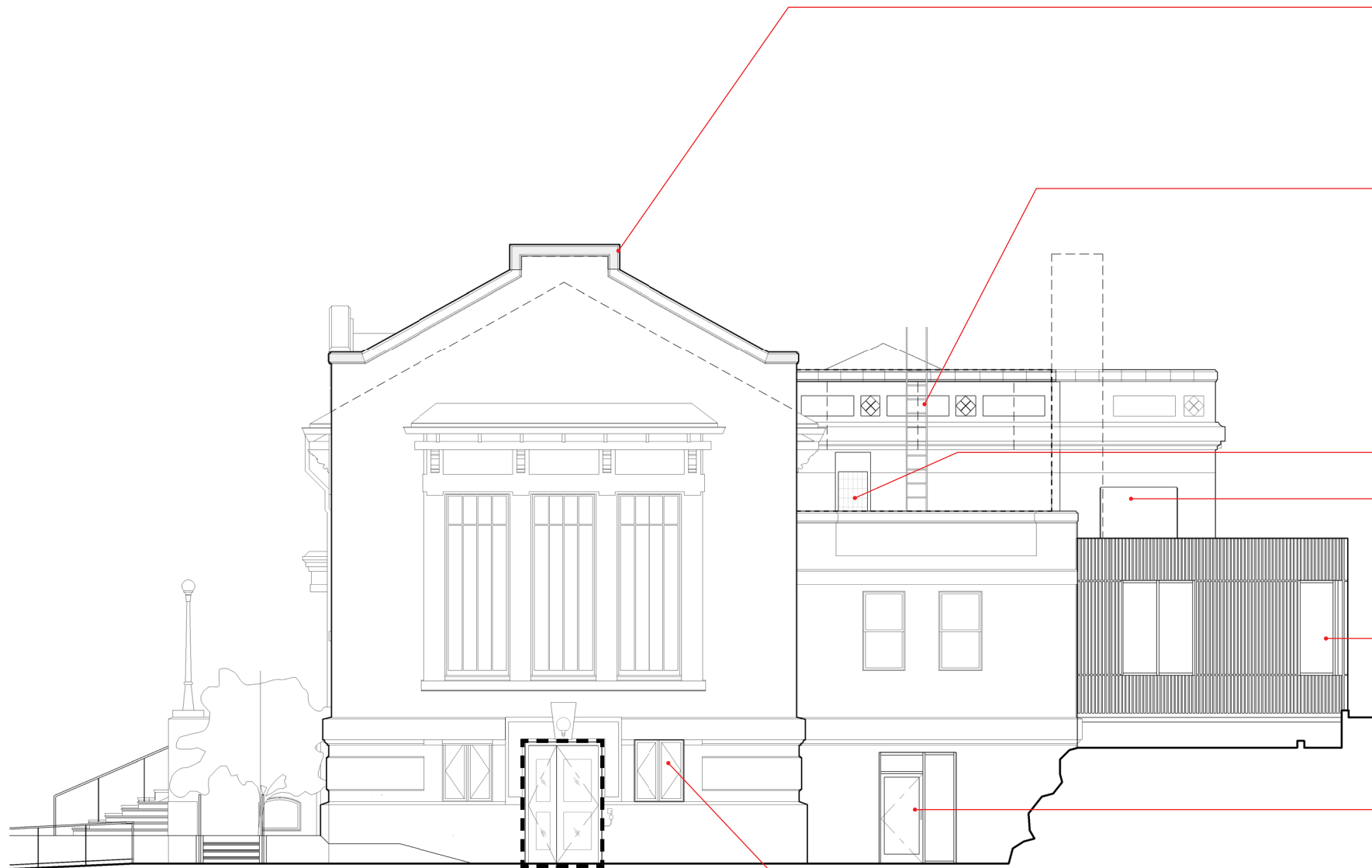
EXISTING/ORIGINAL LOWER LEVEL PLAN



PROPOSED LOWER LEVEL EGRESS



EXISTING NORTH ENTRY DOOR



SALVAGE AND REINSTALL
TILE ROOF PARAPET
CAPS WITH EMBEDDED
ANCHORS, TYP

INSTALL CONCRETE
SHEAR WALL; INSTALL
COMPOSITE PANELING,
STUCCO, & PAINT

ROOFTOP HVAC UNITS

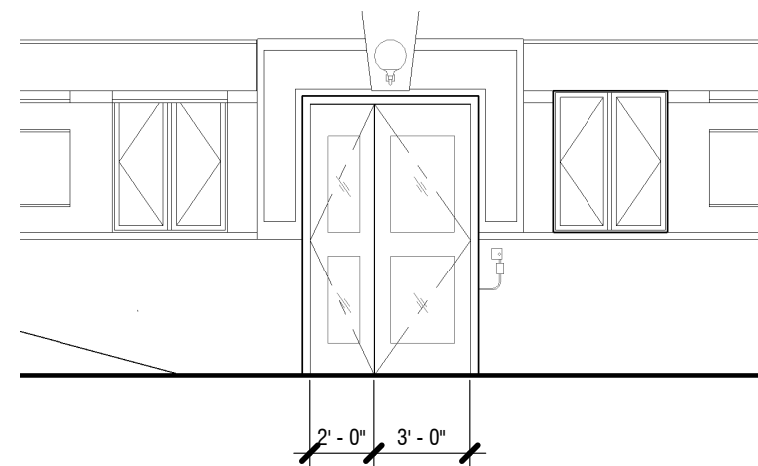
SKYLIGHT OVER EXISTING
OPENING

STUDY ADDITION

ENTRY DOOR, TRANSOM,
AND SIDELITE IN EXISTING
OPENING

WINDOW - RETURN TO
1910 DESIGN INTENT

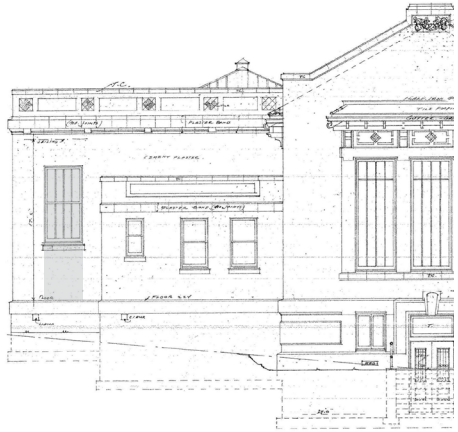
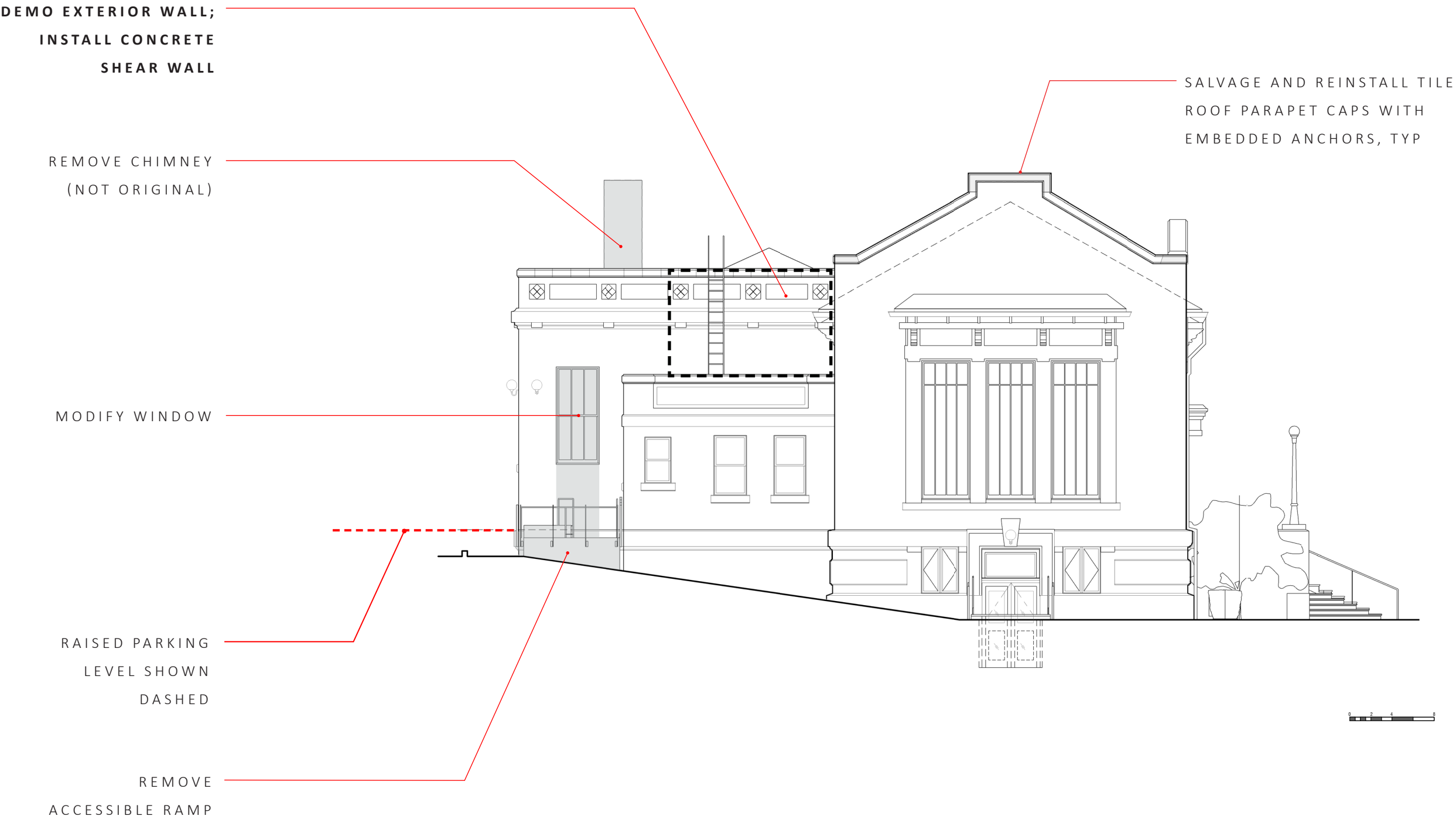
UNEQUAL LEAF DOOR
(COMMUNITY ROOM EGRESS)



