



SEATTLE PUBLIC LIBRARY UNIVERSITY BRANCH RENOVATION

LANDMARKS BRIEFING MEETING
JUNE 16, 2023

SHKS ARCHITECTS

*** 1. PROJECT OBJECTIVES**

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

- SITE ACCESSIBILITY IMPROVEMENTS
- BUILDING EXTERIOR MODIFICATIONS + ADDITIONS
- INTERIOR MODIFICATIONS

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

1. PROJECT OBJECTIVES

* 2. BUILDING HISTORY + EXISTING CONDITIONS

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- SITE ACCESSIBILITY IMPROVEMENTS
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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 & Côté
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 EXTERIOR MODIFICATIONS + ADDITIONS

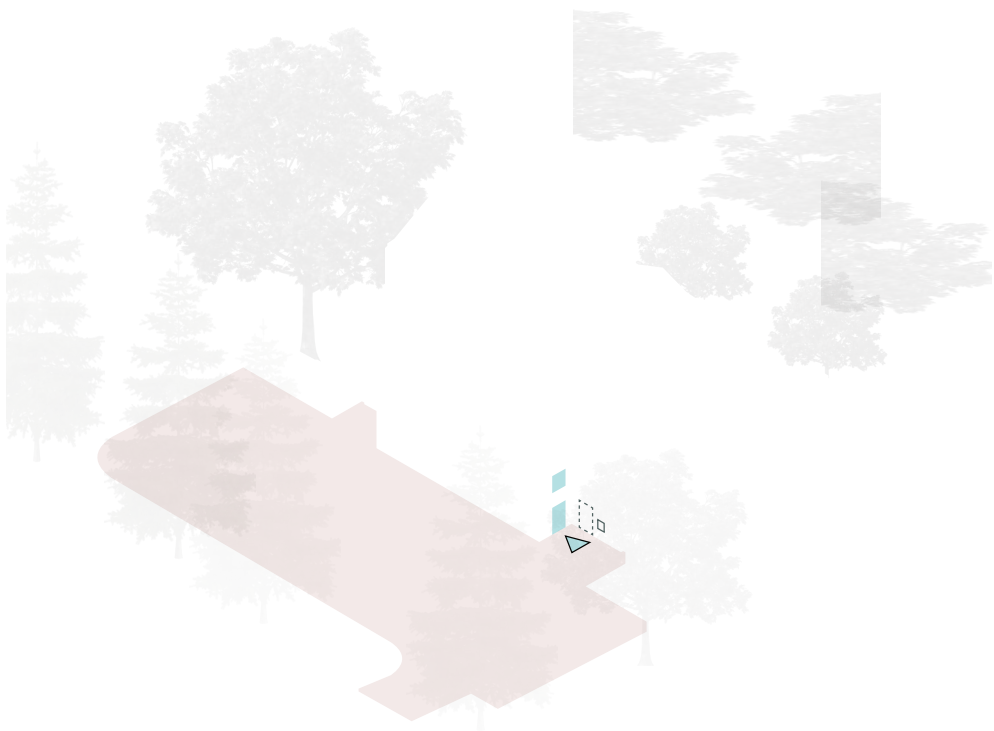
PROPOSED OPTION

LANDMARKS PRESERVATION BOARD FEEDBACK

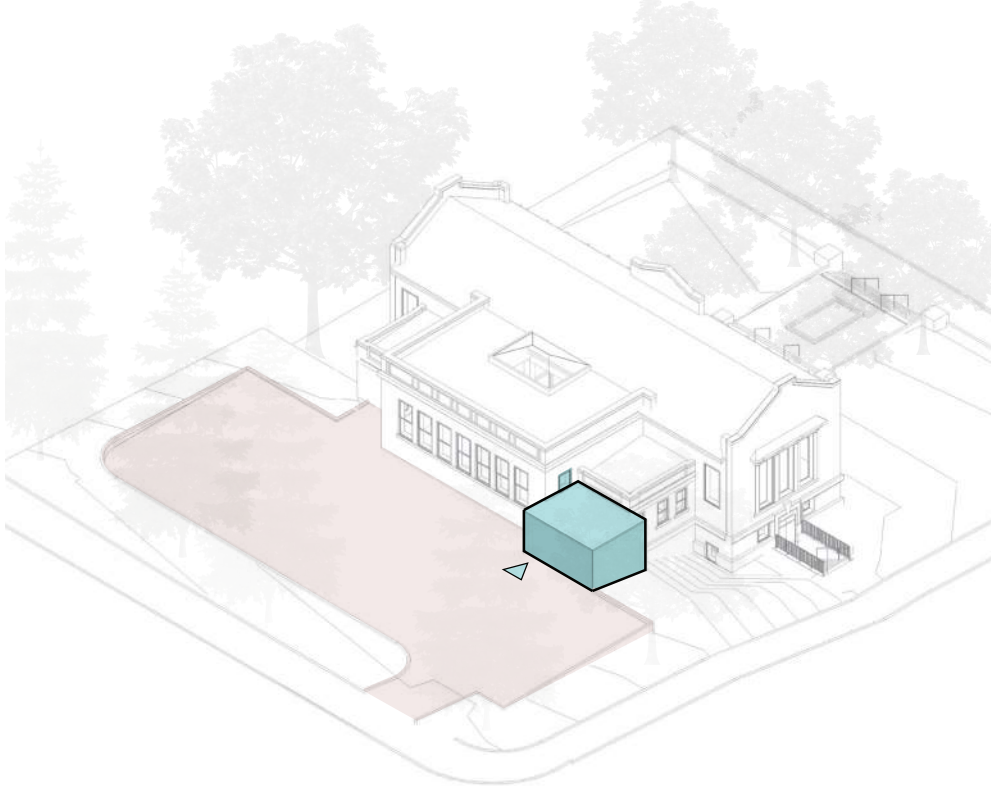
At the Landmarks Preservation Board Meeting on 7/9/22, SHKS Architects presented an overview of existing conditions, project objectives, and design principals for the project. SHKS also presented design options for site accessibility improvements, and programmatic changes that included options for new building additions at the west (rear) side of the building, adjacent to the existing service bays.

Feedback from the ARC was generally favorable to the site accessibility improvement approach of minimizing walkway slope at the east site, noting that further visualizations of the southeast ramping section to assess visual impacts to the existing building.

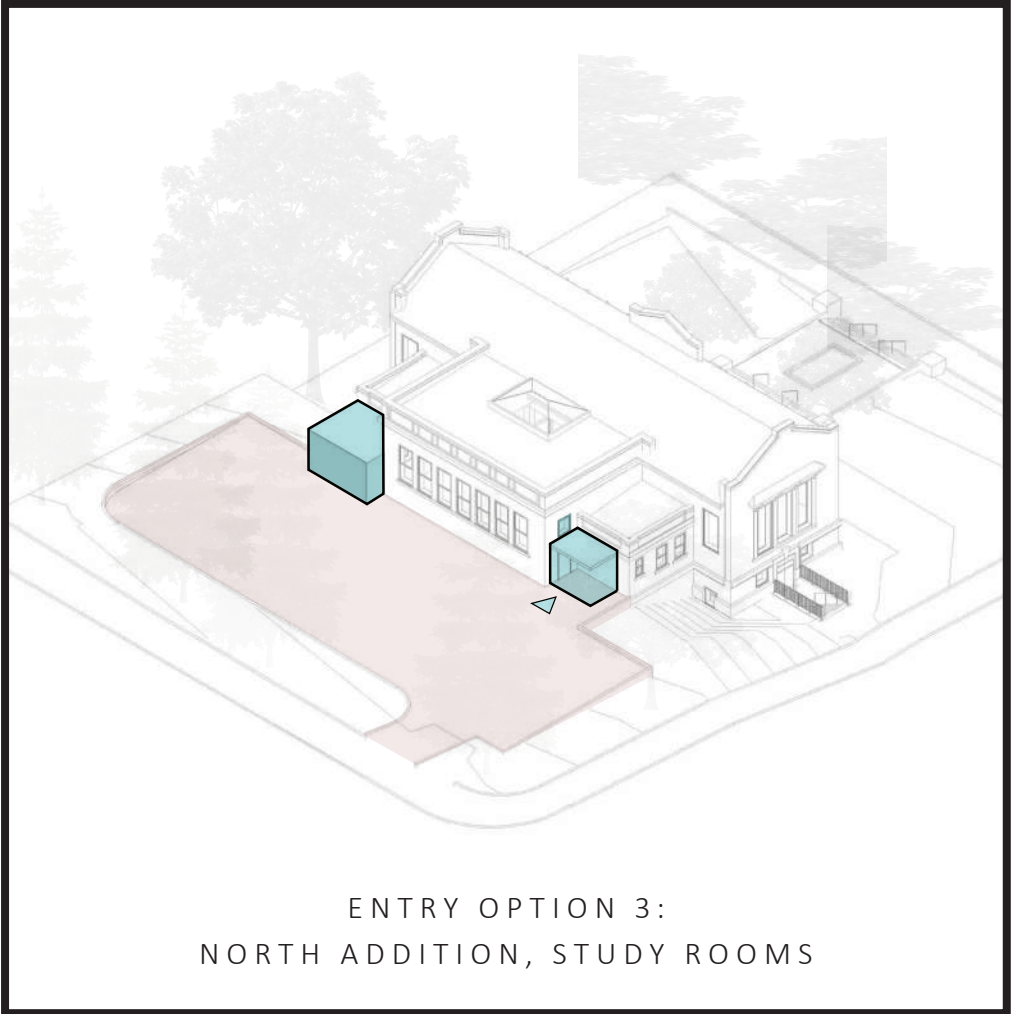
The ARC acknowledged the need for expanded program in meeting the library’s current and future operational needs, and was generally favorable to the location and overall massing of the proposed building additions. The ARC noted that further study would be needed to assess the massing & material relationships between the addition and existing building.



ENTRY OPTION 1:
MODIFIED ENTRY, CENTRAL WORKROOM



ENTRY OPTION 2:
SOUTH ADDITION, WORKROOM

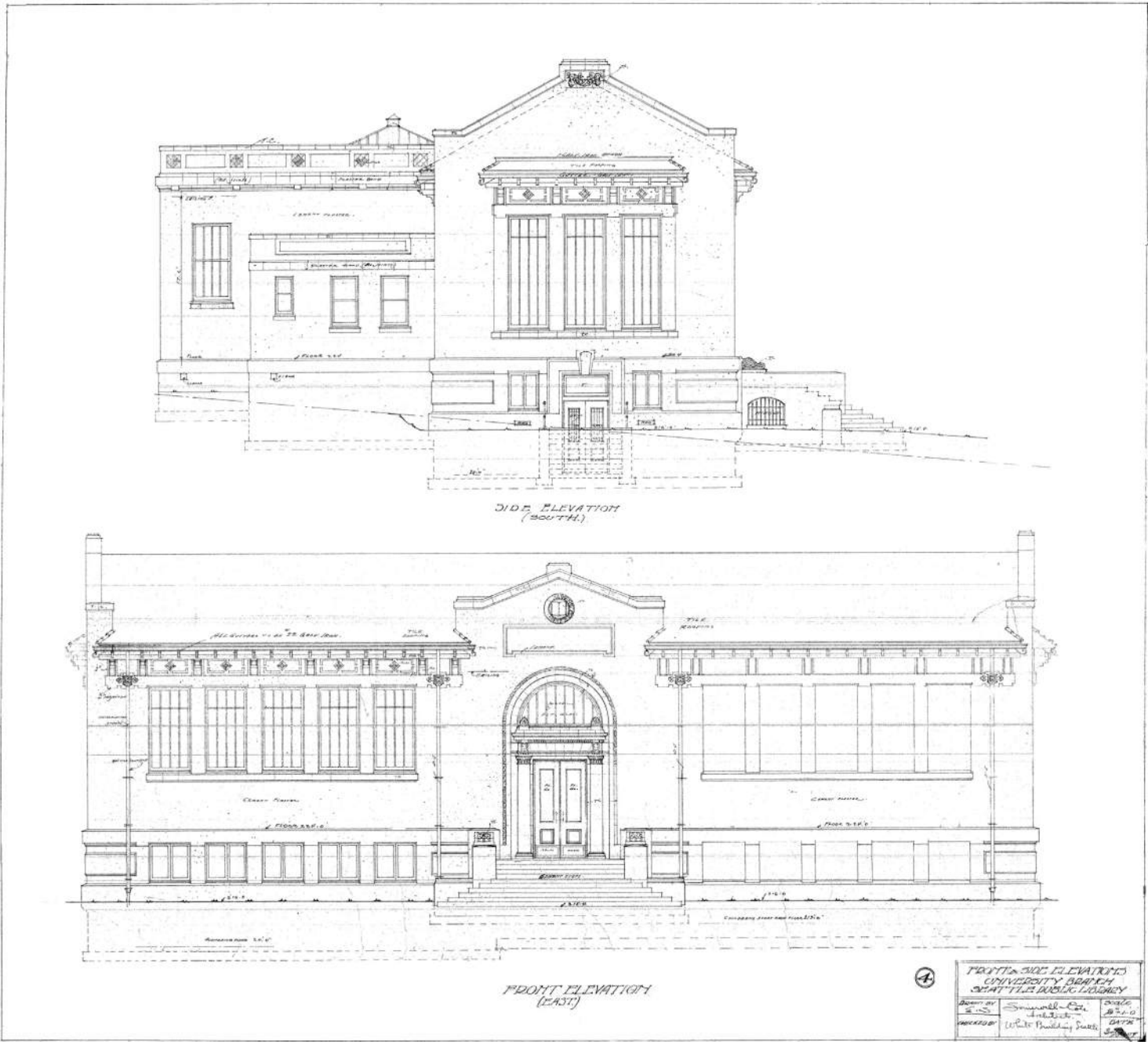


ENTRY OPTION 3:
NORTH ADDITION, STUDY ROOMS

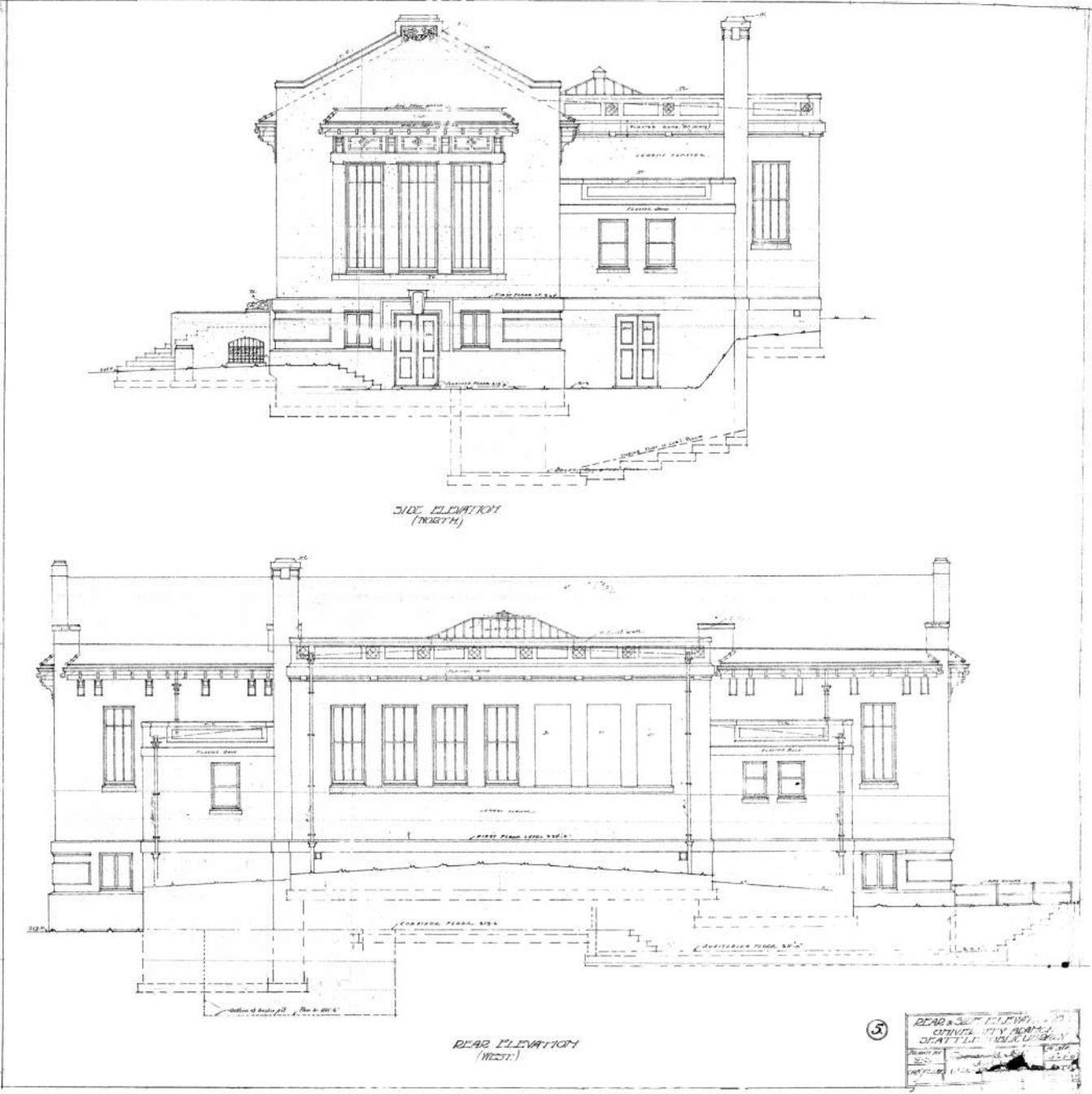
PREFERRED OPTION FOLLOWING
07.15.22 ARC GUIDANCE BRIEFING

BUILDING HISTORY + EXISTING CONDITIONS

ORIGINAL DRAWINGS



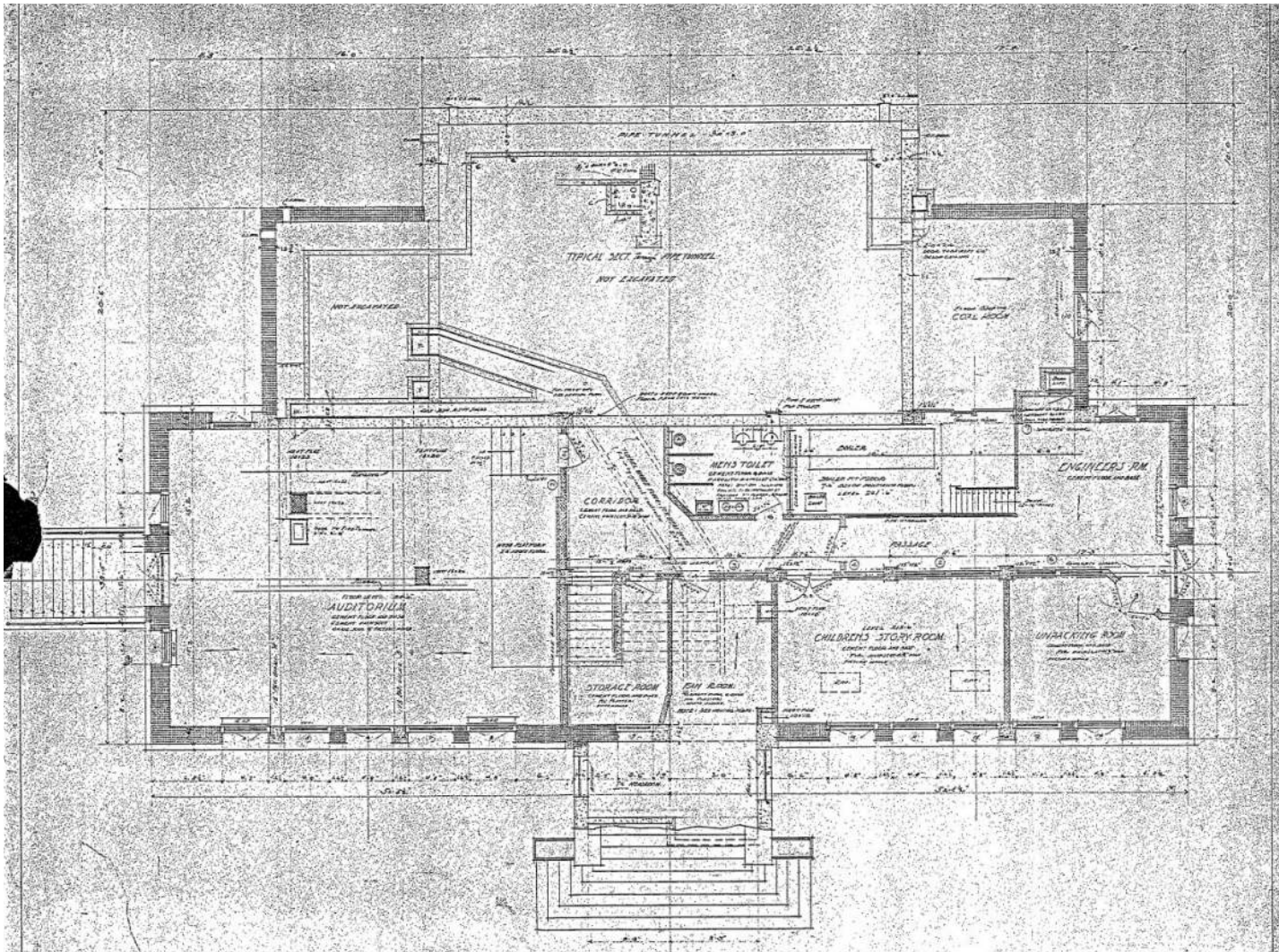
EAST AND SOUTH ELEVATIONS



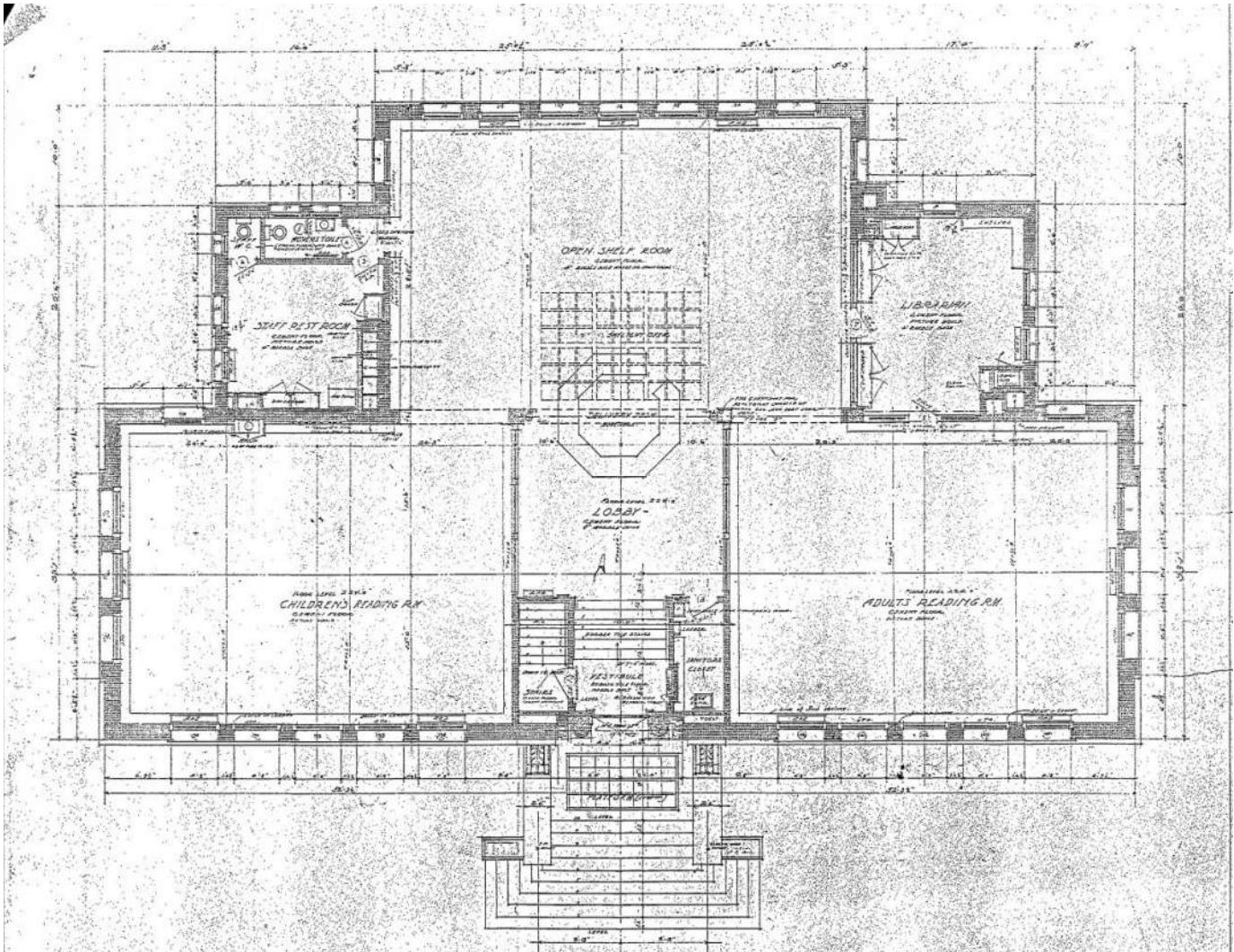
NORTH AND WEST ELEVATIONS

BUILDING HISTORY + EXISTING CONDITIONS

ORIGINAL DRAWINGS



BASEMENT (LOWER LEVEL) PLAN



MAIN FLOOR (MAIN LEVEL) PLAN

BUILDING HISTORY + EXISTING CONDITIONS

EXISTING PHOTOS - EXTERIOR



EAST ELEVATION (MAIN ENTRY)



SOUTHEAST SITE + FACADE



SOUTHWEST ENTRY



NORTHEAST SITE + FACADE

BUILDING HISTORY + EXISTING CONDITIONS

EAST ELEVATION - ROOSEVELT WAY NE



EAST ELEVATION - CHARACTER DEFINING FEATURES



EAST ELEVATION 1910

- GABLE ROOF
- GLAZED TERRA COTTA ROOF TILE
- RECESSED FRONT ENTRY
- PUNCHED WINDOW OPENINGS
- STRONG VERTICAL QUALITY
- CEMENT STUCCO CLADDING
- CONCRETE RETAINING WALLS
- GRAND ENTRANCE AND FORMAL SYMMETRY

BUILDING HISTORY + EXISTING CONDITIONS

SOUTH ELEVATION - NE 50TH STREET



SOUTH ELEVATION - CHARACTER DEFINING FEATURES



SOUTHEAST OBLIQUE 1930

- GLAZED TERRA COTTA ROOF TILE
- DESCENDING SCALE OF SERVICE BAYS
 - CUBIC FORM
 - SIMPLIFIED ORNAMENTATION
 - LOW SLOPE ROOF
- PUNCHED WINDOW OPENINGS
STRONG VERTICAL QUALITY
- RECESSED ENTRY

BUILDING HISTORY + EXISTING CONDITIONS

WEST ELEVATION - 9TH AVENUE NE



GLAZED TERRA COTTA ROOF TILE

DESCENDING SCALE OF SERVICE BAYS

- CUBIC FORM
- SIMPLIFIED ORNAMENTATION
- LOW SLOPE ROOF

PUNCHED WINDOW OPENINGS
STRONG VERTICAL QUALITY

STUCCO CLADDING OVER HOLLOW CLAY TILE

WEST ELEVATION - CHARACTER DEFINING FEATURES

1. PROJECT OBJECTIVES

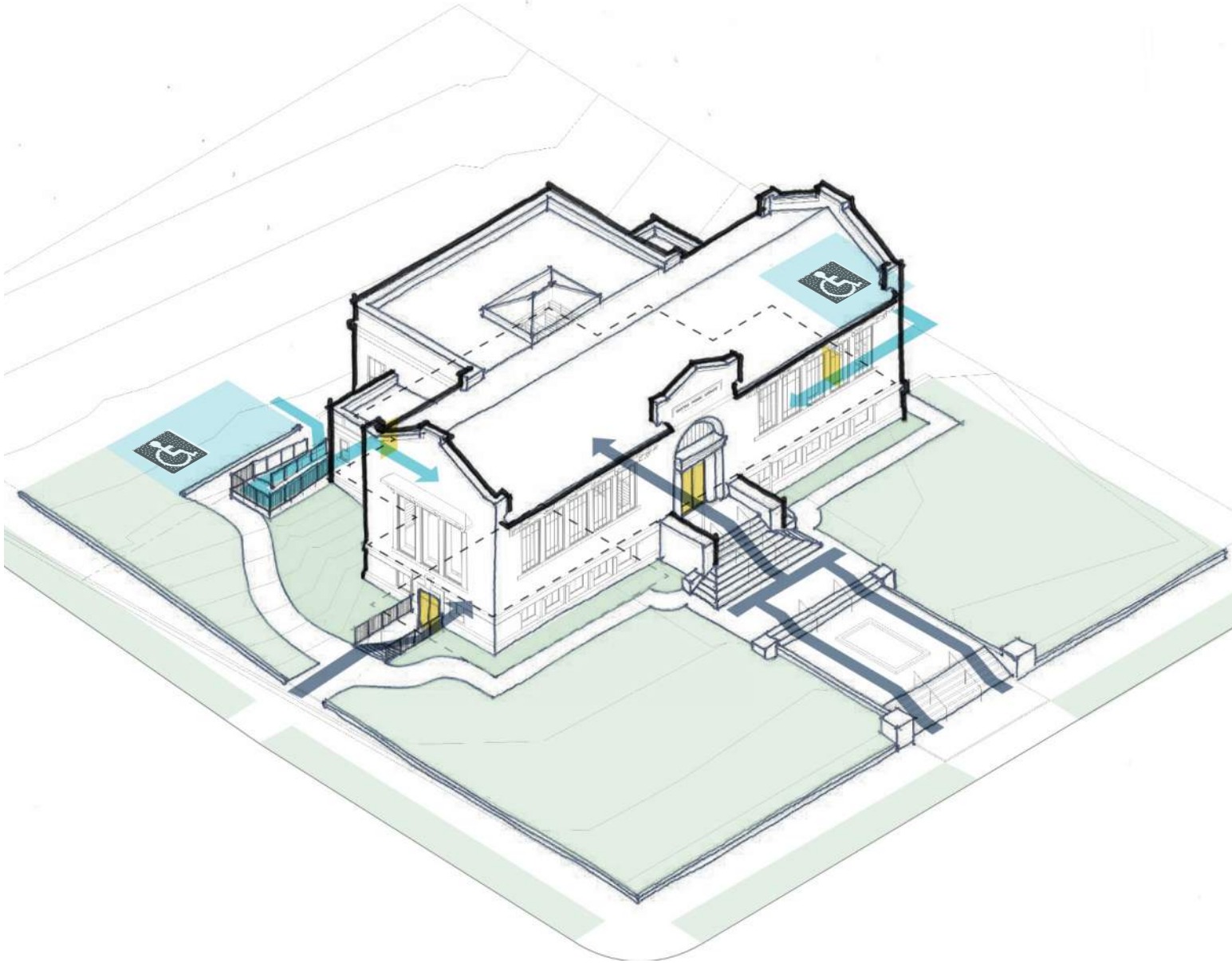
2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

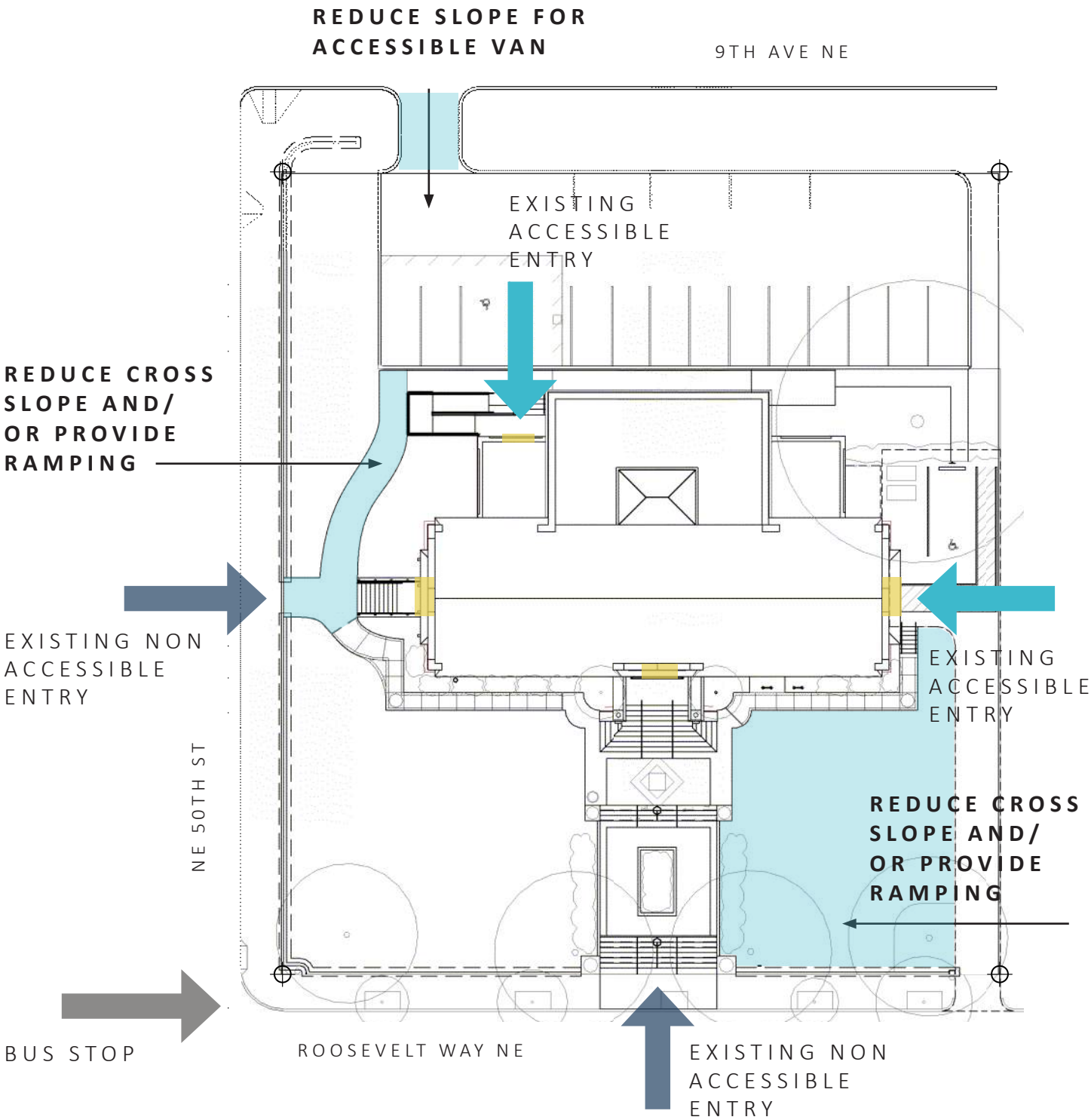
- * • SITE ACCESSIBILITY IMPROVEMENTS
- BUILDING EXTERIOR MODIFICATIONS + ADDITIONS
- INTERIOR MODIFICATIONS