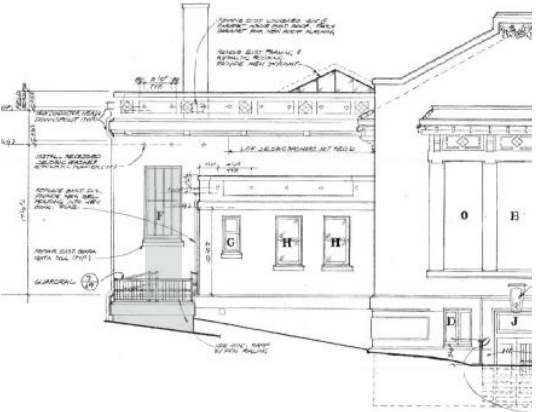
PROPOSED DOOR (UNEQUAL LEAFS)

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING SOUTH ELEVATION



1910



1986



EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

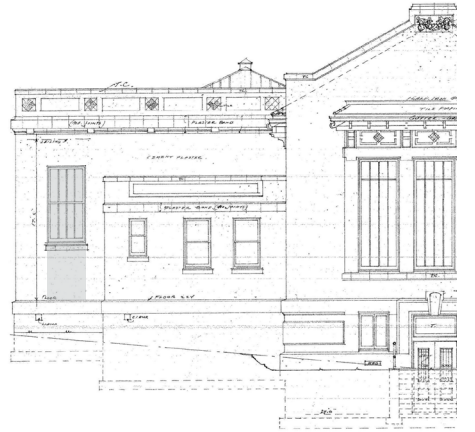
PROPOSED SOUTH ELEVATION

INSTALL CONCRETE
SHEAR WALL; INSTALL
COMPOSITE PANELING,
STUCCO & PAINT

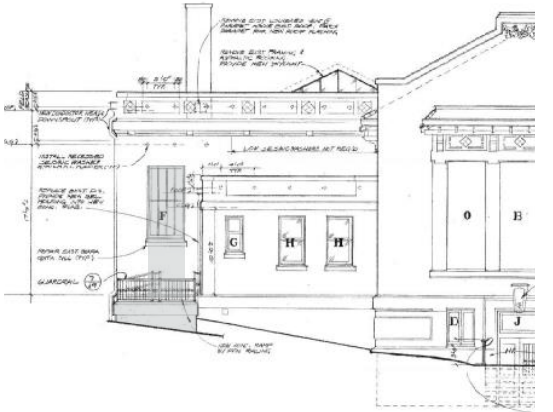
WALL-ABUTTING
SKYLIGHT OVER
EXISTING OPENING

ACCESSIBLE ENTRY
ADDITION

RAISED PARKING
LEVEL SHOWN
DASHED



1910



1986



EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING WEST ELEVATION

DEMO EXTERIOR WALL;
INSTALL EMBEDDED
MOMENT FRAME

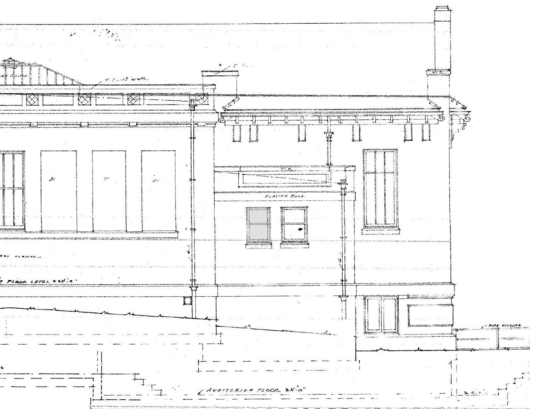
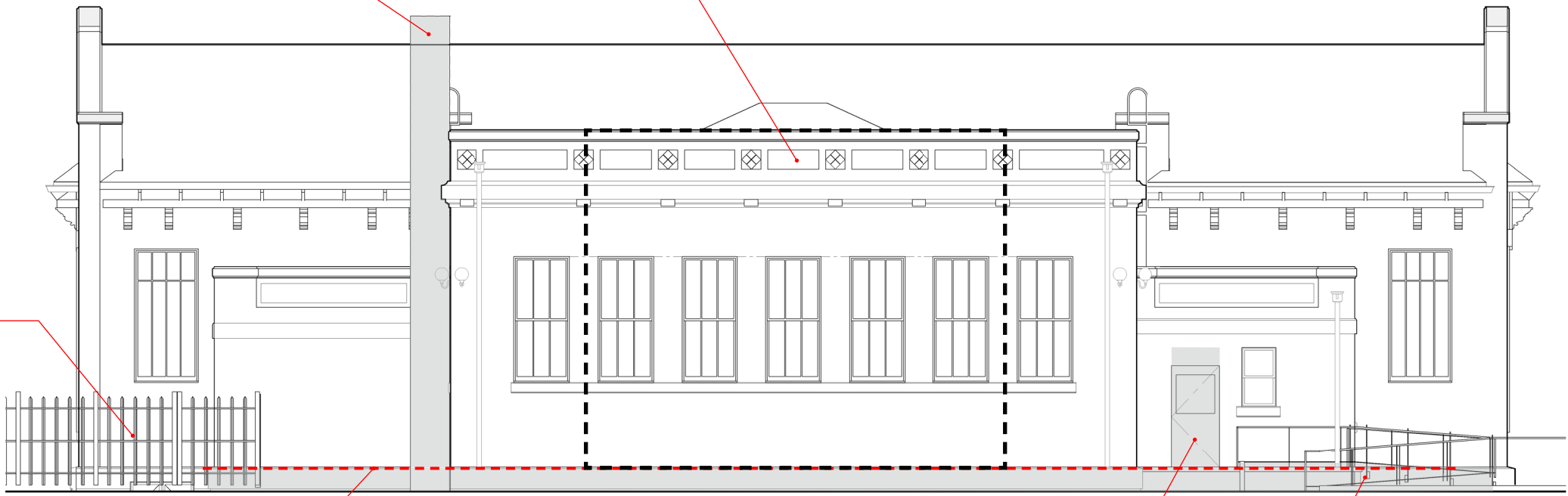
REMOVE CHIMNEY
(NOT ORIGINAL)

REMOVE FENCE

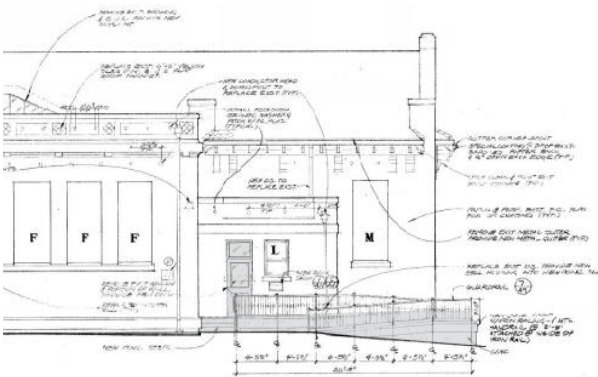
RAISED PARKING
LEVEL (RED DASHED)

REMOVE DOOR (NOT
ORIGINAL)

REMOVE
ACCESSIBLE RAMP



1910



1986



EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED WEST ELEVATION

REFRAME WALL AND
PARAPET WITH
COMPOSITE PANELING,
STUCCO, & PAINT

WALL-ABUTTING
SKYLIGHT OVER
EXISTING OPENING

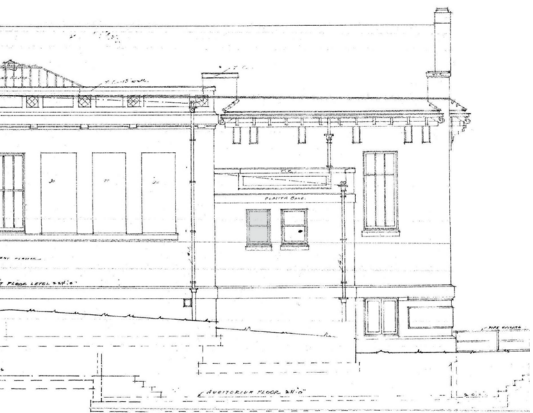
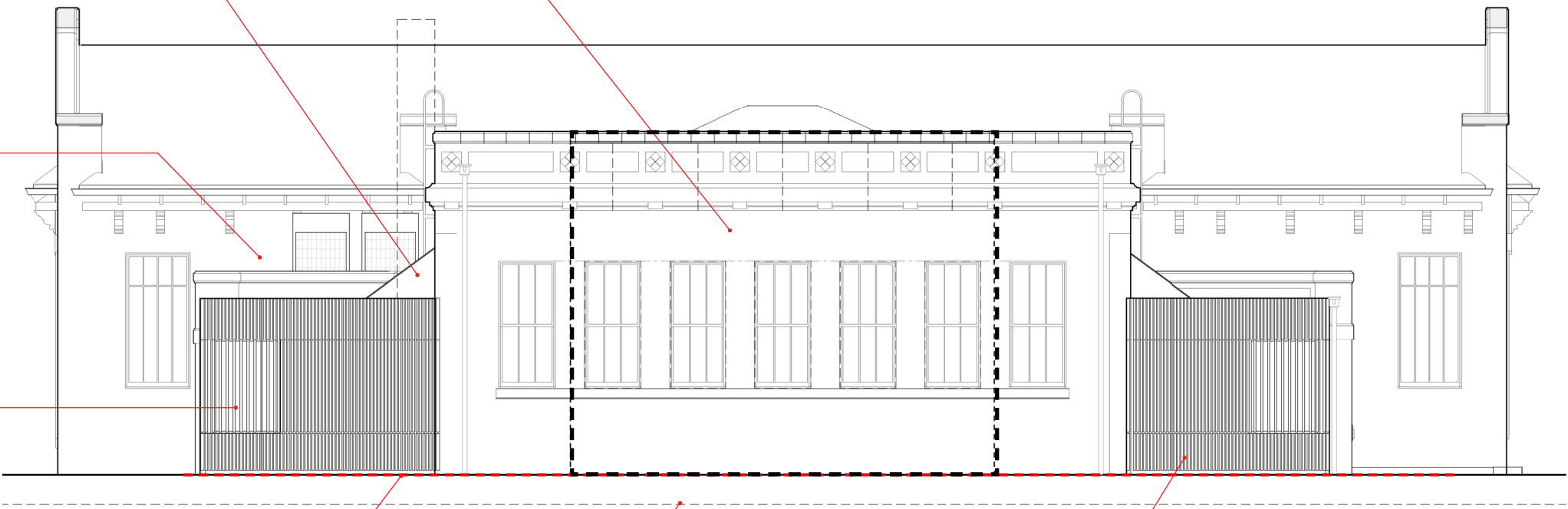
ROOFTOP HVAC
UNITS