SITE ACCESSIBILITY IMPROVEMENTS

EXISTING SITE & ENTRY ACCESSIBILITY

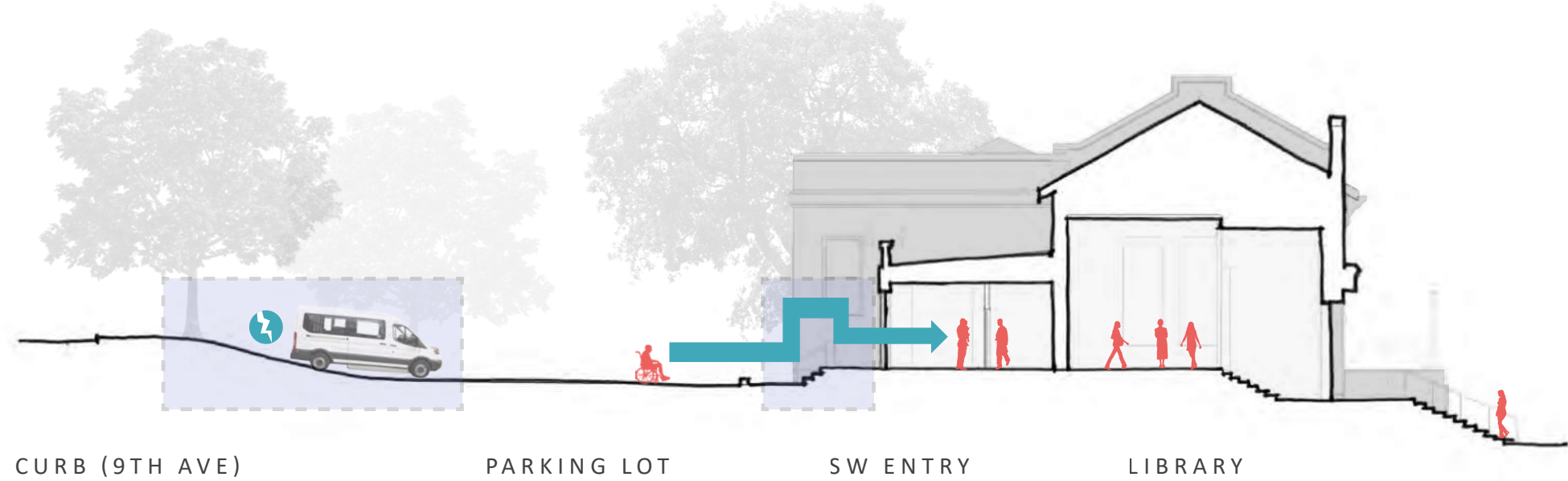


ACCESSIBLE NON-ACCESSIBLE BUILDING ENTRY

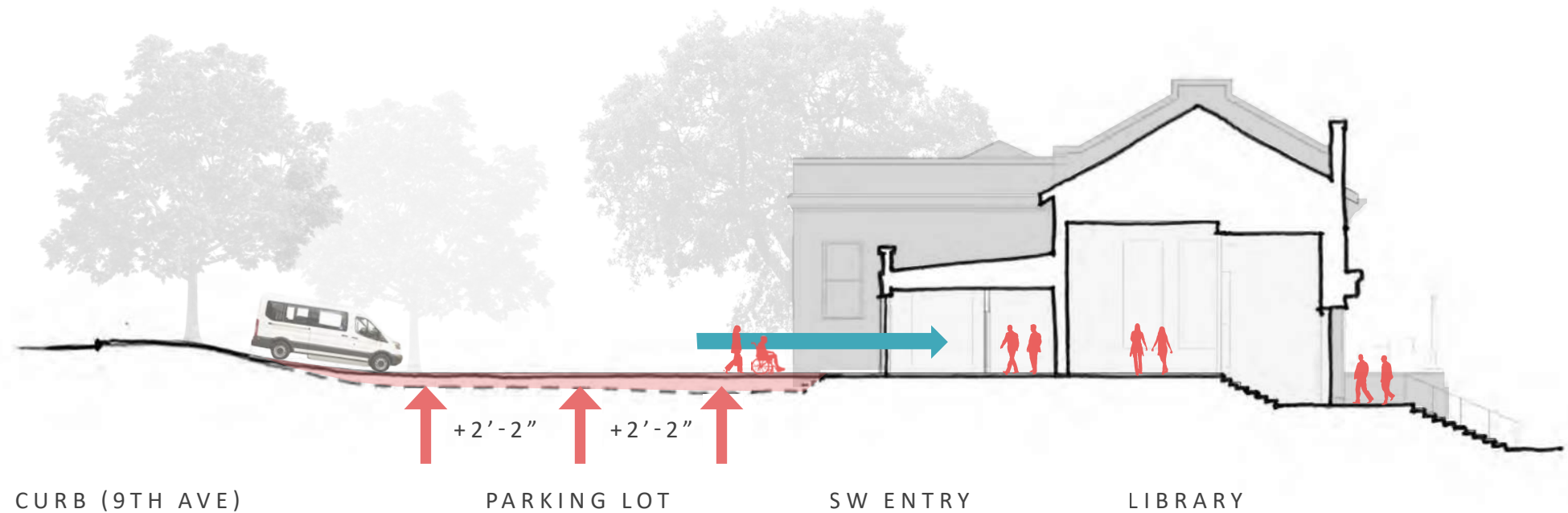


SITE ACCESSIBILITY IMPROVEMENTS

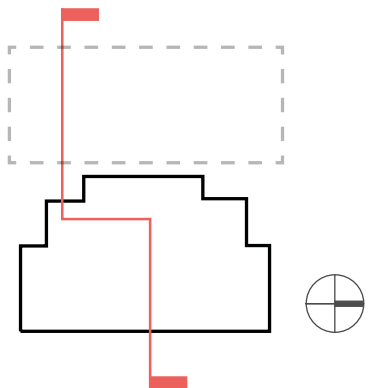
RAISED PARKING



EXISTING CONDITION

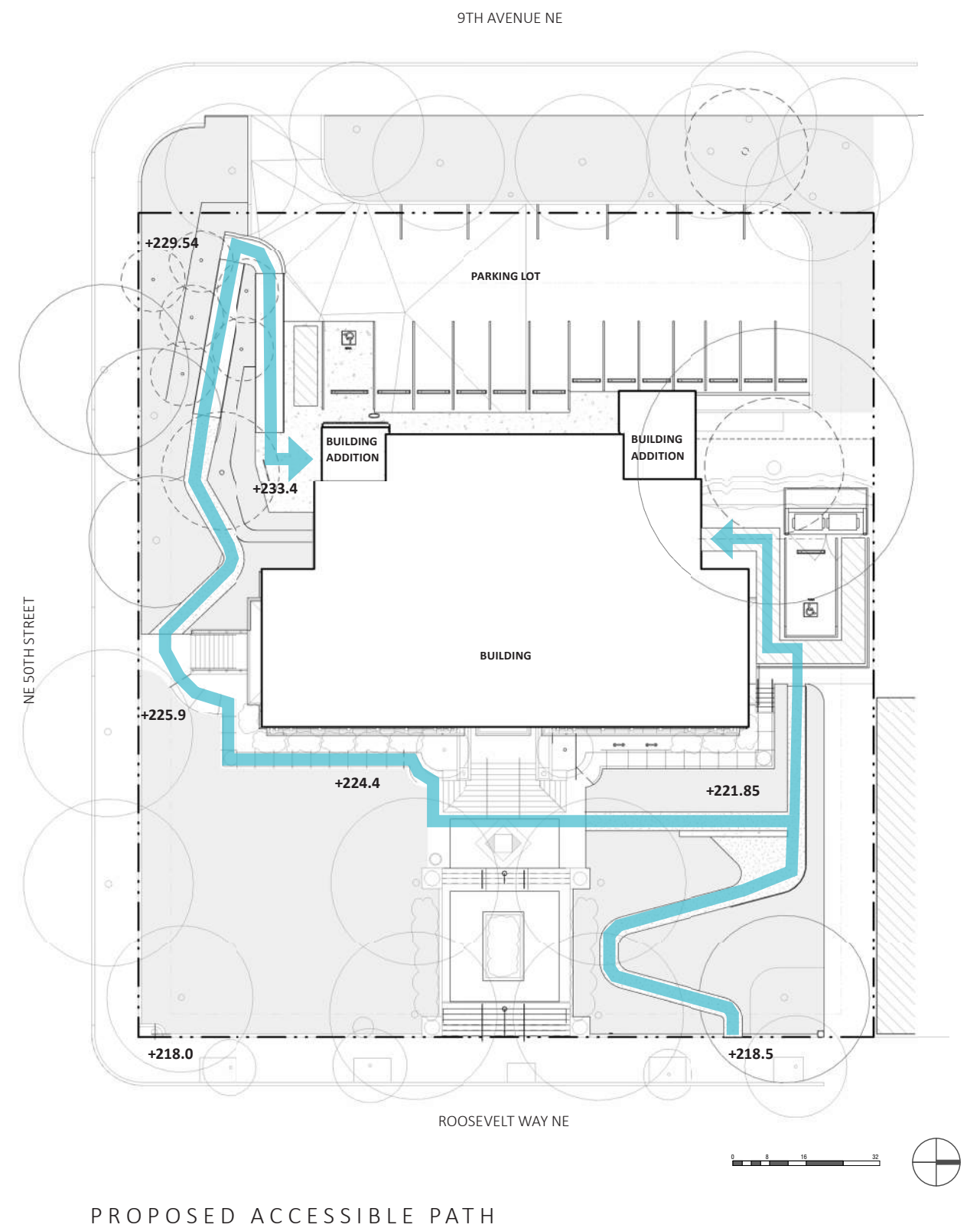
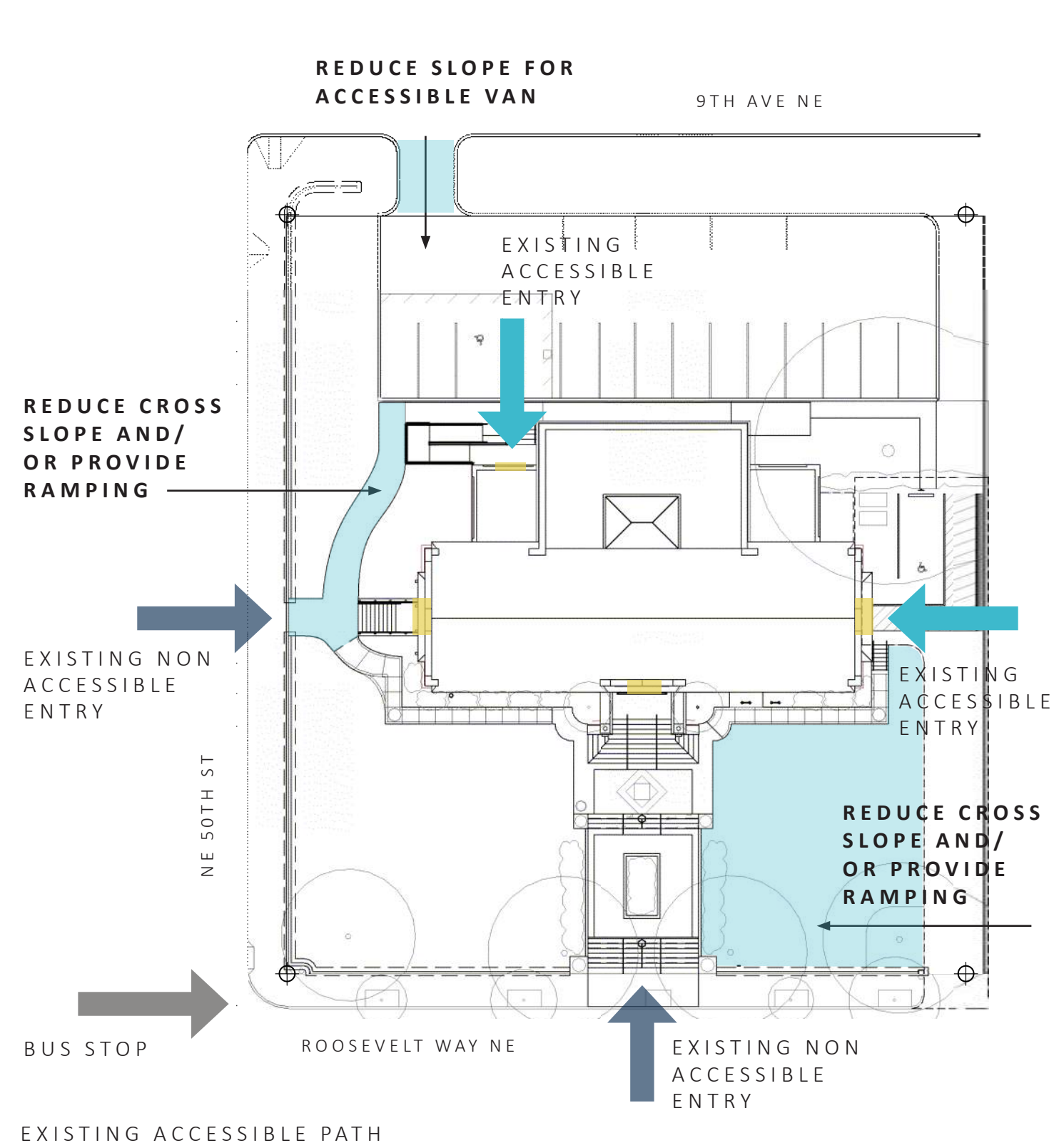


RAISED PARKING



SITE ACCESSIBILITY IMPROVEMENTS

PROPOSED ACCESSIBLE PATH





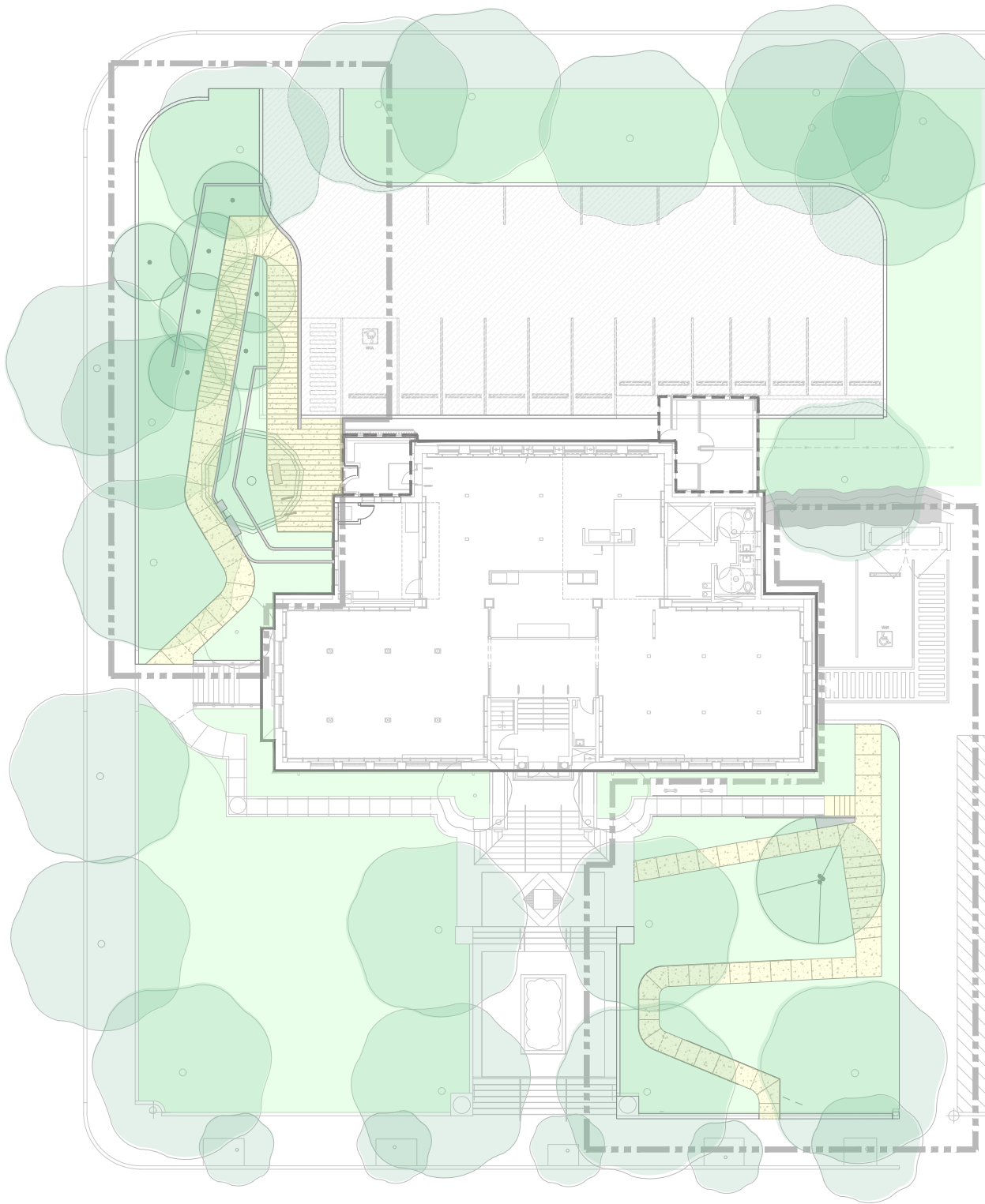
With the addition/renovation of the University Branch Library, an understanding of existing neoclassical elements and how they can be incorporated is important. Modern designs that embrace the solid, monumental characteristics can weave together the existing site elements while improving overall site accessibility and providing additional programmed space for seating and gathering. These site and precedent images demonstrate the potential ways in which to construct new elements that are sensitive to and integrate with existing conditions.