STUDY ADDITION

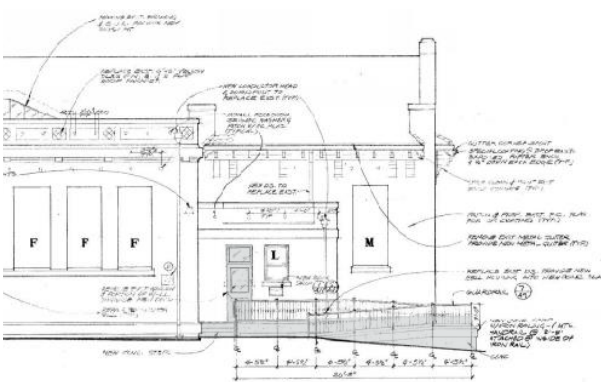
RAISED PARKING
LEVEL (RED
DASHED)

PREVIOUS
PARKING LEVEL
(GRAY DASHED)

ACCESSIBLE ENTRY
ADDITION



1910



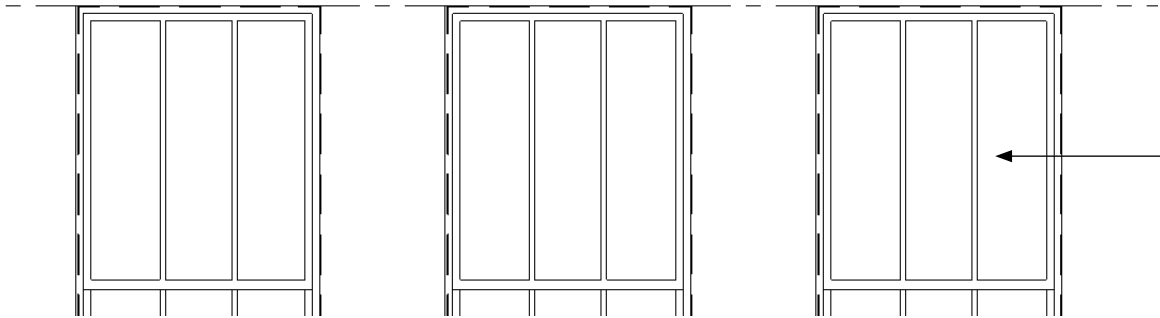
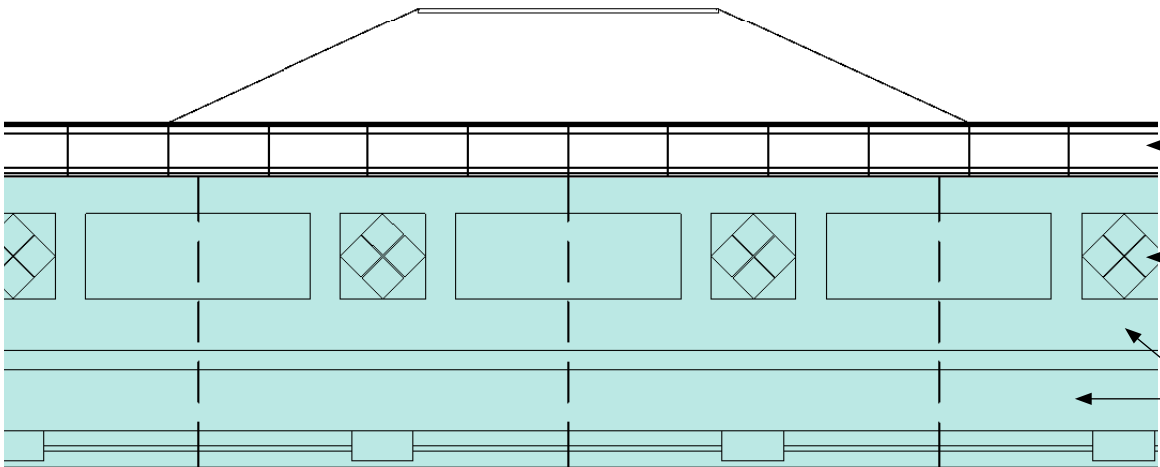
1986



EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED WEST ELEVATION



WEST ELEVATION; TILE, RELIEFS, AND BANDING

REINSTALL
TERRACOTTA
COPING CAP

REINSTALL TILES

INSTALL
COMPOSITE
PANELING TO
MATCH EXISTING
PROFILES;
STUCCO & PAINT

FRAMED WALL WITH
INTERNAL BRACING

REINSTALL EXISTING
WINDOWS

STEEL MOMENT
FRAME BEAM

FRAMED WALL WITH
STUCCO & PAINT

REINSTALL EXISTING
WINDOWS

ROOF

ATTIC

READING
ROOM

WEST WALL SECTION

REINSTALL
TERRACOTTA
COPING CAP

INSTALL
COMPOSITE
PANELING TO
MATCH EXISTING
PROFILES;
STUCCO & PAINT

ROOF

ATTIC

CONCRETE
SHEAR WALL

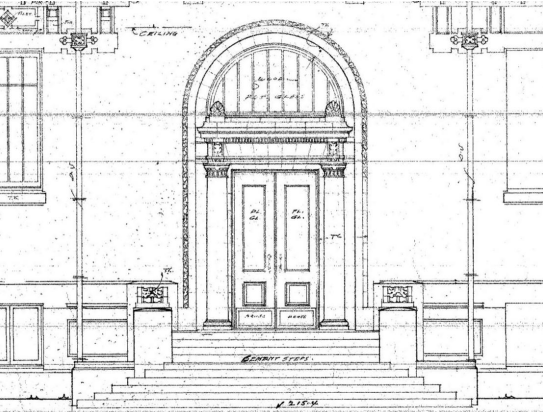
FRAMED WALL WITH
STUCCO & PAINT

READING
ROOM

NORTH/SOUTH WALL SECTION

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING EAST ELEVATION



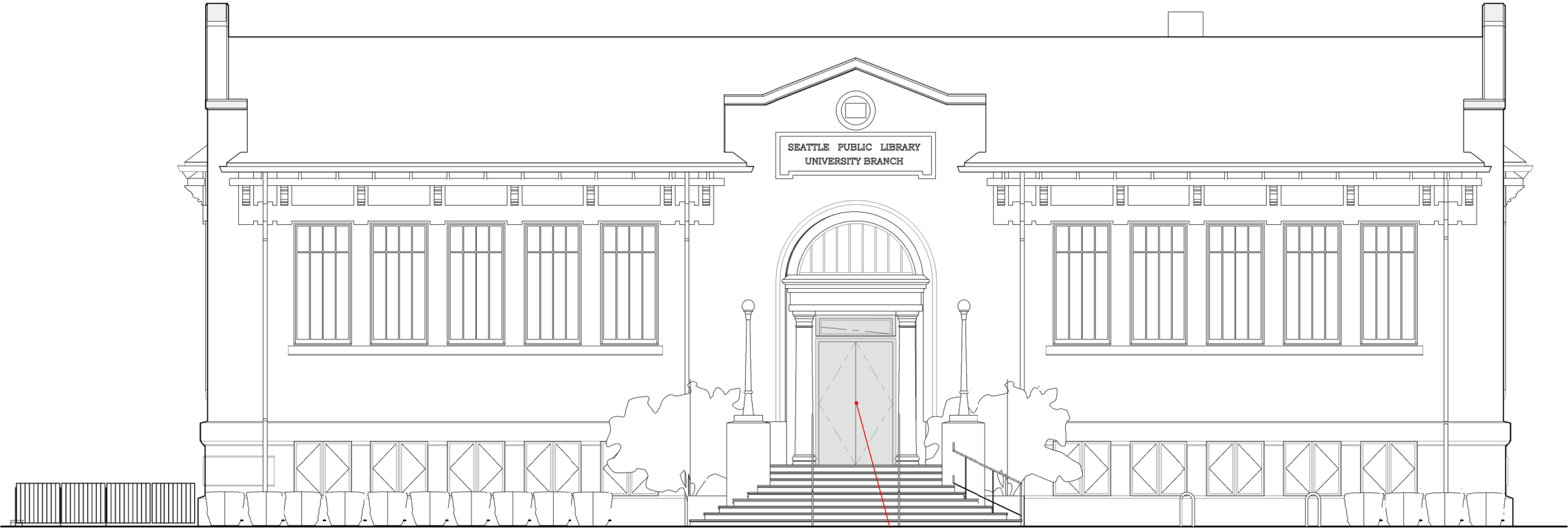
1910



1986



EXISTING

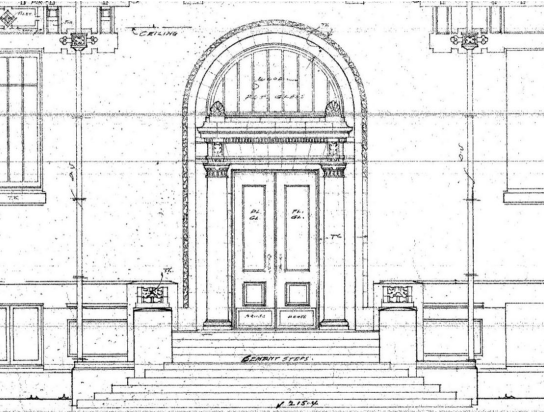


**REPLACE DOOR
(NOT ORIGINAL)**

NOTE: EQUAL LEAF DOOR DOES NOT PROVIDE
REQUIRED SINGLE-SASH MINIMUM WIDTH
FOR EGRESS; IT IS PROPOSED THAT THE
DOORS REMAIN EQUAL WIDTH TO PRESERVE
SYMMETRICAL ELEVATION

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED EAST ELEVATION



1910



1986



EXISTING



SALVAGE AND REINSTALL
TILE ROOF PARAPET
CAPS WITH EMBEDDED
ANCHORS, TYP

**DOOR - RETURN TO 1910
DESIGN INTENT**

NOTE: EQUAL LEAF DOOR DOES NOT PROVIDE
REQUIRED SINGLE-SASH MINIMUM WIDTH
FOR EGRESS; IT IS PROPOSED THAT THE
DOORS REMAIN EQUAL WIDTH TO PRESERVE
SYMMETRICAL ELEVATION

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EAST ENTRY BUILDING CODE

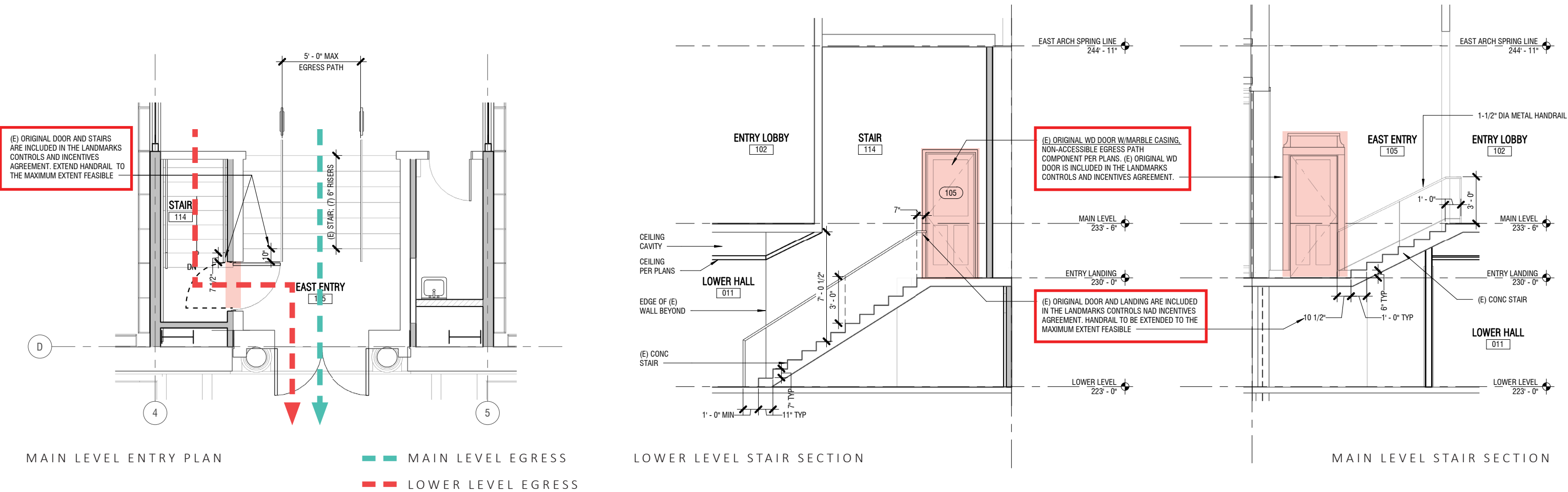
The existing configuration of the east entry door, stair, and lower level access door have a number of conditions that are not code compliant for the proposed main & lower level egress plan:

- The symmetrical main east entry door leafs do not meet the minimum 32" clear width for egress (30-3/4").
- The existing landing stair handrails do not meet the minimum 12" extension beyond end of stair.
- The existing door to the lower level does not swing in the direction of travel for lower level egress.
- The position of the existing door to the lower level does not permit 12" extension for lower level egress stair handrail.

2018 Seattle Existing Building Code:

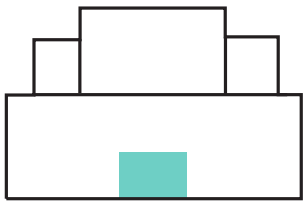
"Section 306.1 Landmarks (exception):

Where approved by the code official, compliance with this code is not required where preservation of historic elements precludes complete compliance and a reasonable degree of safety to the public and the occupants of the building is provided."



SHKS proposes the following:

- Retain the existing east entry door width to preserve east facade symmetry & detailing.
- Install new landing stair handrails; extend to the maximum extent feasible without obstructing lower level egress (10.5")
- Preserve the existing location of the lower level door; reverse swing and inset door as required to not obstruct main level egress path.
- Install new wood handrail at lower level stair. Extend handrail to the maximum extent feasible (7-1/2")



BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EAST ENTRY BUILDING CODE

The existing configuration of the east entry door, stair, and lower level access door have a number of conditions that are not code compliant for the proposed main & lower level egress plan:

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EAST DOOR EXTERIOR



EAST DOOR INTERIOR



LOWER LEVEL DOOR, STAIR, & RAIL

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LOWER LEVEL DOOR



MIRRORED INSET



EXISTING HANDRAIL
(LOWER LEVEL SIDE)



EXISTING DOOR & STAIR
(MAIN LEVEL SIDE)

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INTERIOR MODIFICATIONS

WEST WING - INTERIOR ELEVATIONS

At the April 6th Landmarks Preservation Board Meeting, SHKS proposed salvaging and reinstalling the existing wood and glass partition at the north wall of the west wing (see previous slide).

It was since found that this solution is incompatible with SPL's operational requirements of sufficient visual access and circulation clearances into this elevator lobby. Due to this and the visual impacts of the proposed elevator shaft obscuring half of the glazing, SHKS is now proposing the removal of this partition, and installing a headwall to align the opening with the mirrored south wall openings.



WEST WING NORTH - PROPOSED OPENING



WEST WING SOUTH - PROPOSED OPENING

- **ELEV LOBBY OPENING WITH WOOD TRIM**
- HEADWALL TO MATCH MIRRORED OPENINGS/DOORS
- **STAFF WORK ROOM DOOR & ACCESSIBLE ENTRY DOOR**
- HEIGHT TO MATCH MIRRORED ELEV LOBBY HEADWALL

WEST WING CEILING

NEW DOOR/ OPENING HEIGHTS

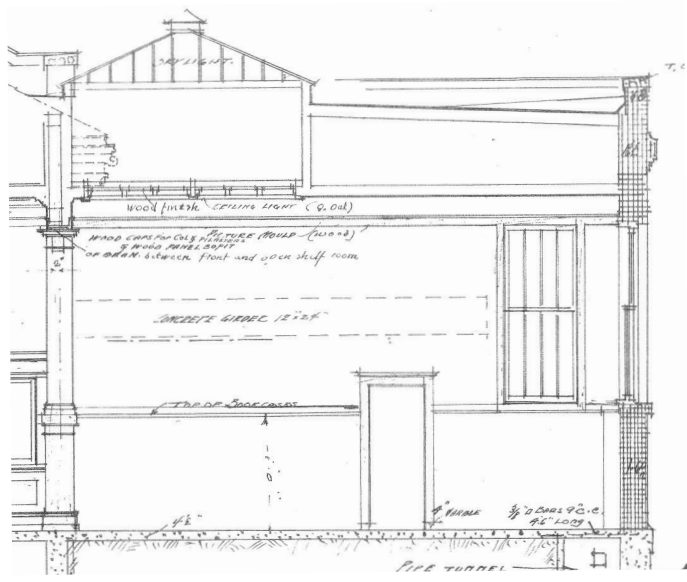
FLOOR LEVEL



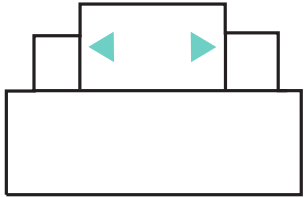
WEST WING NORTH - ORIGINAL WORKROOM OPENING



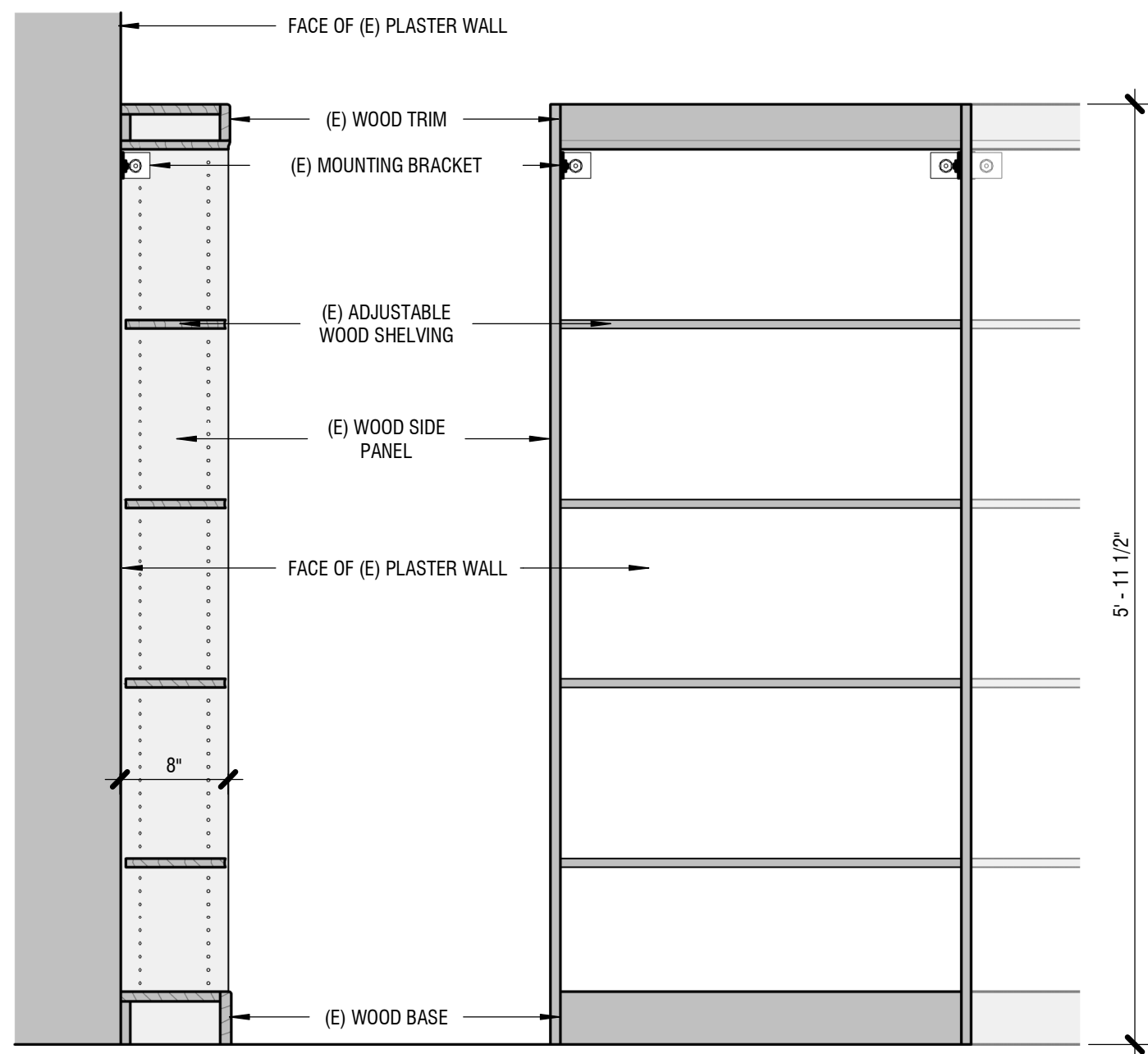
WEST WING SOUTH - EXISTING OPENING (1986)