With the insertion of new elements into the site, the consideration of how much to integrate the neoclassical style has been studied. Questions included: should the site embrace the style in both form and materials, or deviate? These precedent images demonstrate potential interventions that balance embracing elements of the existing site, while proposing new materials, forms, or both. The proposed design embraces the weight and character of the existing building and site, while allowing the structural landscape elements to compliment, rather than compete.

INTEGRATING THE PAST + CONTEMPORARY INSERTIONS

SWIFT COMPANY LLC

OVERALL SITE PLAN

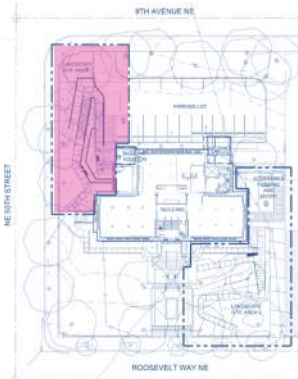


SWIFT COMPANY LLC

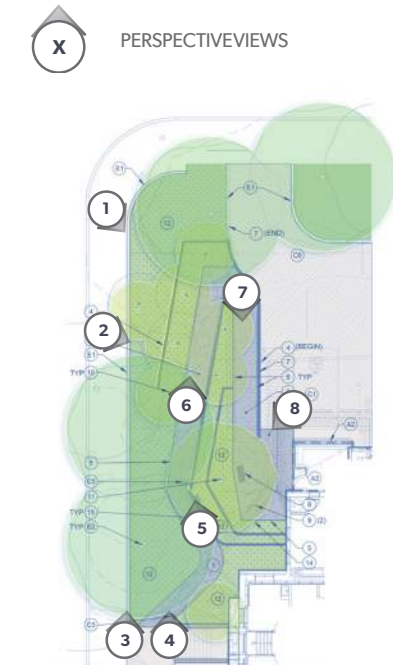
SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

SW SITE AREA - NE 50TH ST ACCESS

KEY MAP



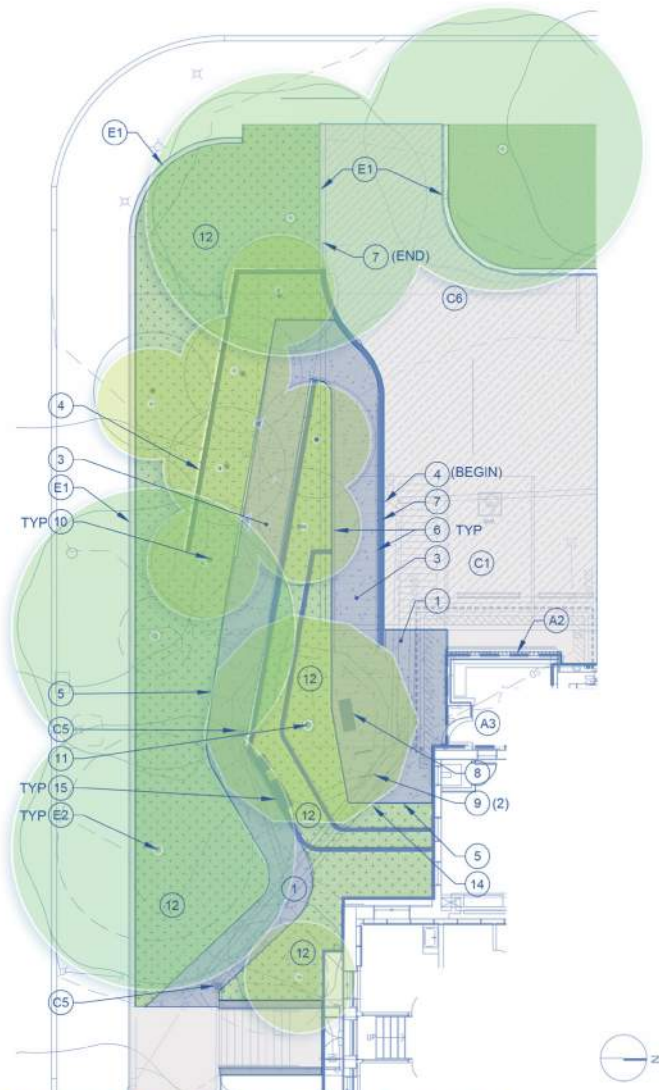
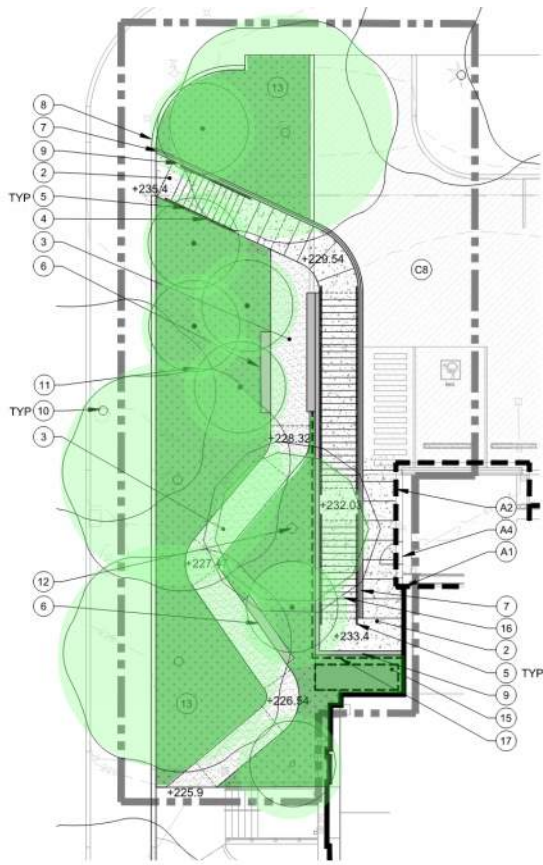
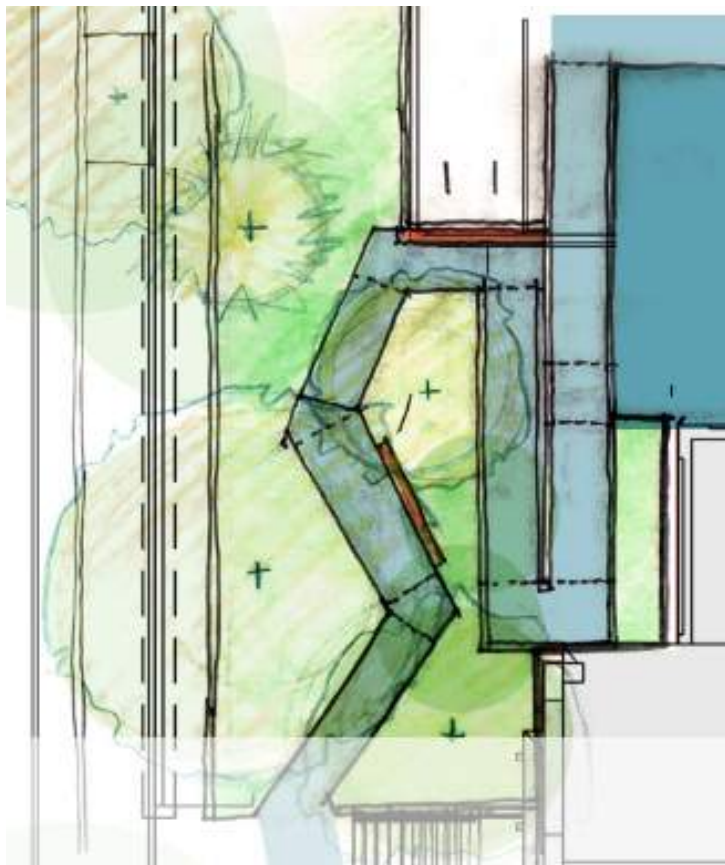
LEGEND



NORTH ELEVATION

SWIFT COMPANY LLC

SW SITE AREA - NE 50TH ST ACCESS - DESIGN EVOLUTION



CURRENT SCHEME ADVANTAGES:

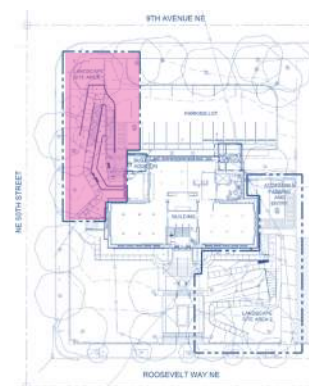
- Pathway trajectory minimizes impact on existing trees.
- Inviting and accessible sloped walk segment starting at mid-block sidewalk
- Terraced walls to reduce individual wall height and eliminate need for guardrail.
- Additional stepped walls to open up the space and make the pathway feel safer and less constrained.
- Harmonized relationship of upper plaza to architectural expansion.

SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

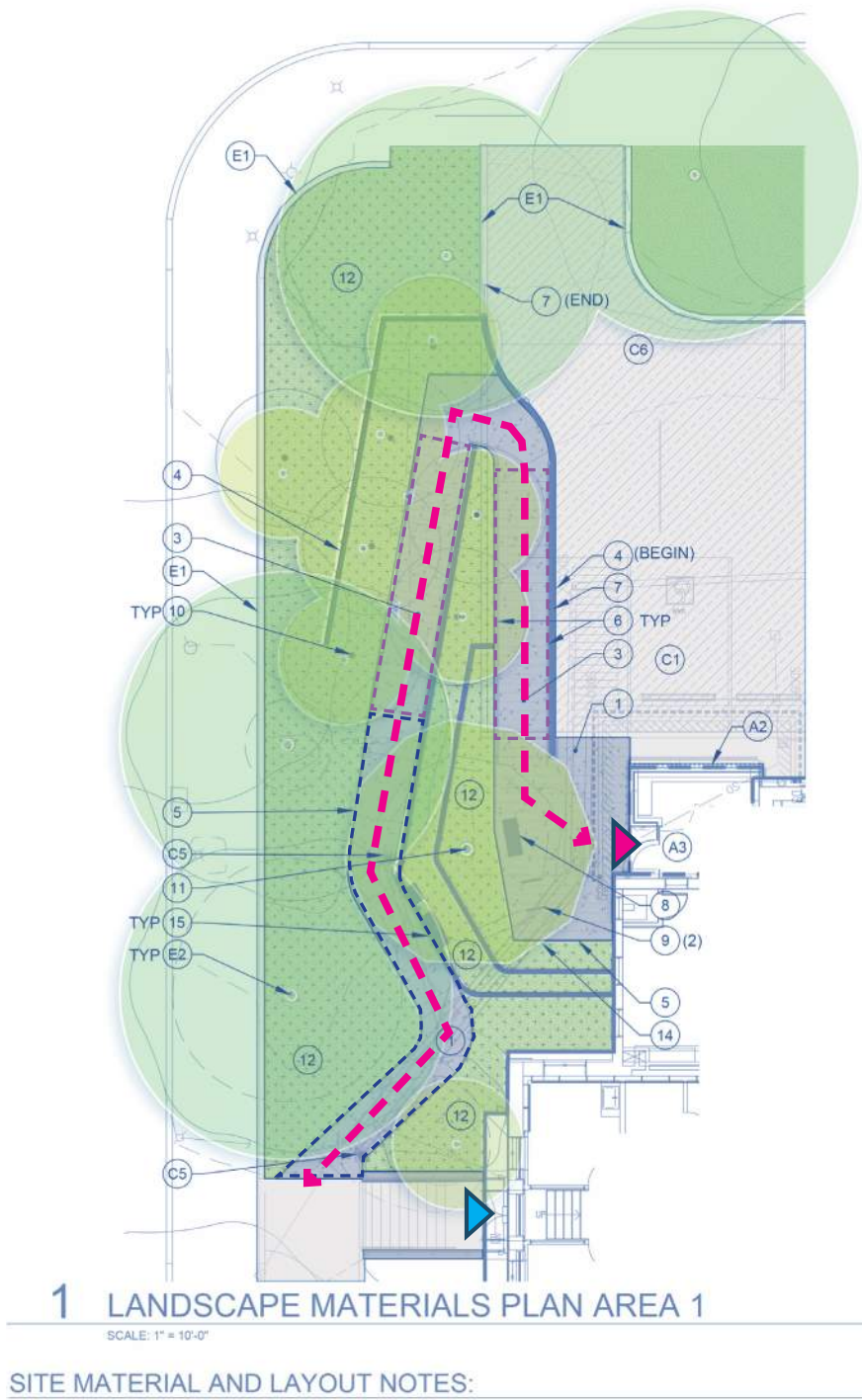
LEGEND

-  BUILDING ENTRIES
-  ACCESSIBLE BUILDING ENTRIES
-  ADA ACCESS ROUTE
-  ADA ACCESSABLE RAMP
-  SLOPED WALK

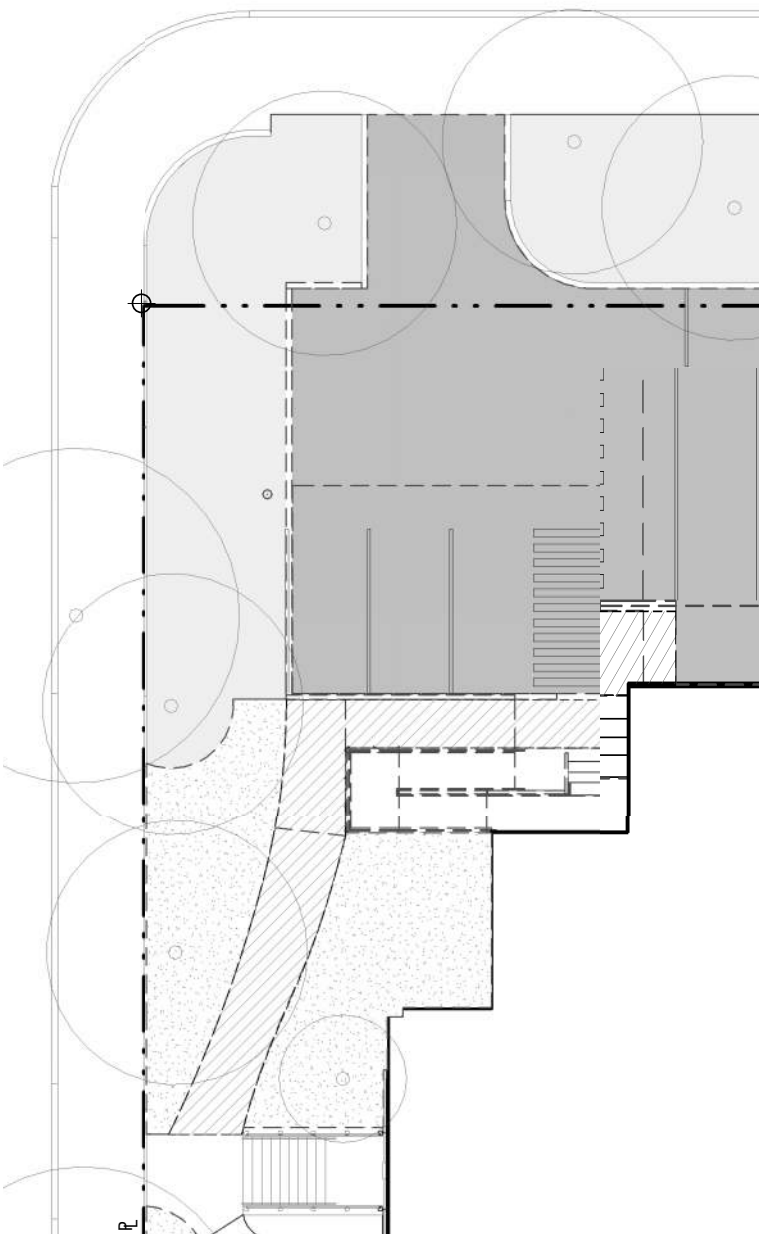
KEY MAP



SITE PLAN - NE 50TH ST ACCESS

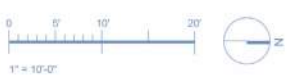


EXISTING - NE 50TH ST ACCESS



SWIFT COMPANY LLC

PLANT LEGEND:			
	SMALL SHADE TREE OPTIONS:	QTY	7
	SHRUB AND GROUND COVER OPTIONS:	QTY	2,529 SF
	GAULTHERIA SHALLON		



PERSPECTIVE VIEWS



SWIFT COMPANY LLC

7

PERSPECTIVE VIEWS



SWIFT COMPANY LLC

8

PERSPECTIVE VIEWS



SWIFT COMPANY LLC



9

PERSPECTIVE VIEWS

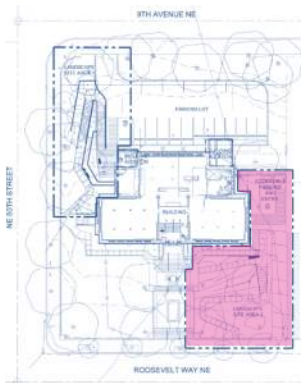


SWIFT COMPANY LLC

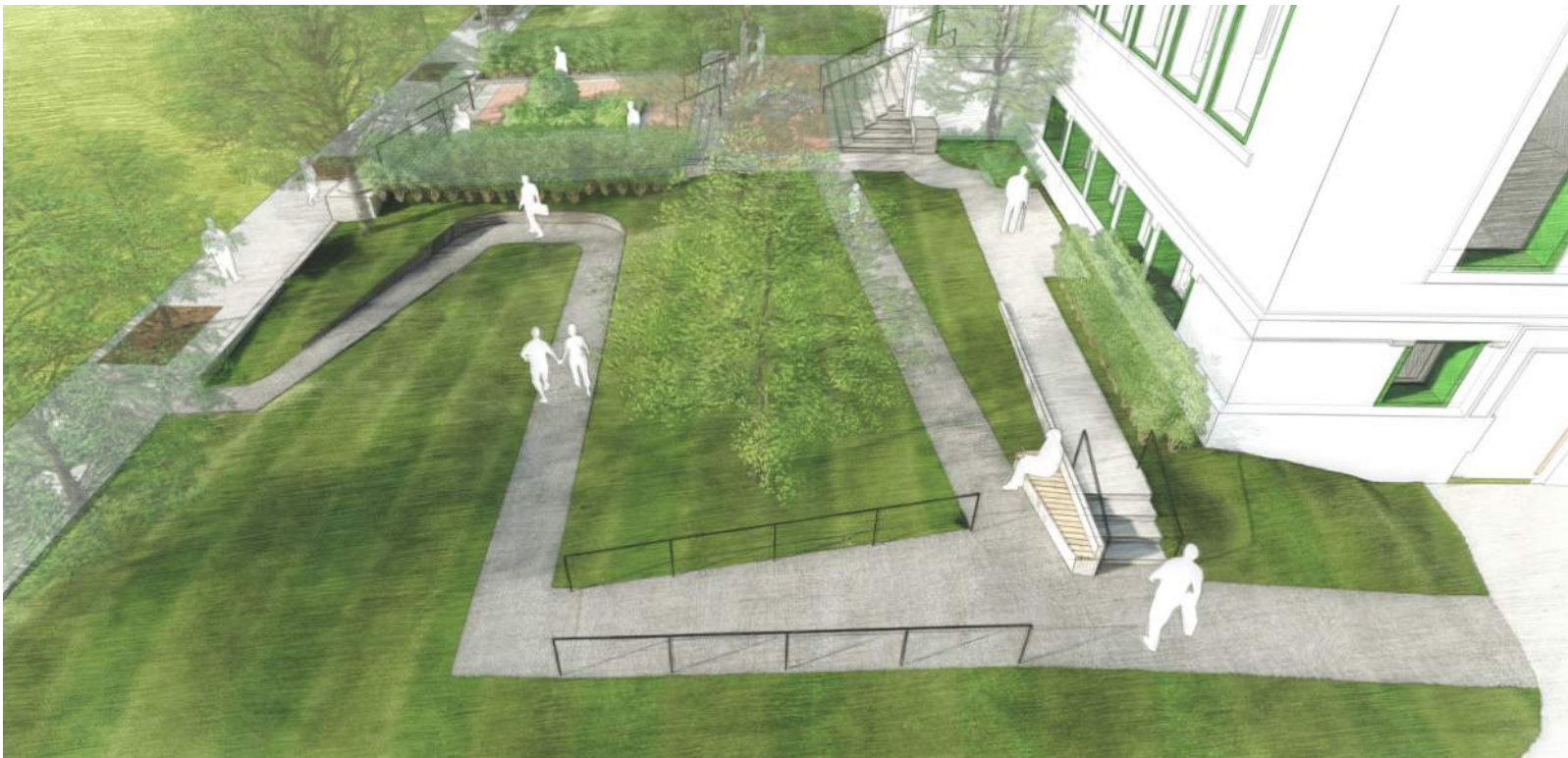
SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

NE SITE AREA - ROOSEVELT WAY NE ACCESS

KEY MAP



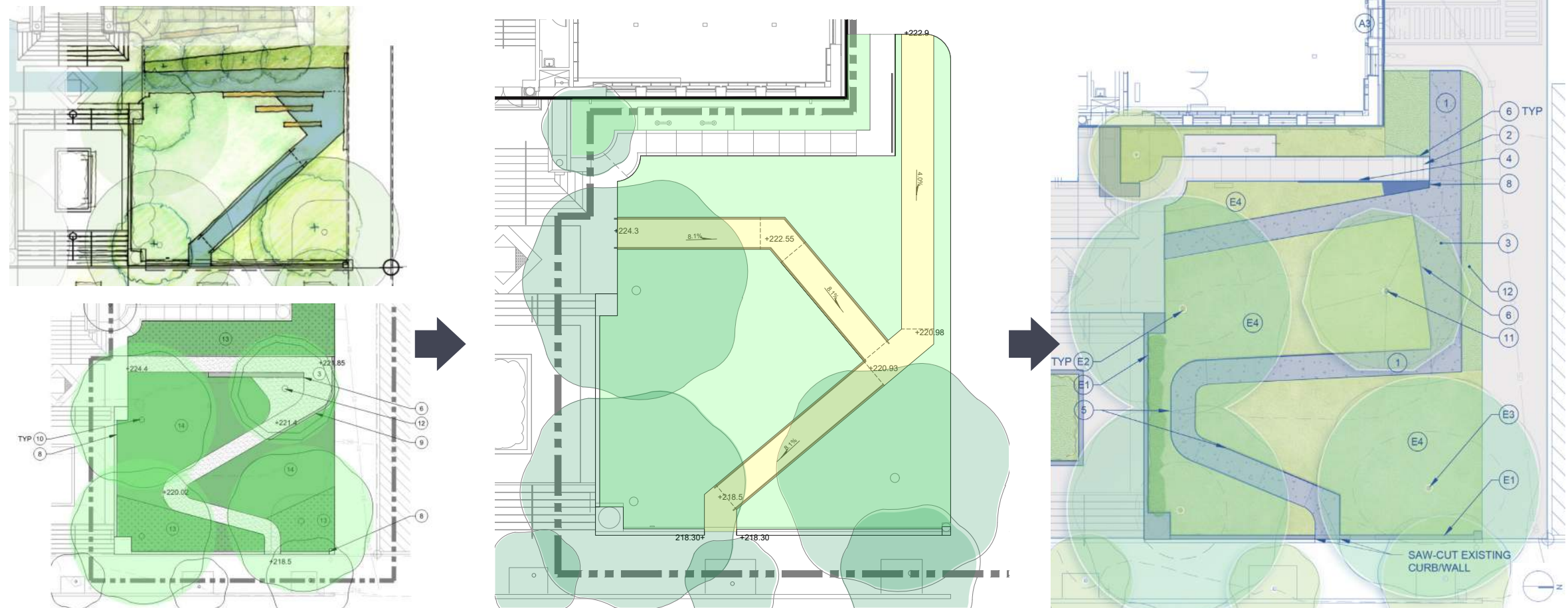
LEGEND



SOUTH ELEVATION

SWIFT COMPANY LLC

NE SITE AREA - ROOSEVELT WAY NE ACCESS - DESIGN EVOLUTION

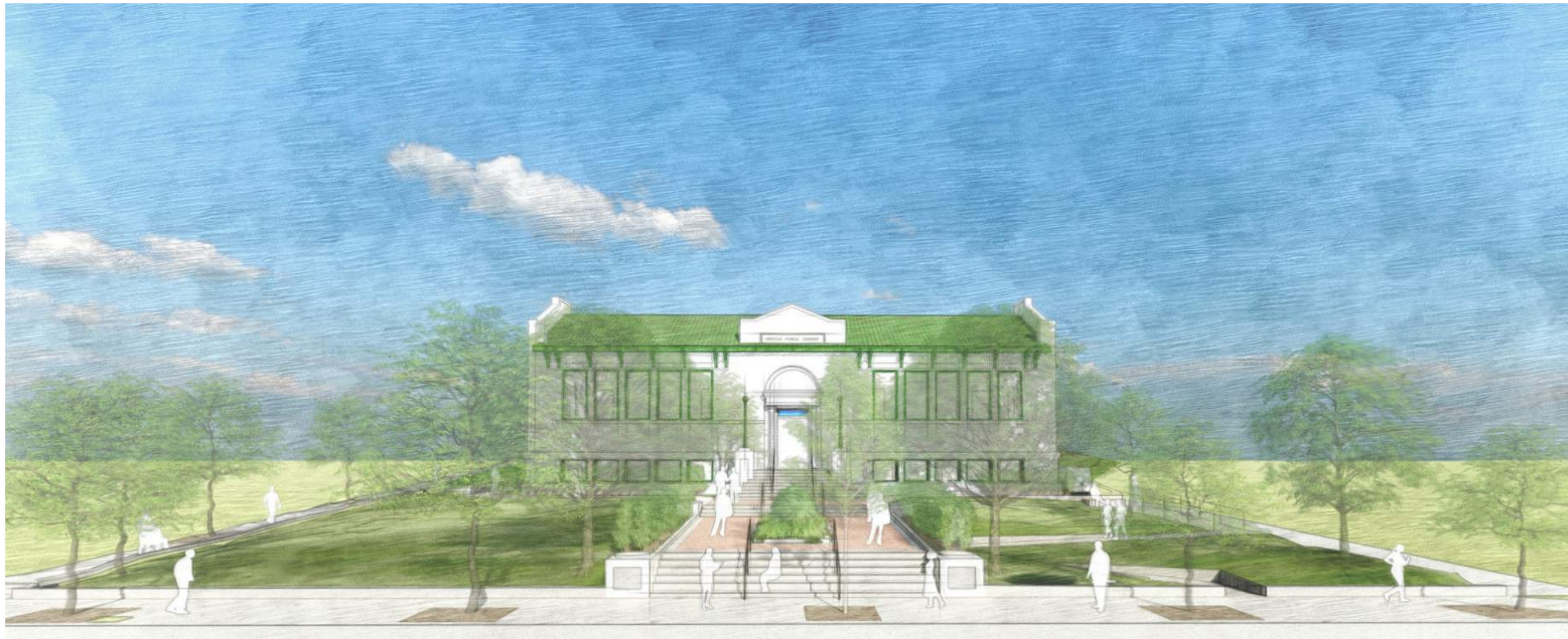


CURRENT SCHEME ADVANTAGES:

- Pathway trajectory minimizes impact on existing trees.
- Ramp section with rails location minimizes impact on east elevation to maintain symmetry.
- Sloped walkways make up most of the grade change - gradual and easier to navigate.
- Stair relocation makes site navigation more intuitive.
- ADA access from street to both lower level entry and to south pathway ADA improvements, connecting entire site.

SWIFT COMPANY LLC

EAST ELEVATION - FRONT LAWN

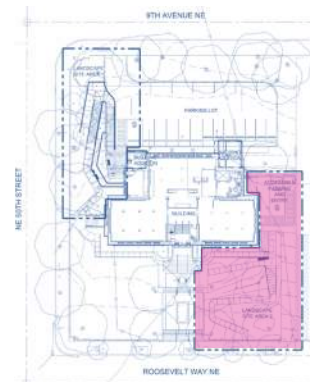


SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

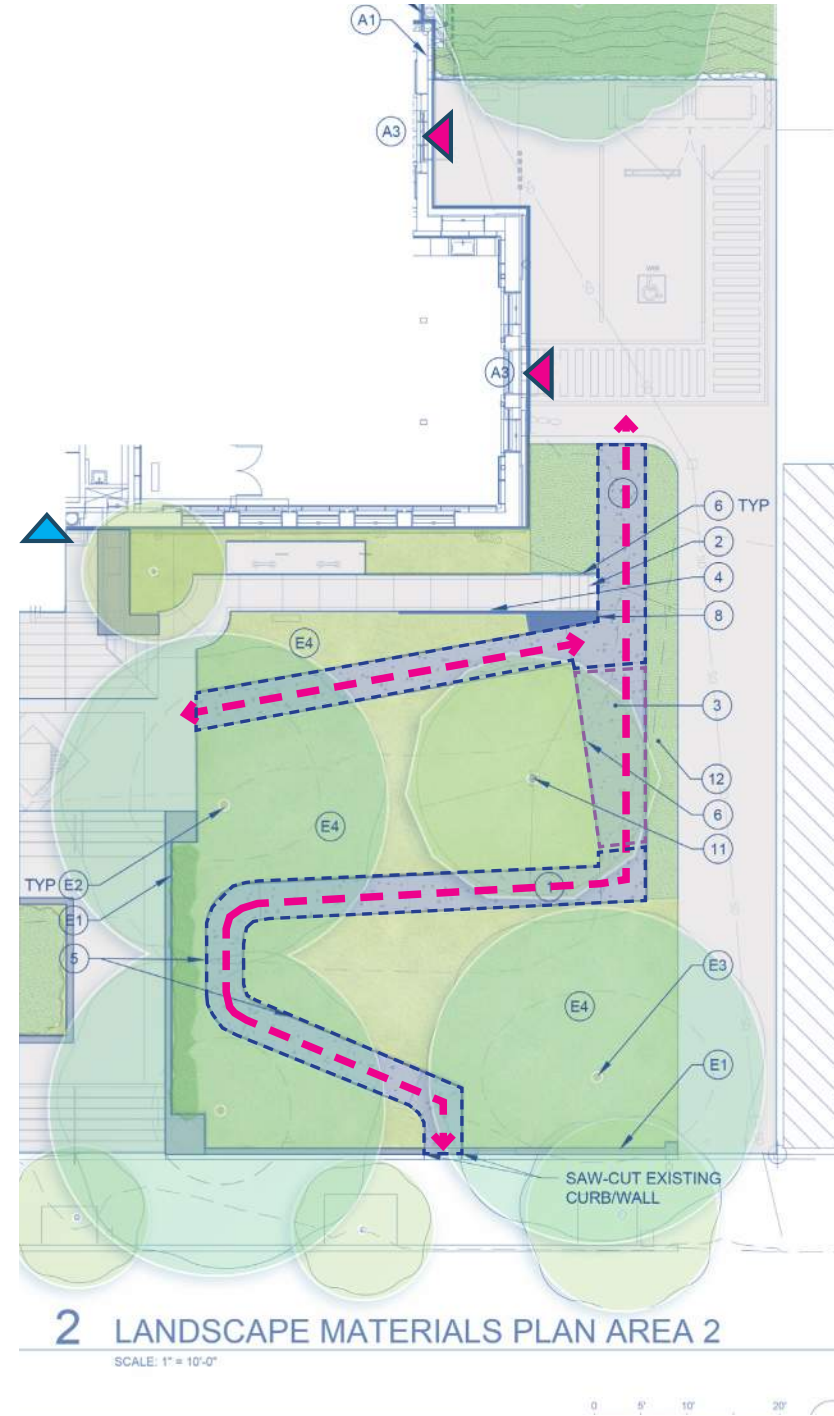
LEGEND

- BUILDING ENTRIES
- ACCESSIBLE BUILDING ENTRIES
- ADA ACCESS ROUTE
- ADA ACCESSABLE RAMP
- SLOPED WALK

KEY MAP



SITE PLAN - ROOSEVELT WAY NE ACCESS



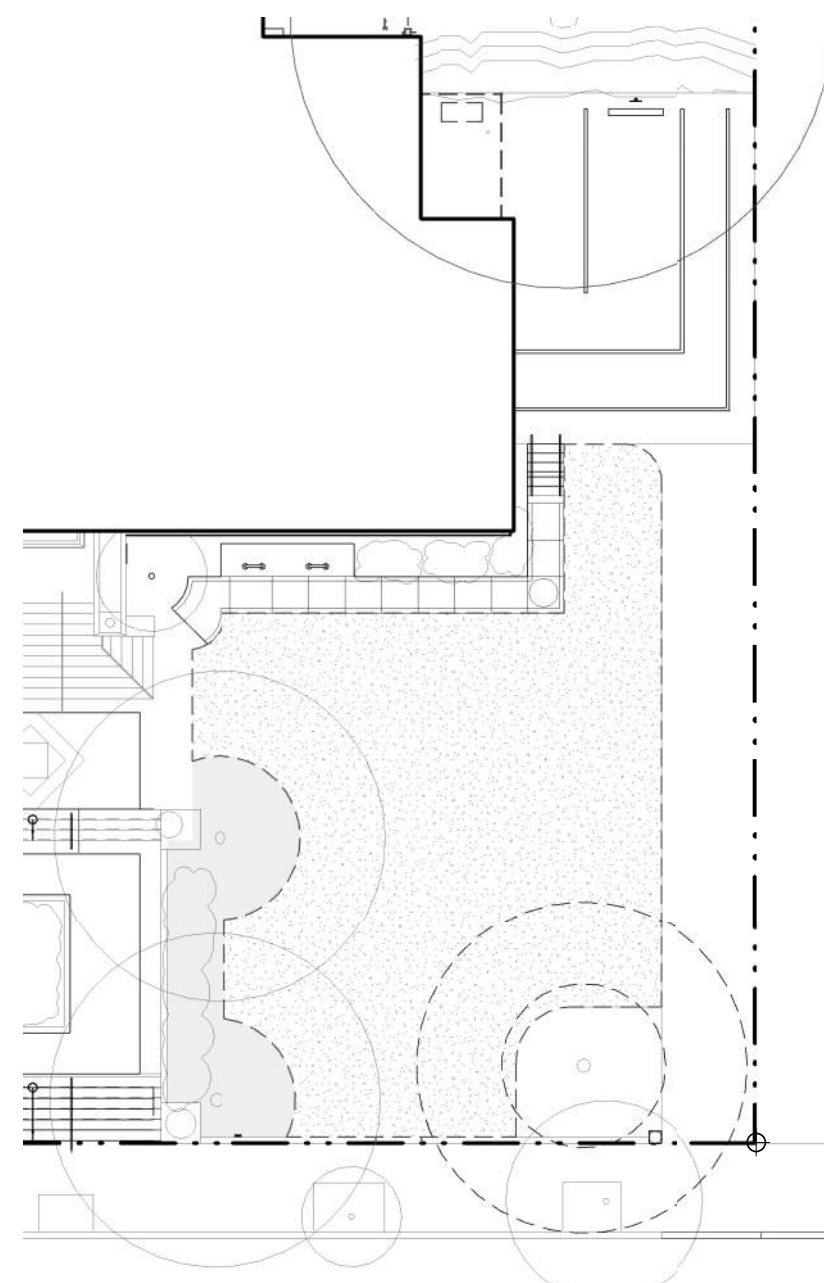
2 LANDSCAPE MATERIALS PLAN AREA 2

SCALE: 1" = 10'-0"

PLANT LEGEND:

SMALL SHADE TREE OPTIONS:	QTY	SHRUB AND GROUND COVER OPTIONS:	QTY
	7	GAULTHERIA SHALLON	2,529 SF

EXISTING - ROOSEVELT WAY NE ACCESS



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PERSPECTIVE VIEWS



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PERSPECTIVE VIEWS



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16

PERSPECTIVE VIEWS



SWIFT COMPANY LLC

17

PERSPECTIVE VIEWS



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Due to the negotiation of significant grade changes throughout the site, retaining walls will be required in order to provide improved universal accessibility. Retaining walls will be designed to blend as much as possible into the site and be light in their visual impact. Planting will be used in order to minimize visual impact by screening walls where possible.