WEST WING SOUTH - 1910 OPENING



INTERIOR MODIFICATIONS
PERIMETER SHELVING MODIFICATIONS

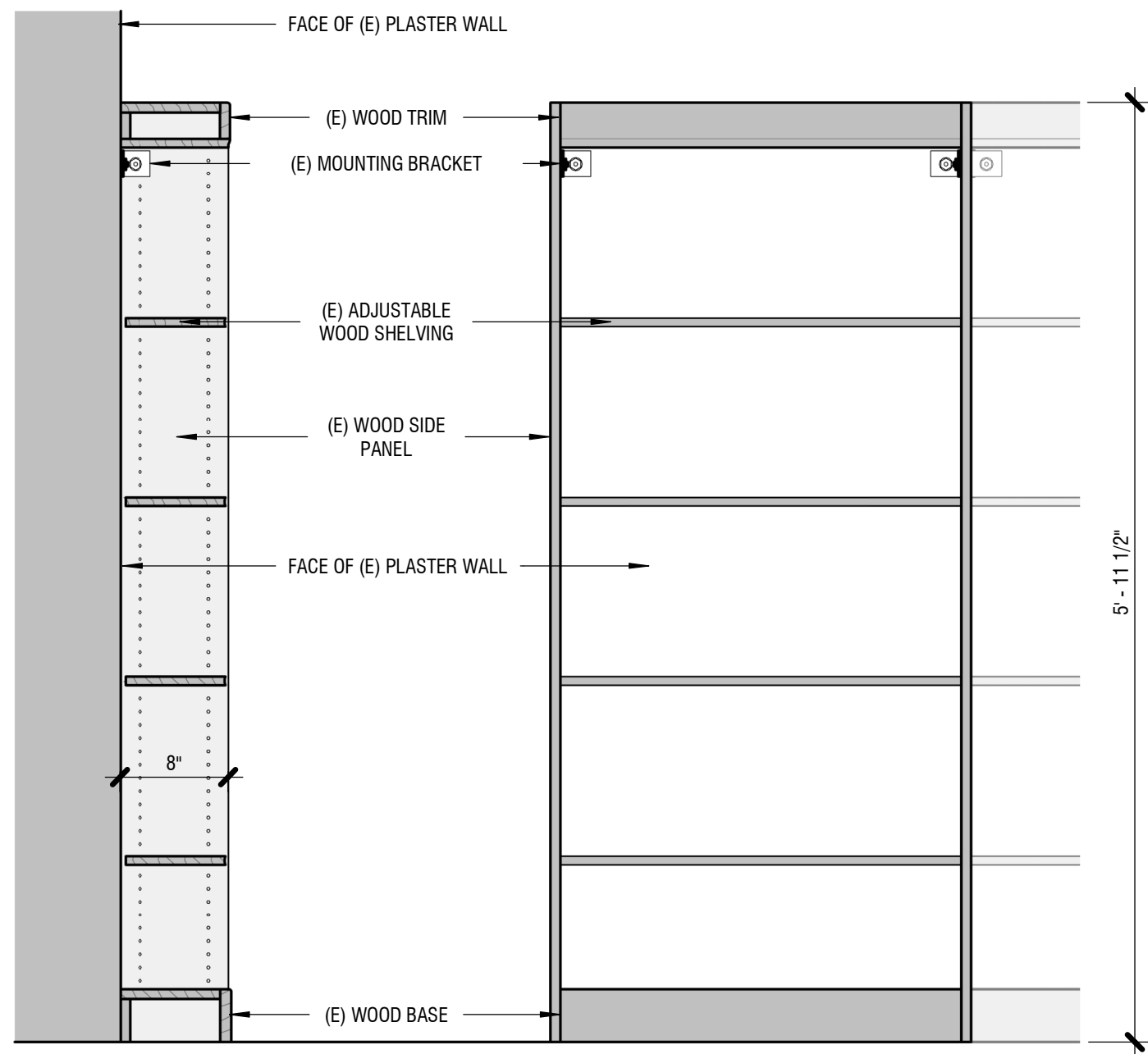


EXISTING SHELVING SECTION
SCALE 1"=1'-0"

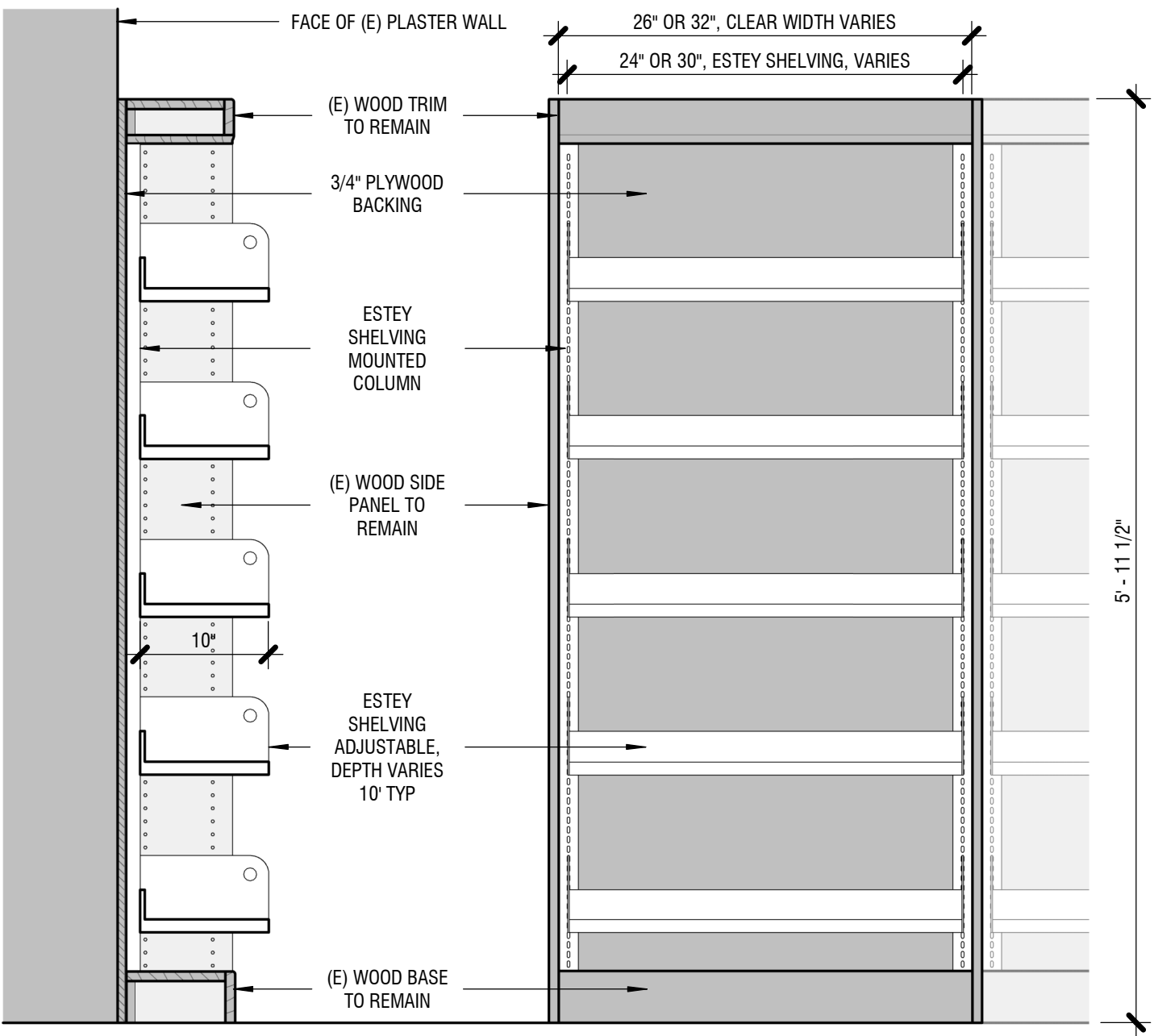


EXISTING SHELVING SECTION (SOUTH READING)