Concrete walls provide a simple, neutral, solid expression that fits with existing elements.

Although more contemporary, steel walls also provide simple, neutral expressions that allow for more area for planting and negotiation of grading in areas where horizontal space is limited.

SITE MATERIALS

SWIFT COMPANY LLC

1. PROJECT OBJECTIVES

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

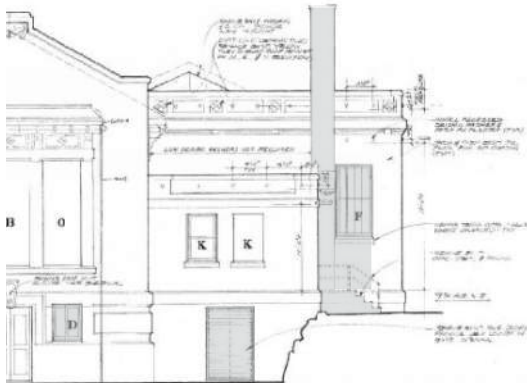
- SITE ACCESSIBILITY IMPROVEMENTS
- * • BUILDING EXTERIOR MODIFICATIONS + ADDITIONS
- INTERIOR MODIFICATIONS

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING NORTH ELEVATION



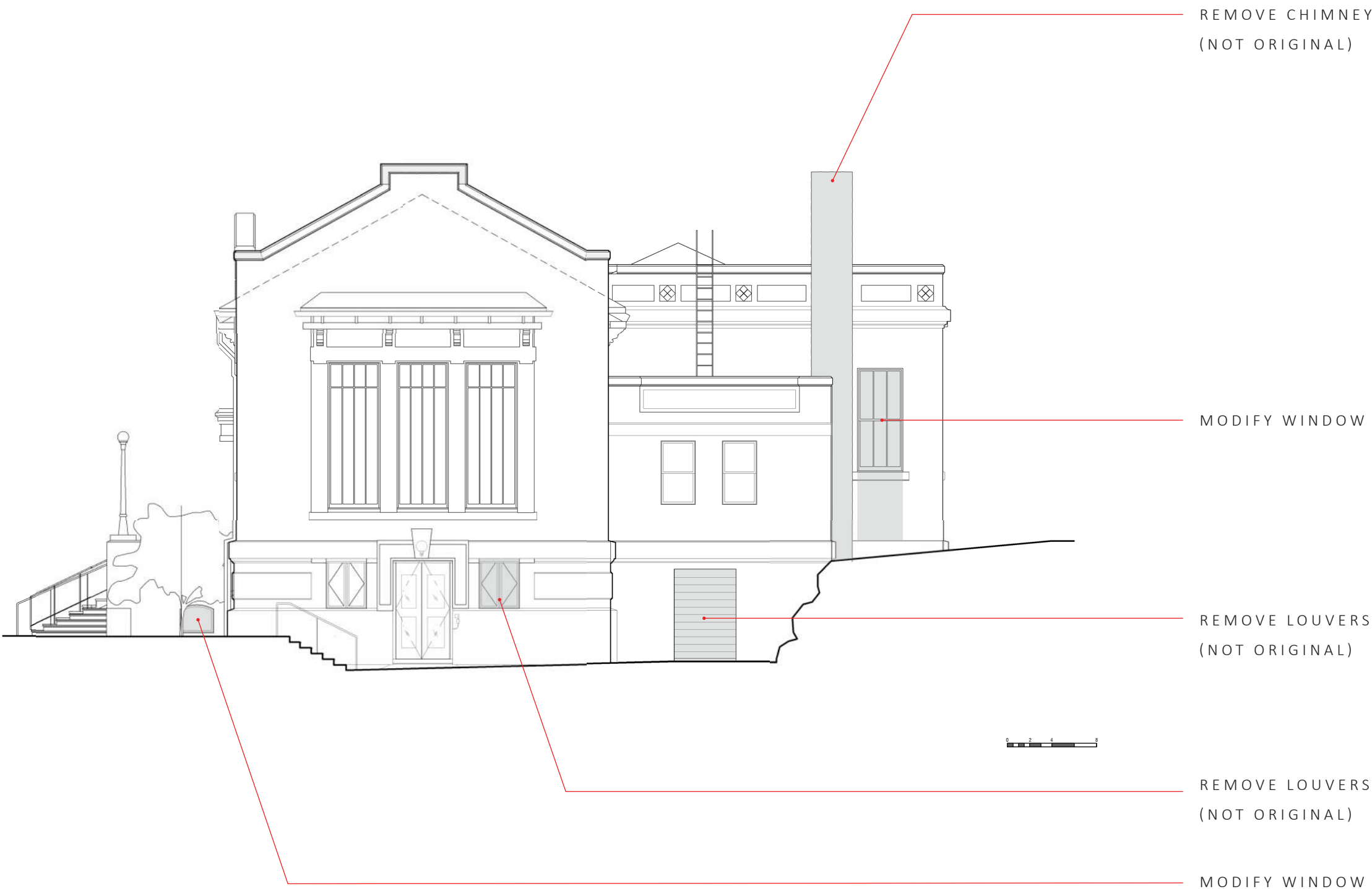
1910



1986



EXISTING

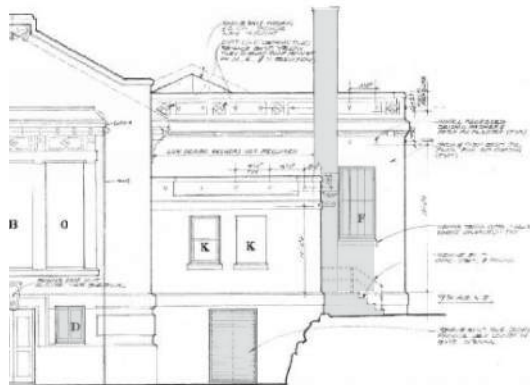


BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED NORTH ELEVATION



1910



1986



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

ROOFTOP HVAC UNITS

SKYLIGHT OVER EXISTING
OPENING

STUDY ADDITION

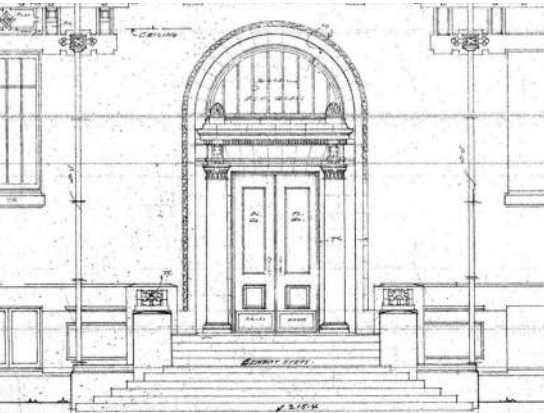
ENTRY DOOR, TRANSOM,
AND SKYLIGHT IN
EXISTING OPENING

WINDOW - RETURN TO
1910 DESIGN INTENT

LOUVERS (MECHANICAL
ROOM)

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING EAST ELEVATION



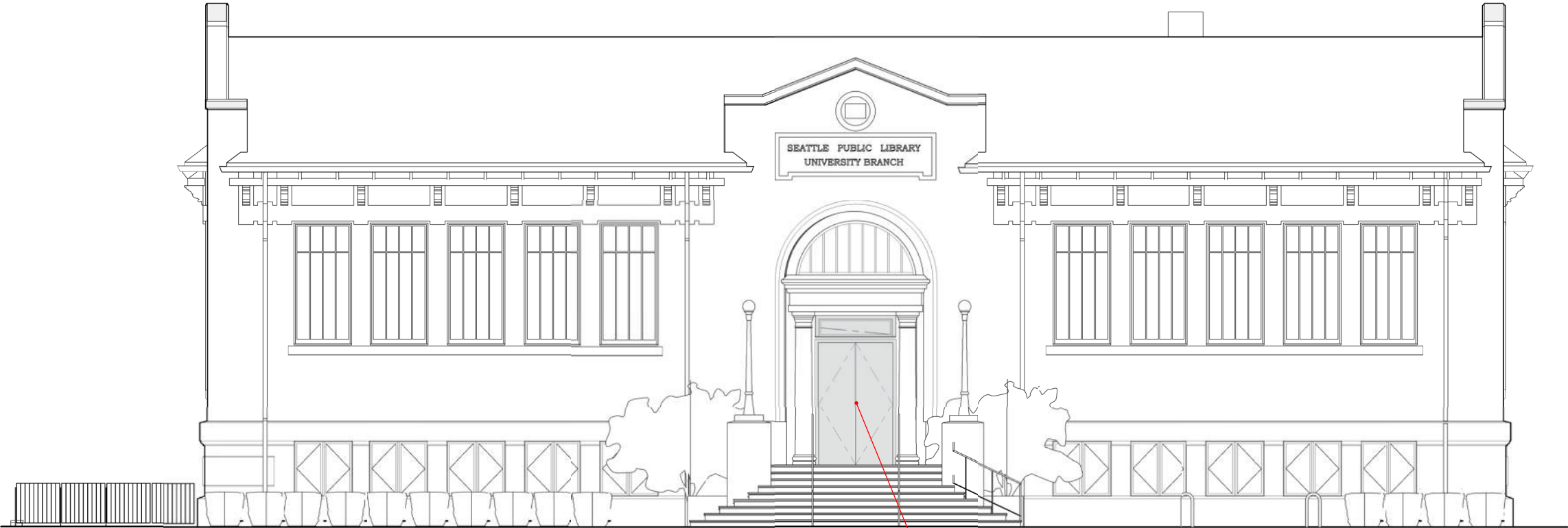
1910



1986



EXISTING



REPLACE DOOR
(NOT ORIGINAL)

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED EAST ELEVATION



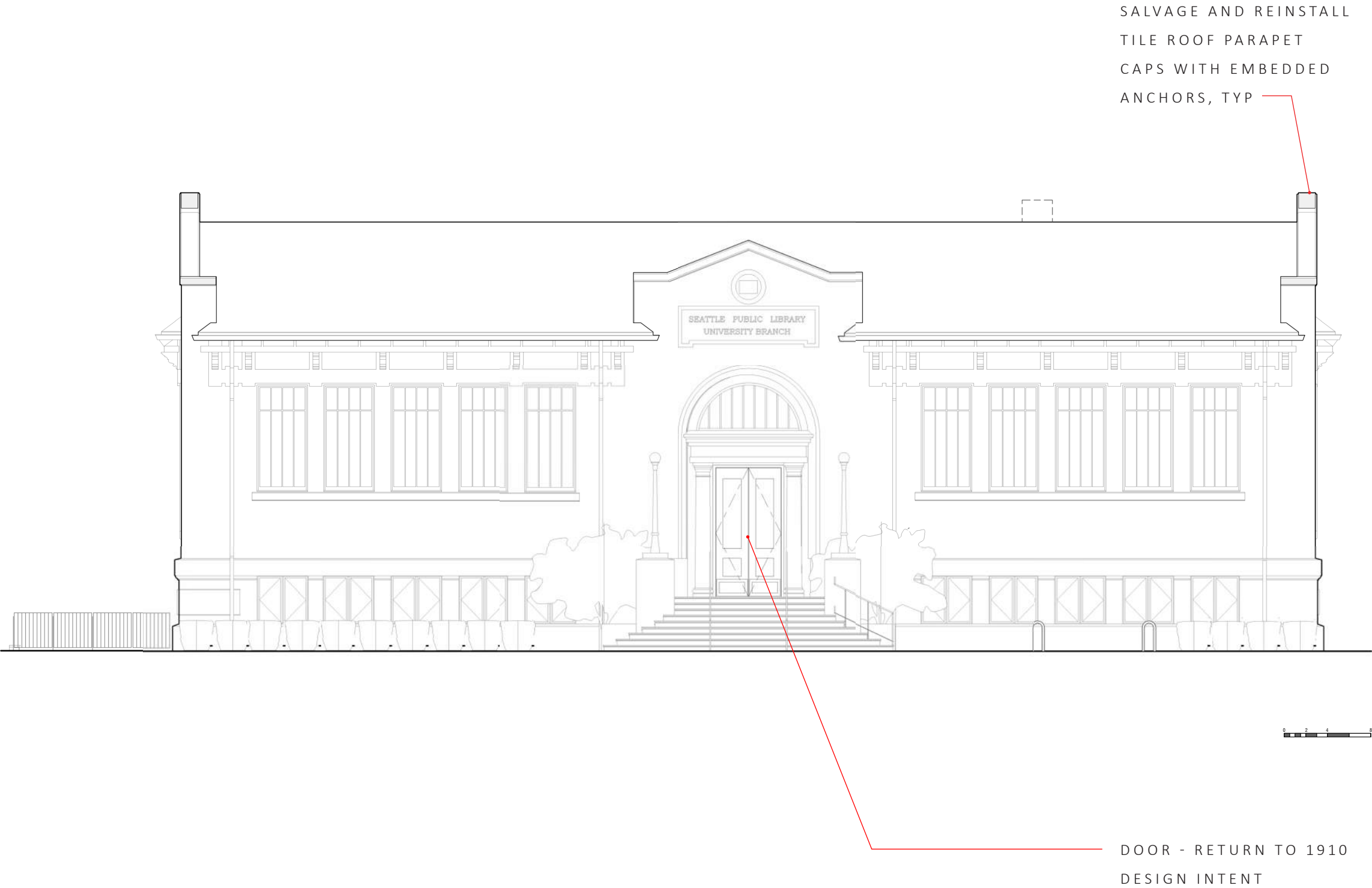
1910



1986

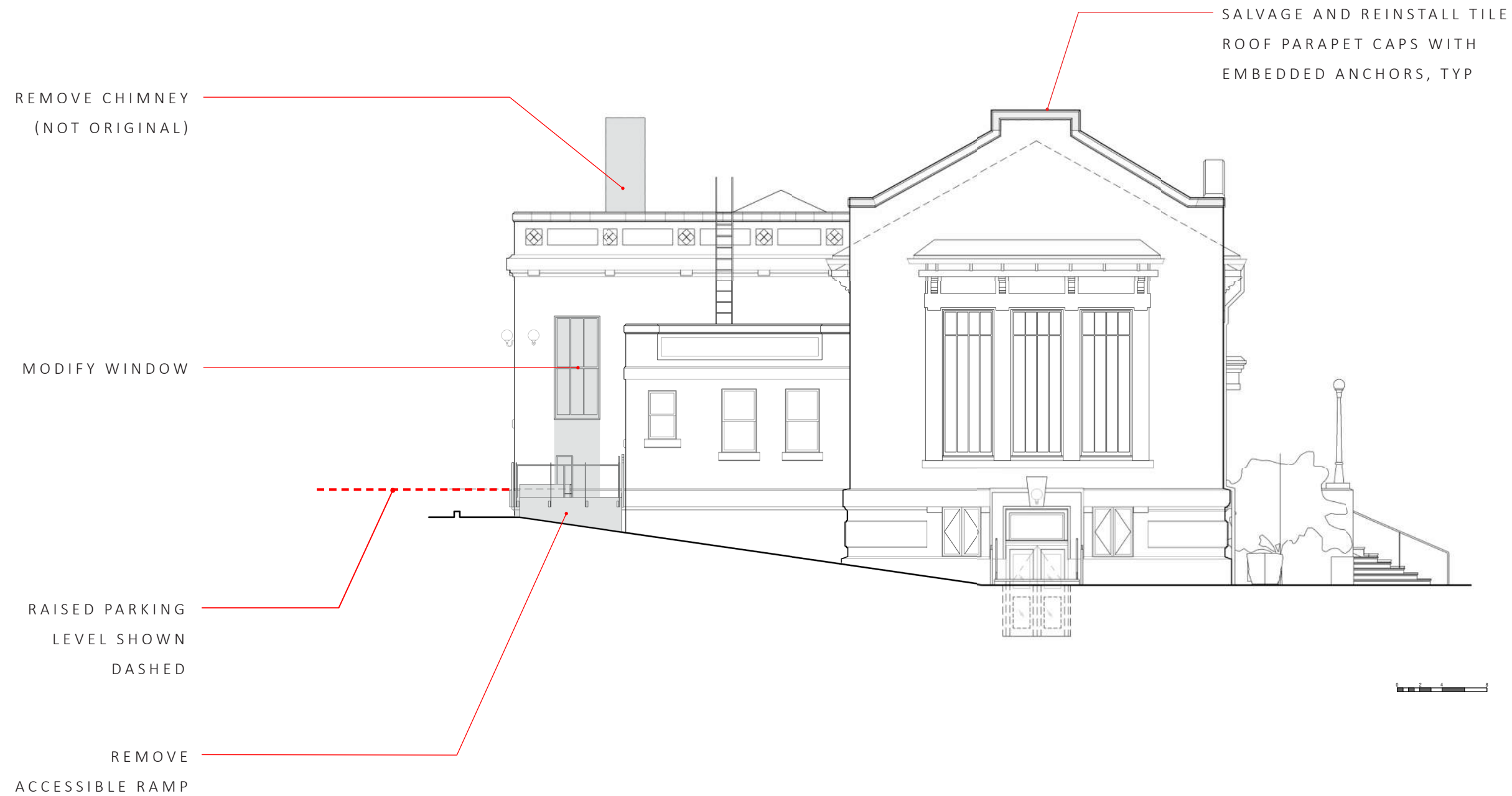


EXISTING

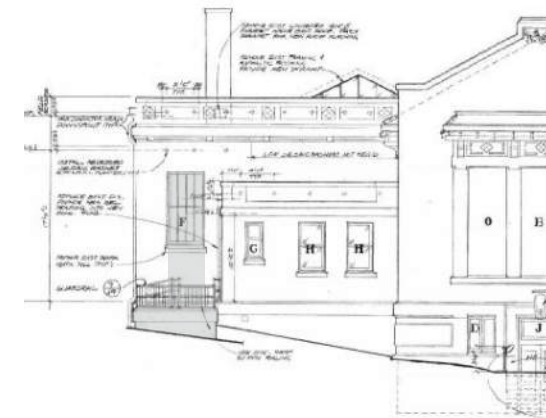


BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING SOUTH ELEVATION



1910



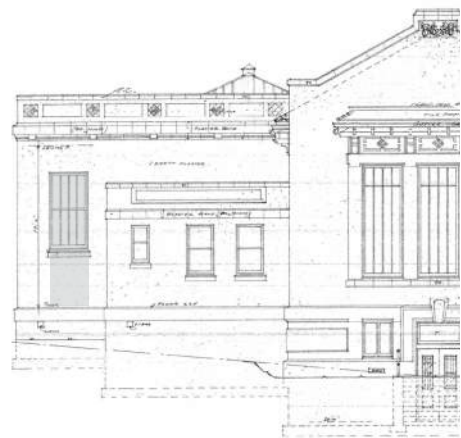
1986



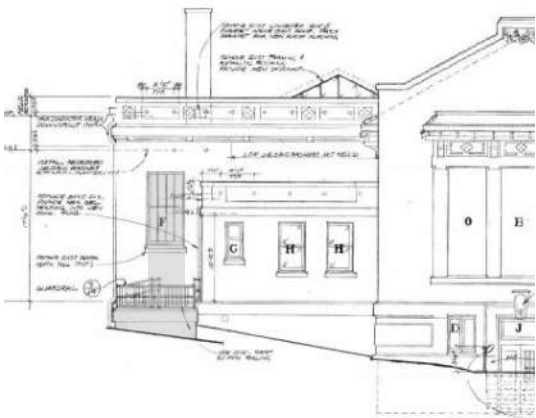
EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED SOUTH ELEVATION