INTERIOR MODIFICATIONS
PERIMETER SHELVING MODIFICATIONS

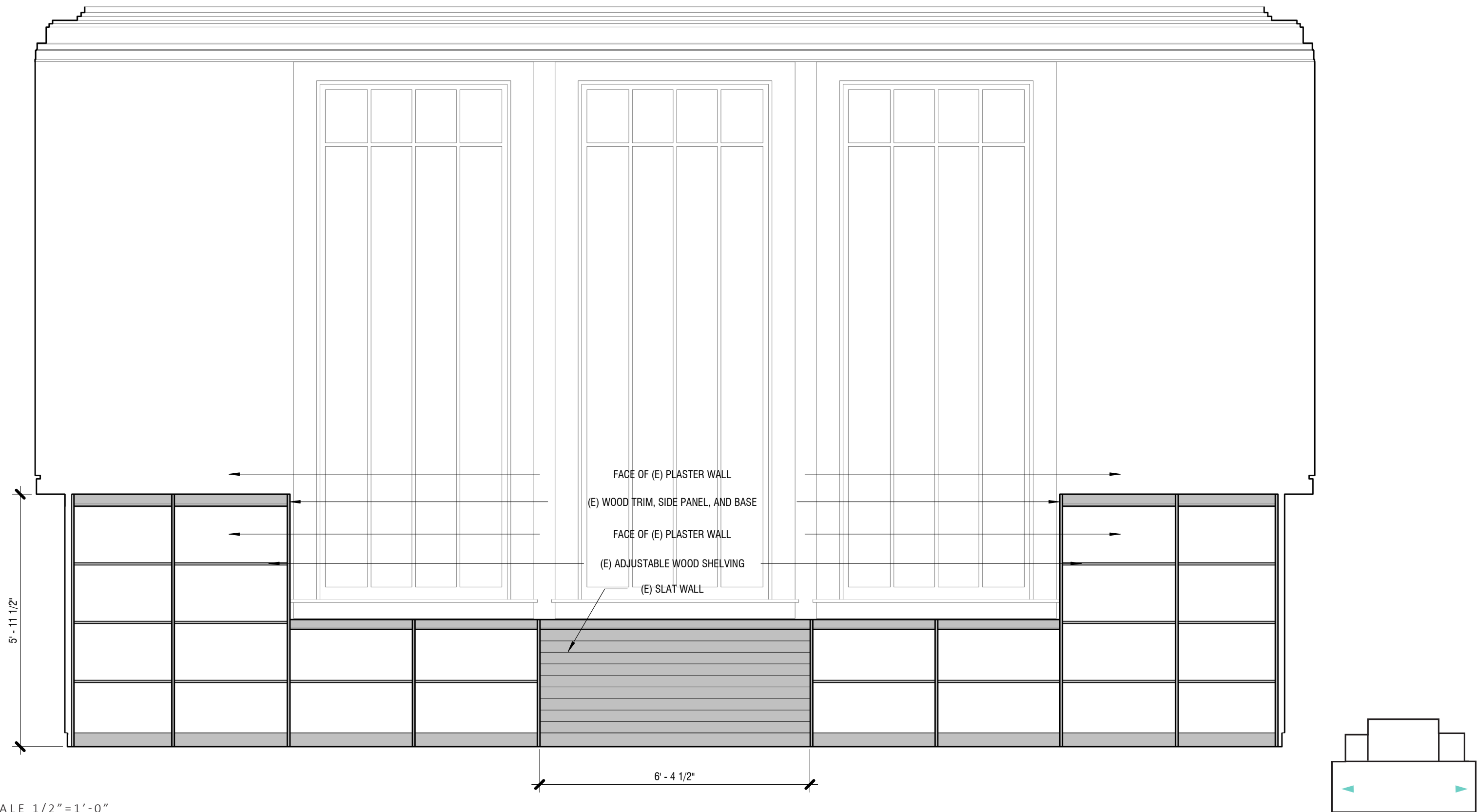


EXISTING SHELVING SECTION
SCALE 1"=1'-0"



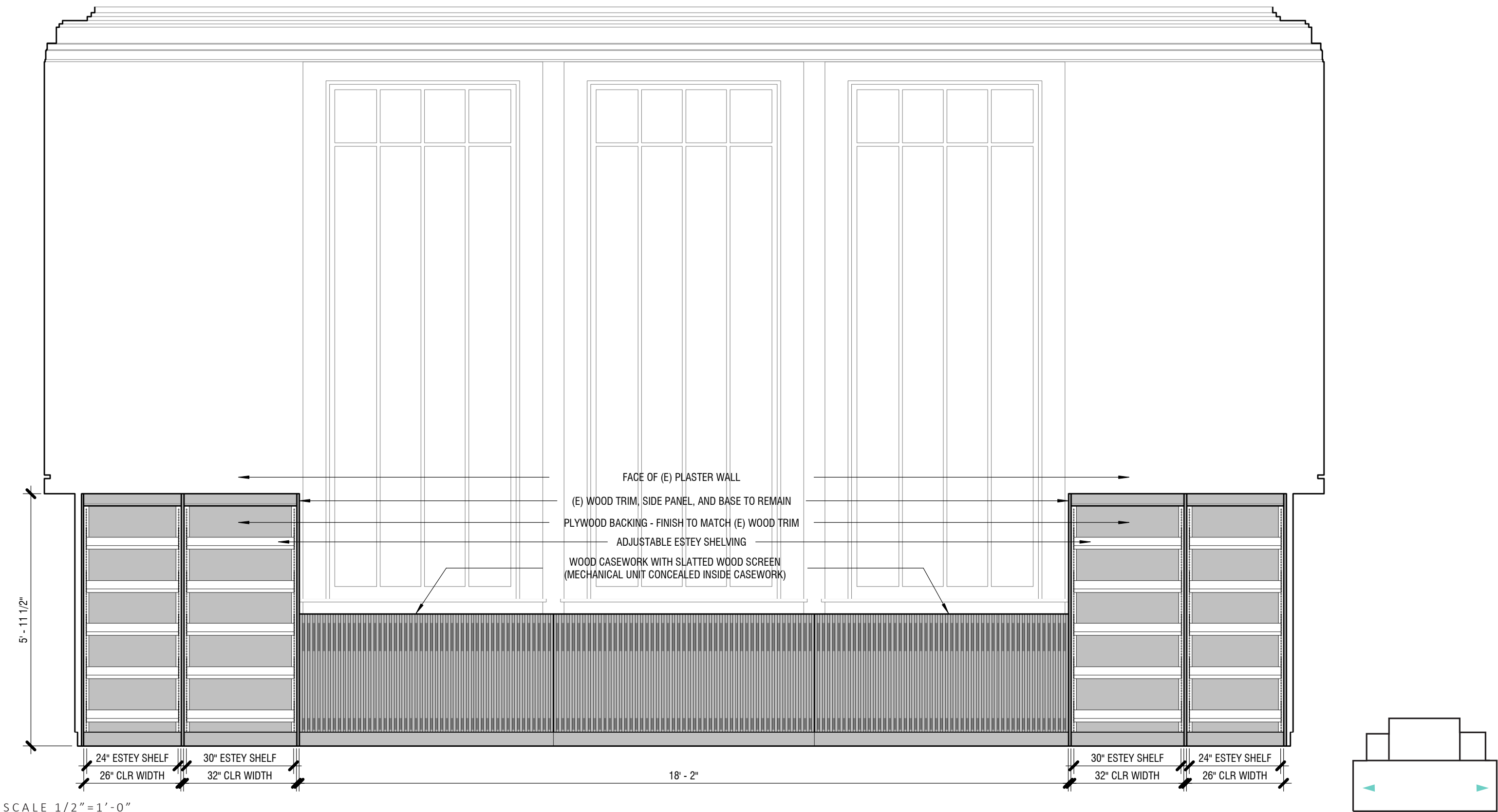
PROPOSED SHELVING SECTION
SCALE 1"=1'-0"

INTERIOR MODIFICATIONS
EXISTING SHELVING ELEVATION - NORTH READING ROOM



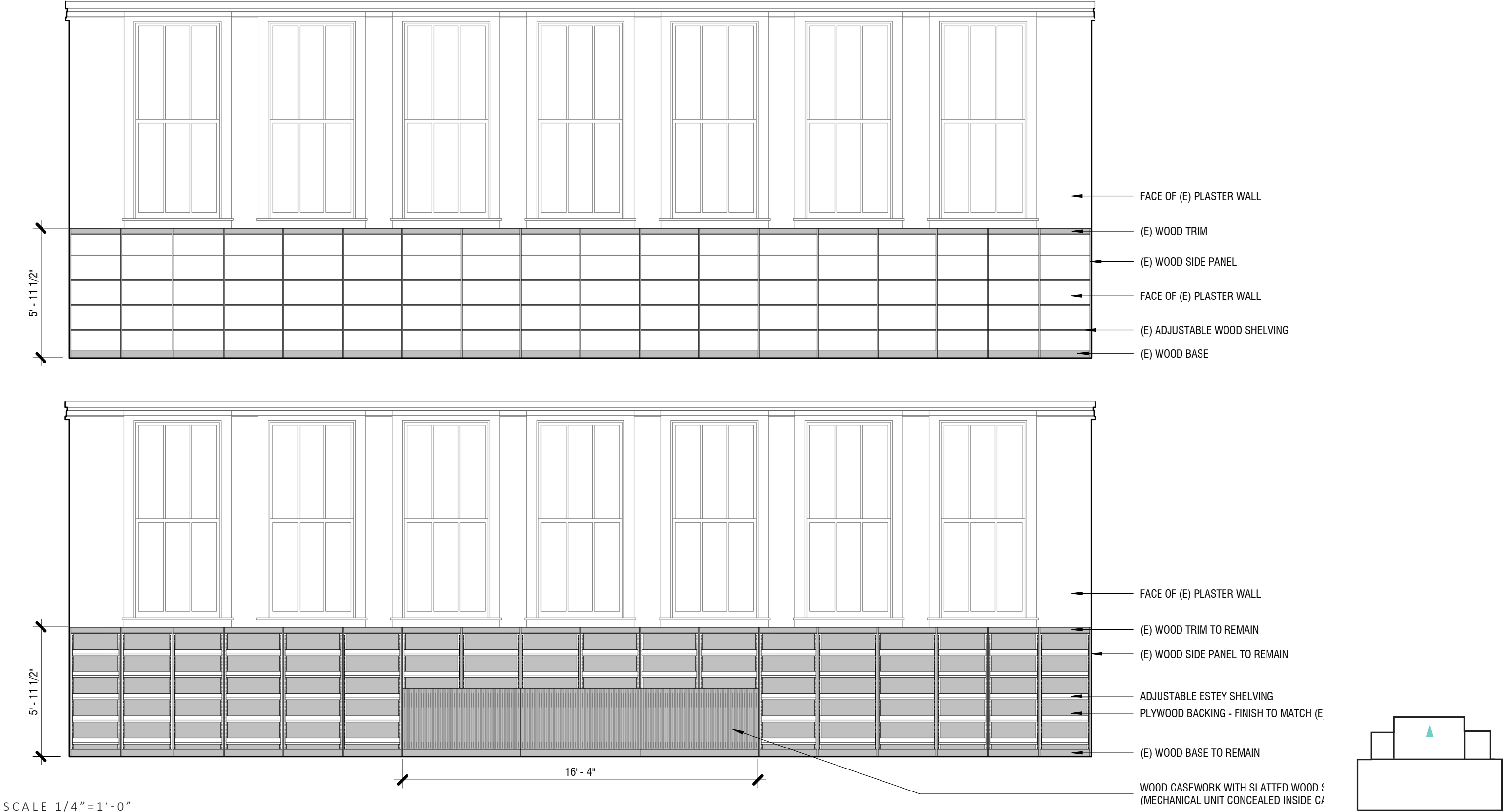
INTERIOR MODIFICATIONS

PROPOSED SHELVING ELEVATION WITH MECH UNIT CASEWORK - NORTH READING ROOM



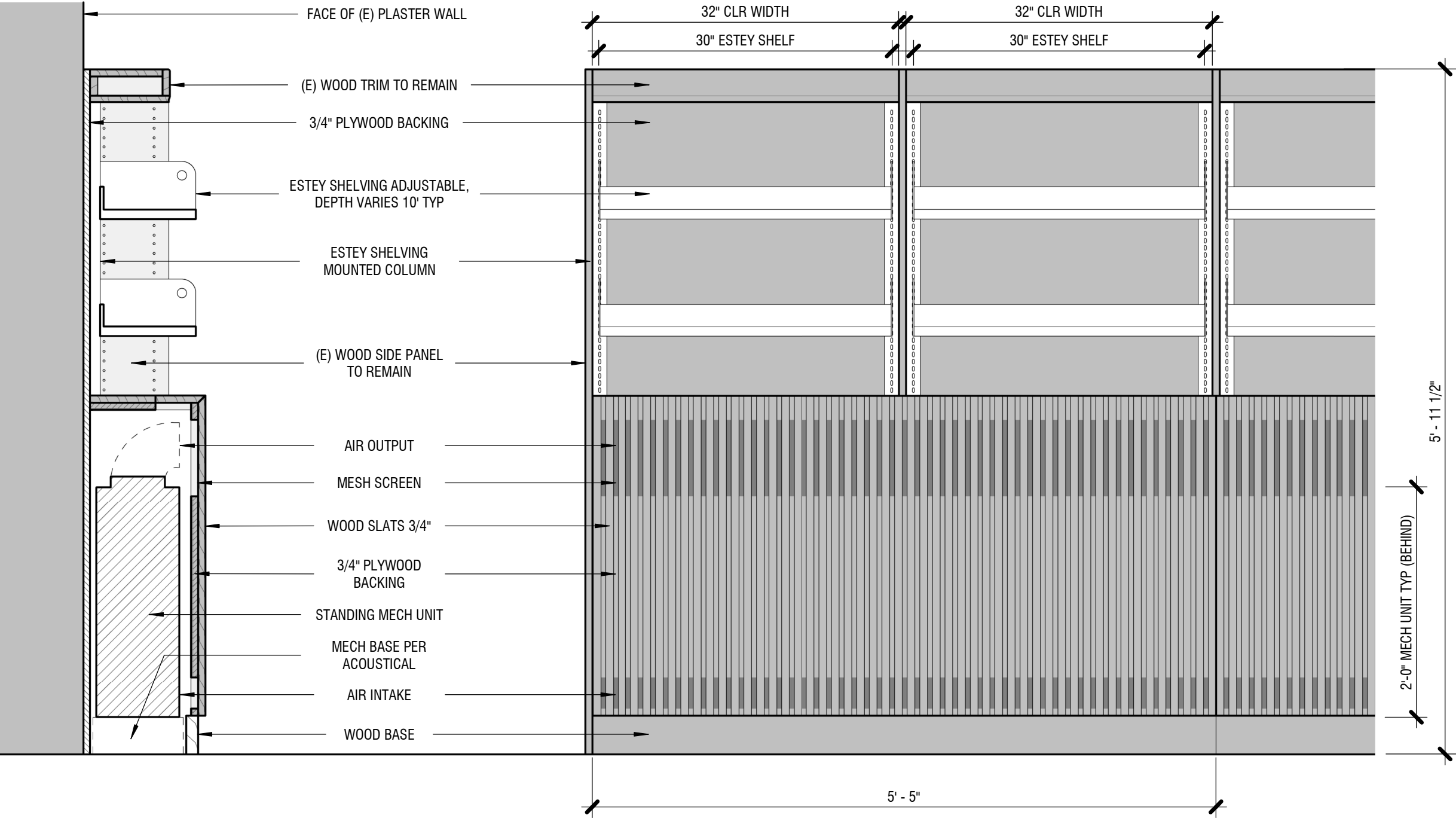
INTERIOR MODIFICATIONS

EXISTING AND PROPOSED SHELVING ELEVATIONS - WEST READING ROOM

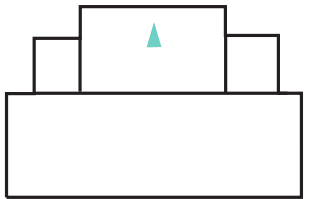


INTERIOR MODIFICATIONS

PROPOSED BOOK SHELVING SECTION WITH MECH UNIT CASEWORK - WEST READING ROOM

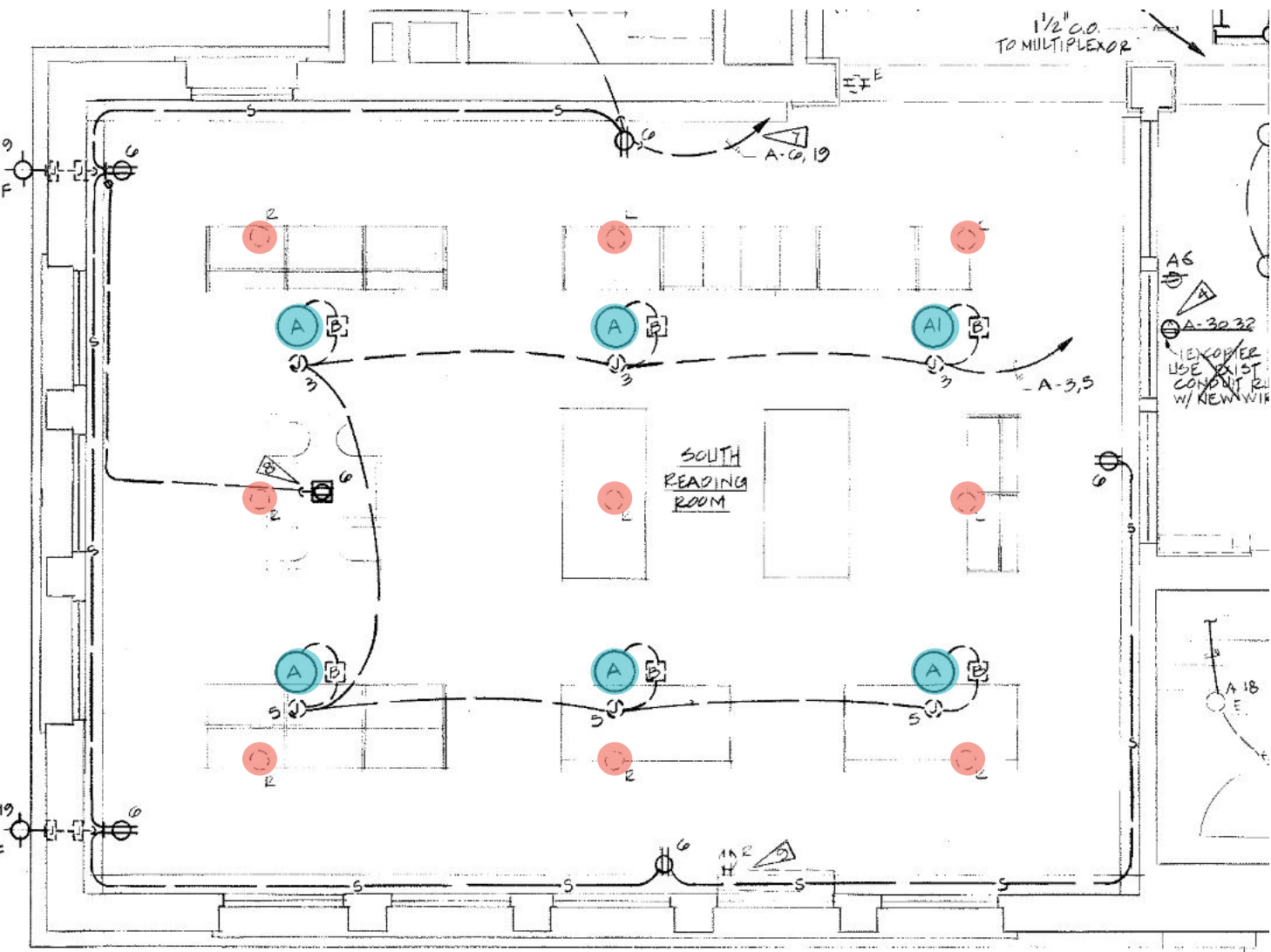


SCALE 1"=1'-0"