1910



1986



EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING WEST ELEVATION

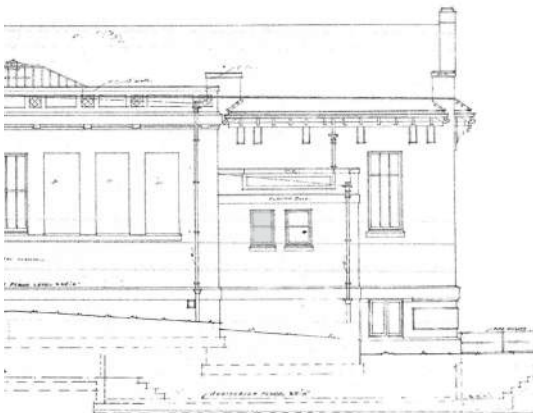
REMOVE CHIMNEY
(NOT ORIGINAL)

REMOVE FENCE

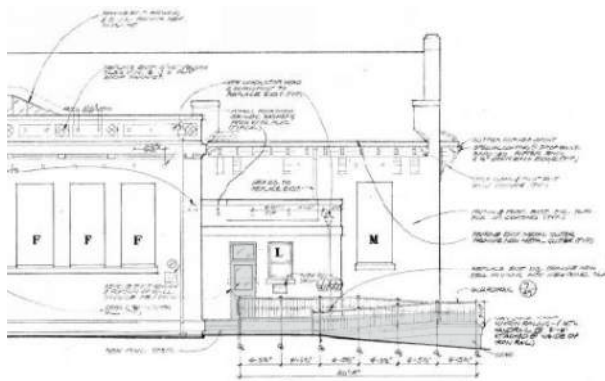
RAISED PARKING
LEVEL (RED DASHED)

REMOVE DOOR (NOT
ORIGINAL)

REMOVE
ACCESSIBLE RAMP



1910



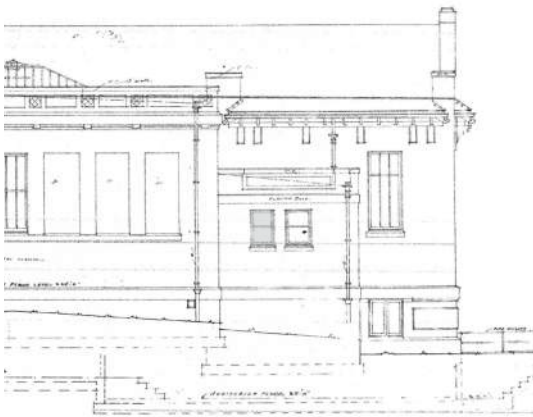
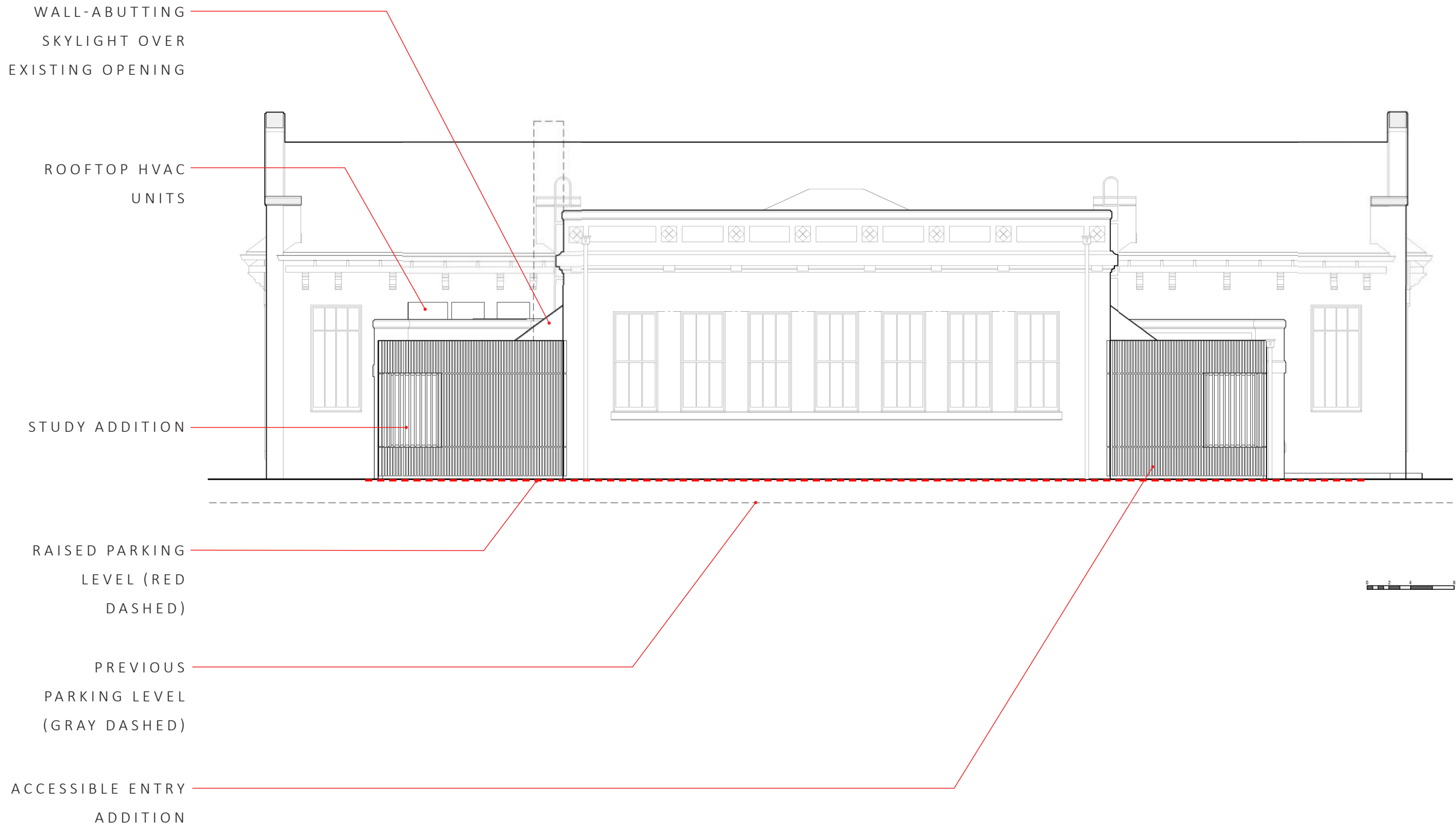
1986



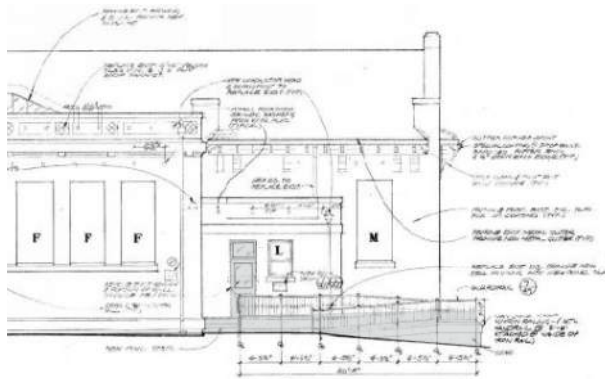
EXISTING

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

PROPOSED WEST ELEVATION



1910



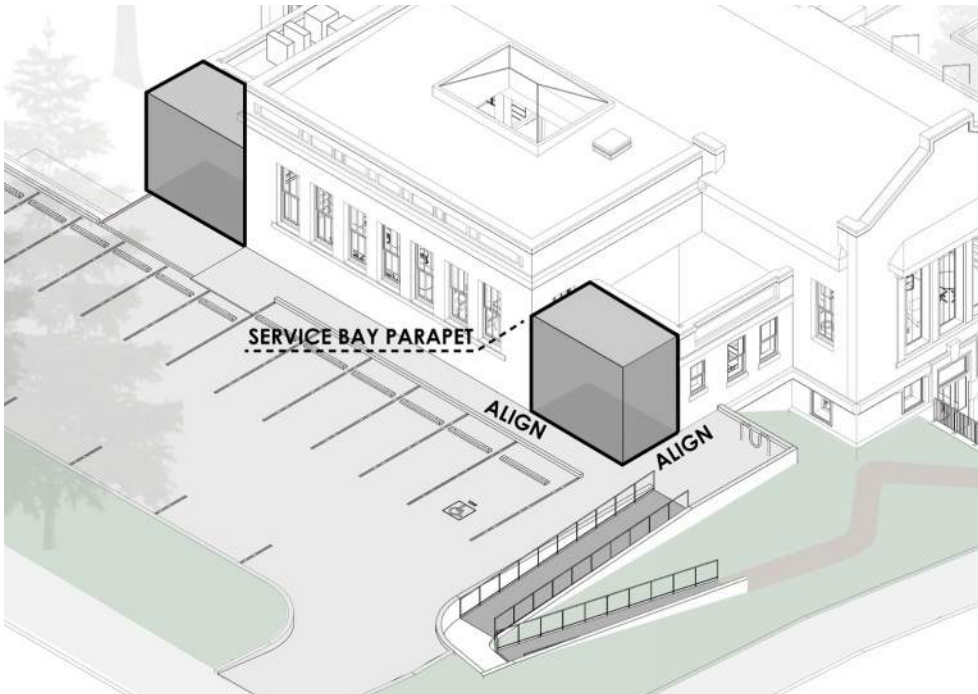
1986



EXISTING

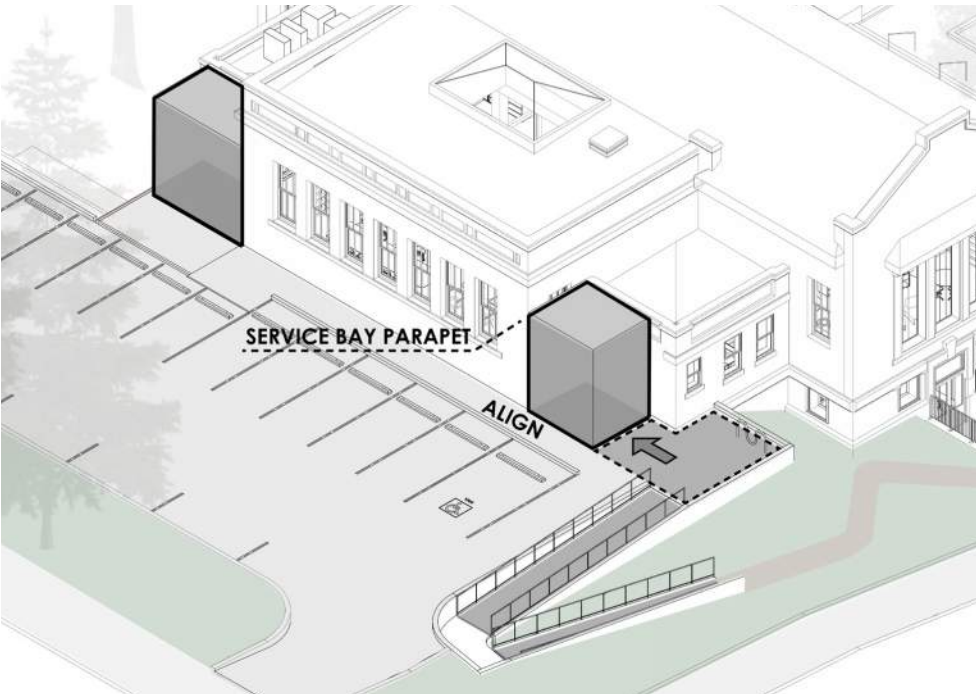
BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