INTERIOR MODIFICATIONS

READING ROOM LIGHTING



1986 RENOVATION RCP

- EXISTING NON-ORIGINAL PENDANT FIXTURES
- ORIGINAL SURFACE MOUNTED FIXTURE GRID



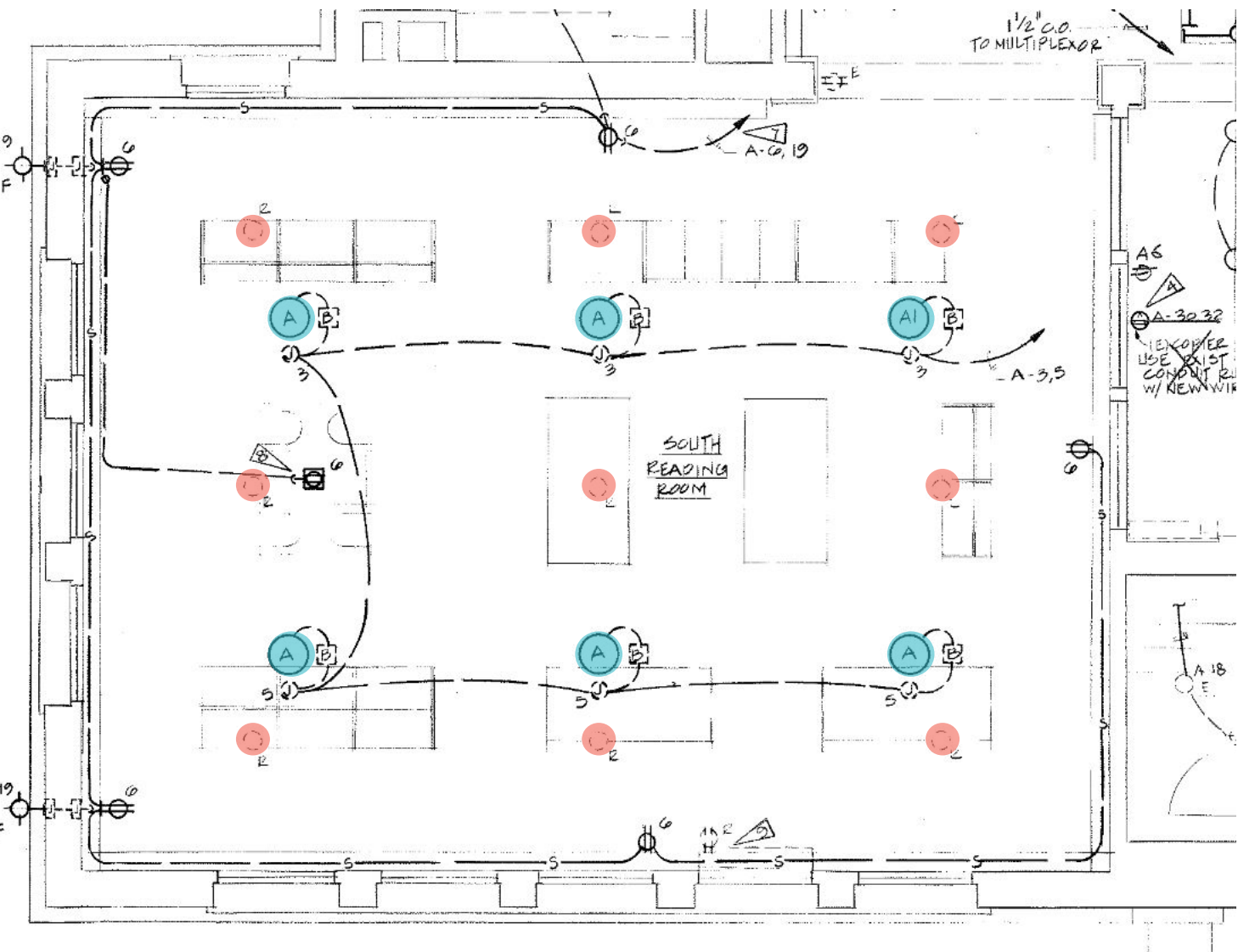
GLK HISTORIC LIGHTING



EXISTING UNI LIGHTING

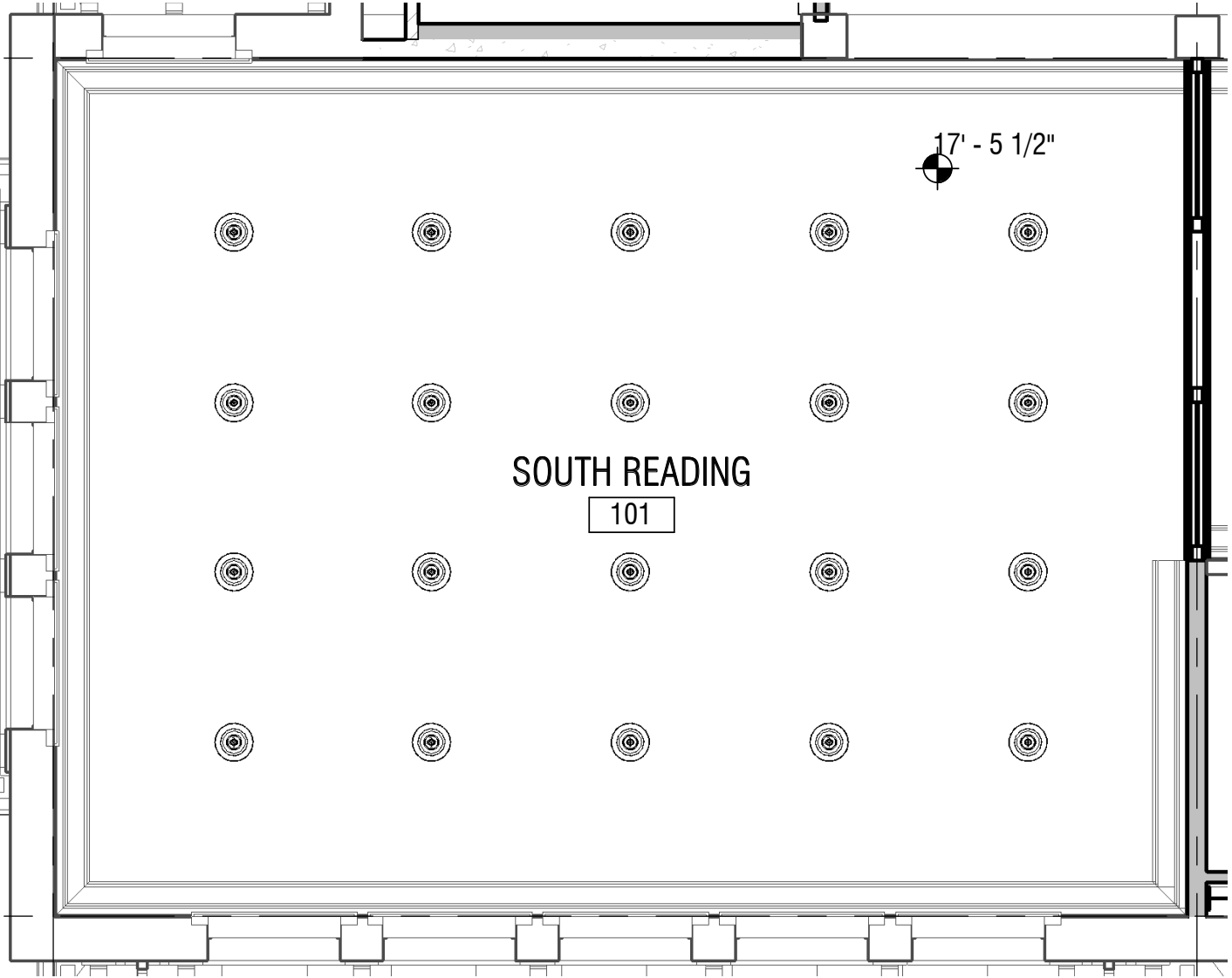
INTERIOR MODIFICATIONS

READING ROOM LIGHTING



1986 RENOVATION RCP

- EXISTING NON-ORIGINAL PENDANT FIXTURES
- ORIGINAL SURFACE MOUNTED FIXTURE GRID



PROPOSED RCP, INCREASE TO PENDANT 4X4 GRID



EXISTING (FORMAL)



PROPOSED "FIELD OF LIGHT"

INTERIOR MODIFICATIONS

LIGHTING, CARPET, FCU CASEWORK



EXISTING READING ROOM



READING ROOM **(PROPOSED)**

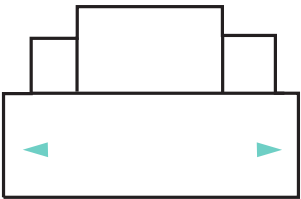
- PAINT WALLS WHITE
- REPLACE (E) CARPET TILE; GREEN + GRAY
- INSTALL NEW WOOD FCU SURROUNDS
- INSTALL NEW PENDANT FIXTURES (PABLO DESIGN 'TOTEM')



PABLO DESIGN 'TOTEM'



CARPET TILE OPTIONS



INTERIOR MODIFICATIONS

LIGHTING, CARPET, FCU CASEWORK



EXISTING READING ROOM



READING ROOM (ALTERNATE)

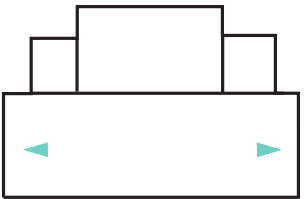
- PAINT WALLS WHITE
- REPLACE (E) CARPET TILE; ORANGE + GRAY
- INSTALL NEW WOOD FCU SURROUNDS
- INSTALL NEW PENDANT FIXTURES (EUREKA 'SKIRT')



EUREKA 'SKIRT'



CARPET TILE OPTIONS



INTERIOR MODIFICATIONS

LIGHTING, CARPET, FCU CASEWORK



EXISTING READING ROOM



READING ROOM **(PROPOSED)**

- PAINT WALLS WHITE
- REPLACE (E) CARPET TILE; GREEN + GRAY
- INSTALL NEW WOOD FCU SURROUNDS
- INSTALL NEW PENDANT FIXTURES (PABLO DESIGN 'TOTEM')



ALTERNATE READING ROOM

- PAINT WALLS WHITE
- REPLACE (E) CARPET TILE; ORANGE + GRAY
- INSTALL NEW WOOD FCU SURROUNDS
- INSTALL NEW PENDANT FIXTURES (EUREKA 'SKIRT')