FOOTPRINT AND MASSING



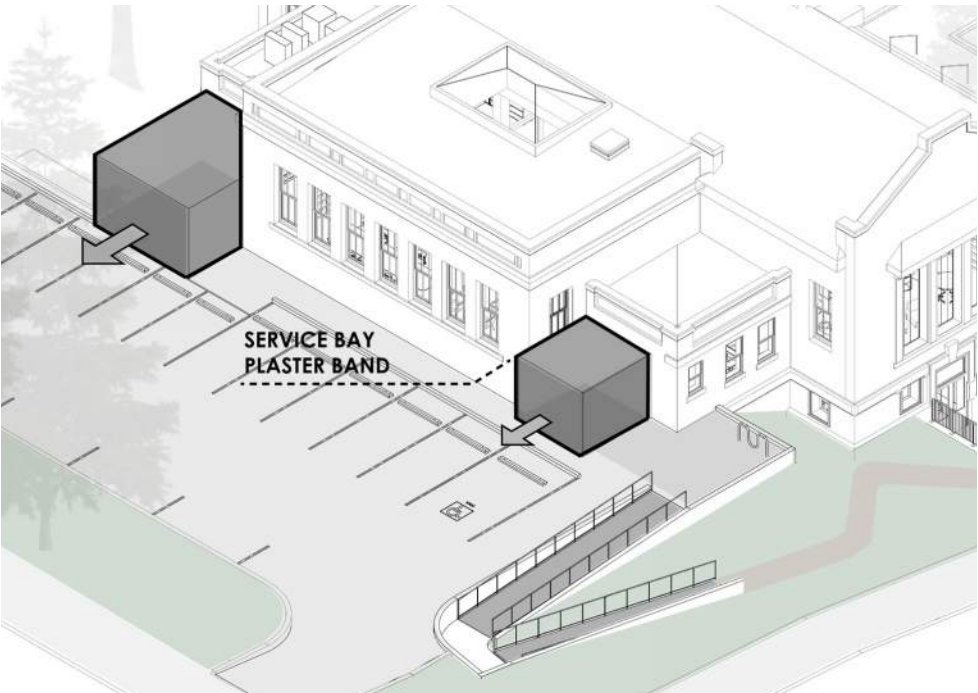
01 MAX VOLUME

- SET HEIGHT TO SERVICE BAY
- FOOTPRINT ALIGNED



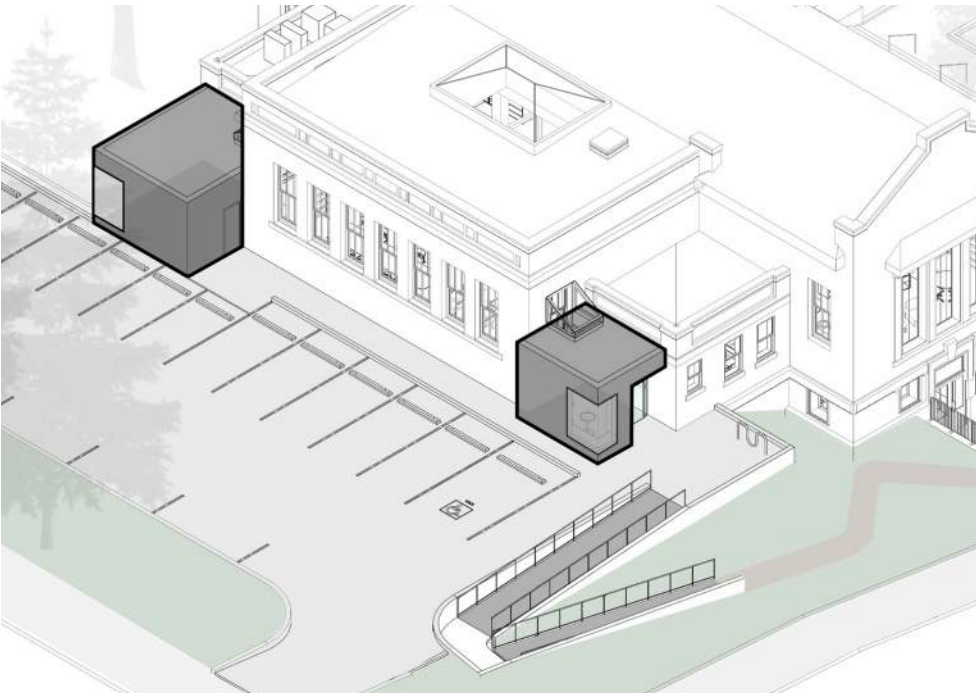
02 TERRACE SPACE

- EXPAND ENTRY TERRACE
- EXPOSE SERVICE BAY CORNER



03 HEIGHT LIMIT

- ALIGN WITH PLASTER BAND
- EXPOSE EXISTING WINDOW

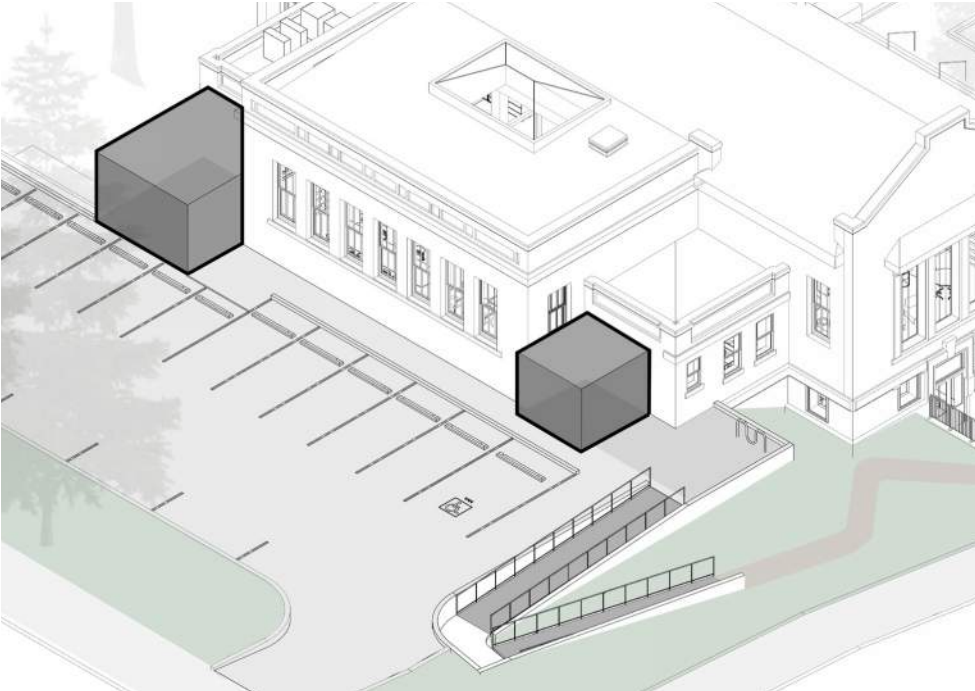


04 PROPOSED

- INCREASE PROGRAM SPACE
- EXPRESS WEST WING CORNER

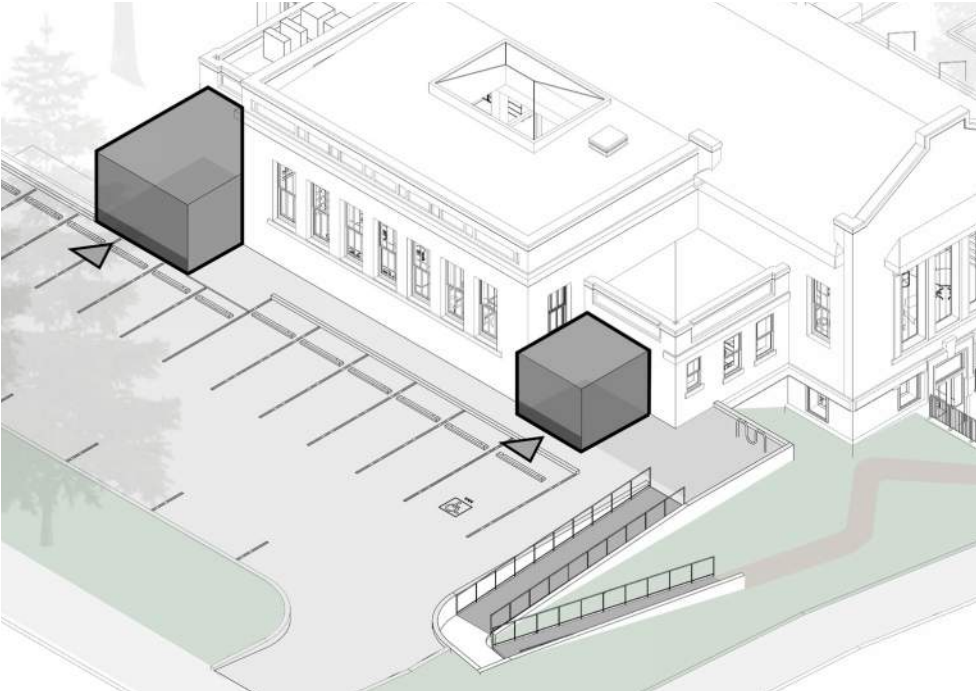
BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

SITE & ENTRY CONSIDERATIONS



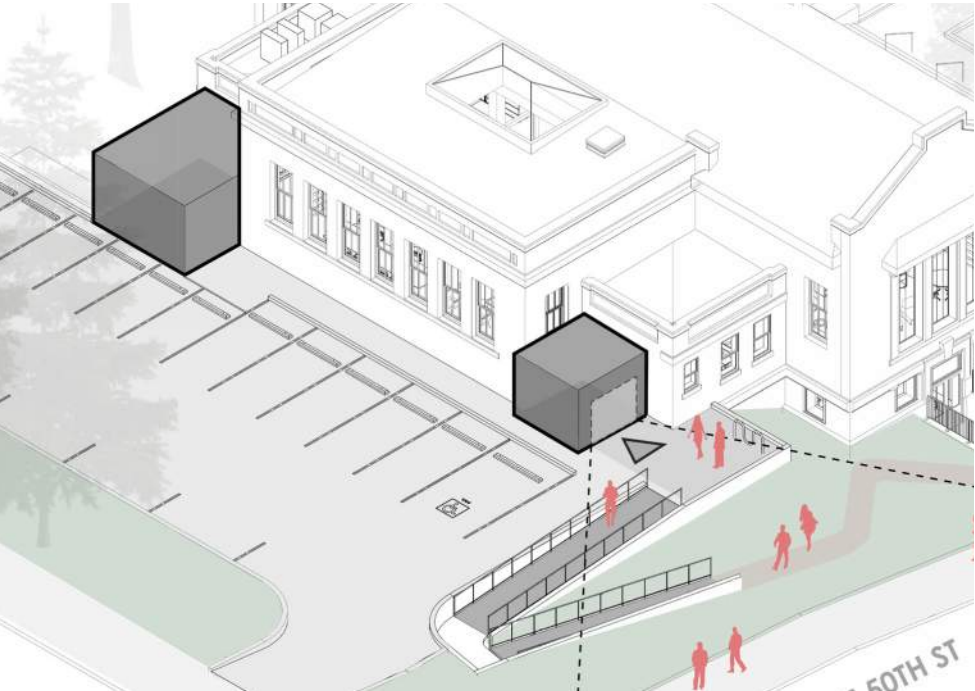
01 BASE VOLUME

- MASSING DEFERS TO EXISTING BUILDING



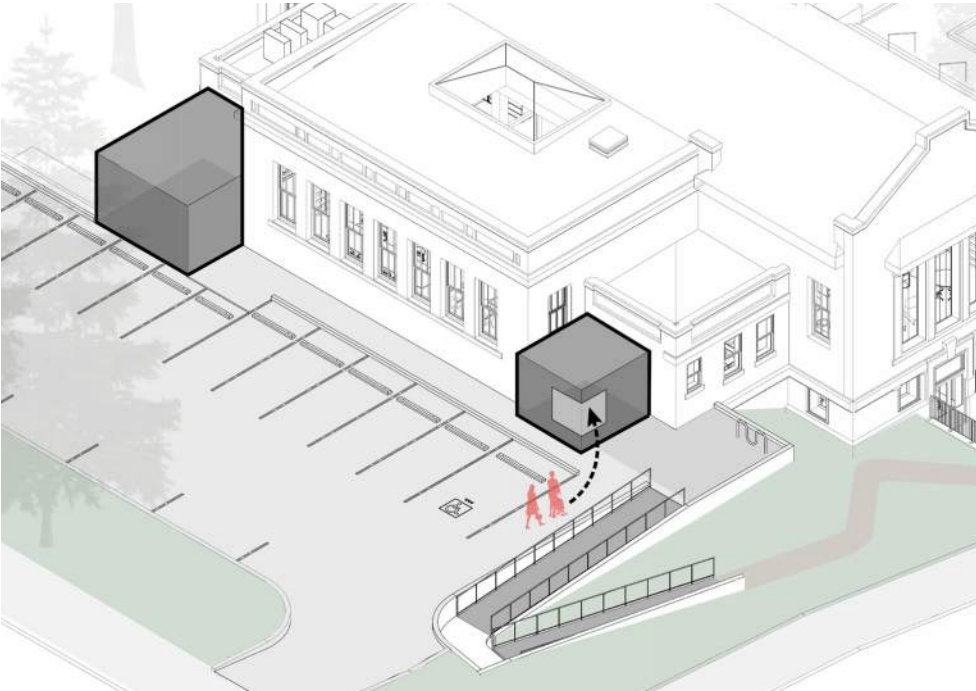
02 PARKING BUFFER

- MATERIALS & VOLUME TO PROTECT FROM TRAFFIC



03 SOUTH FACING

- OPEN TO SITE PATH
- ENTRY VISIBILITY TO STREET

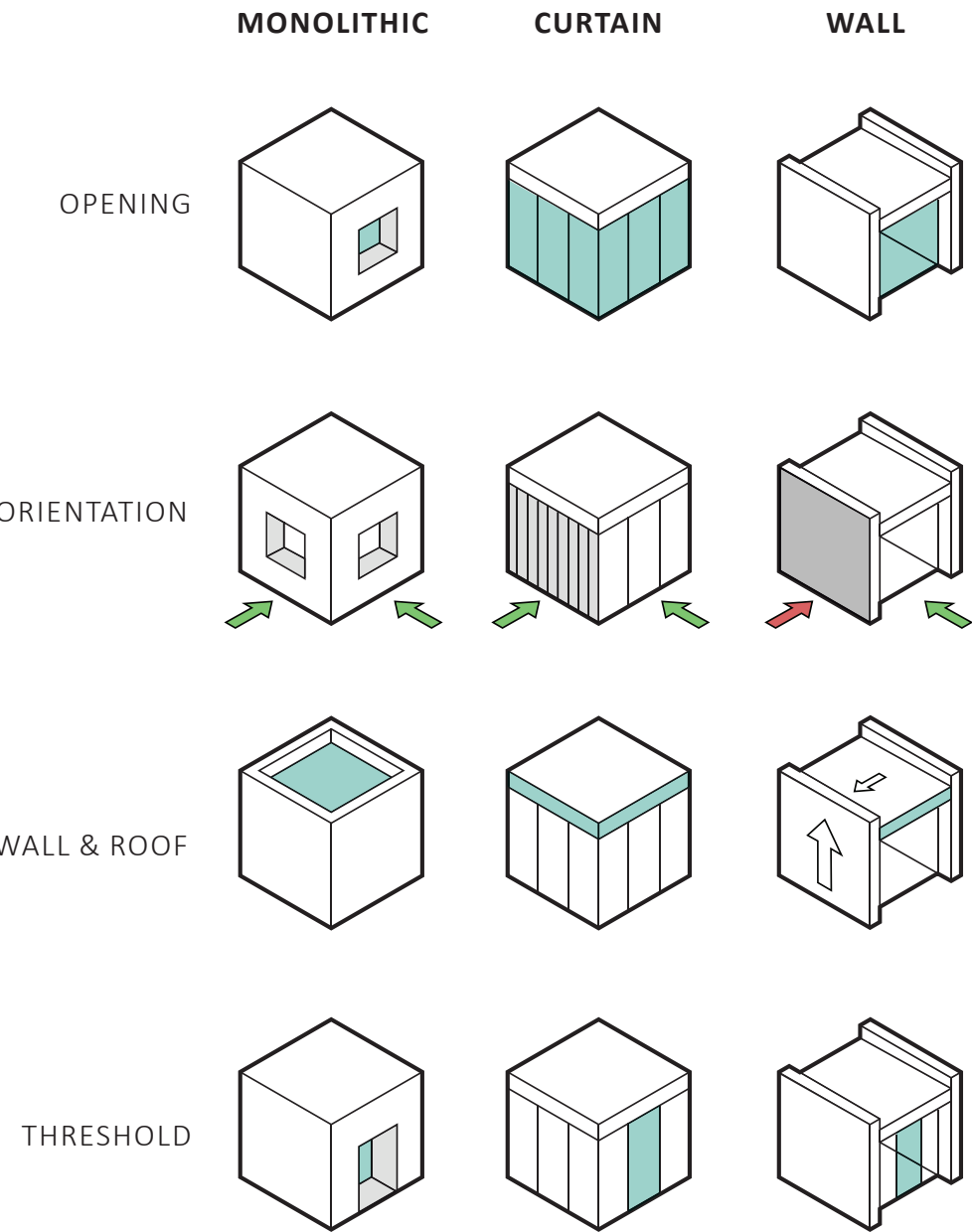


04 ENTRY VISIBILITY

- OPEN SIGHTLINES TO PARKING
- EXPRESS TECTONIC APPROACH

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

BUILDING LANGUAGE - EXISTING BUILDING & PROPOSED ADDITIONS



EXISTING BUILDING LANGUAGE



OPENING



ORIENTATION

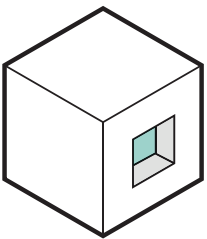
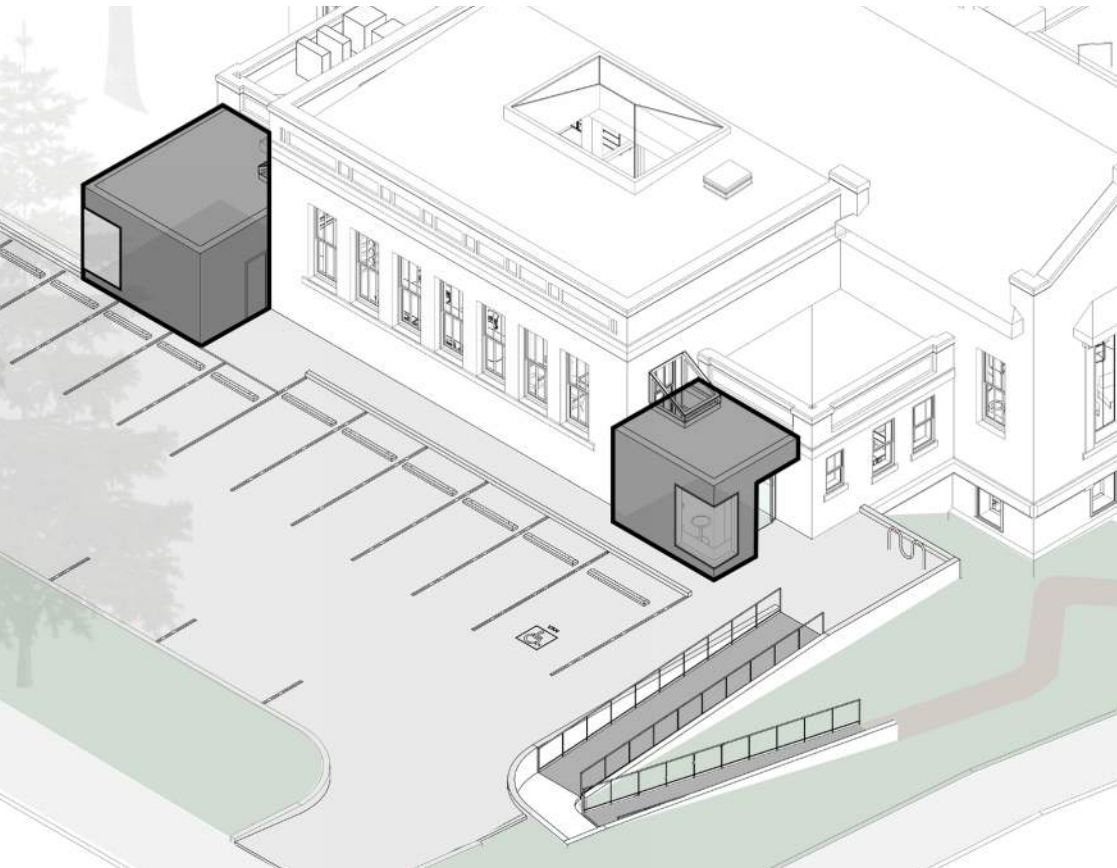


WALL & ROOF

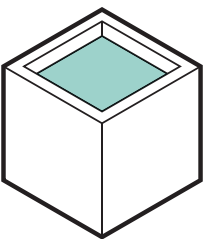


THRESHOLD

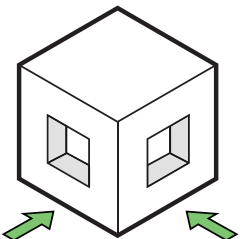
PROPOSED - MONOLITHIC



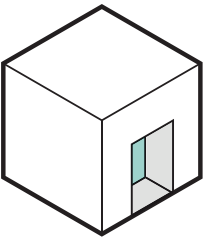
PUNCHED
OPENINGS



PARAPET



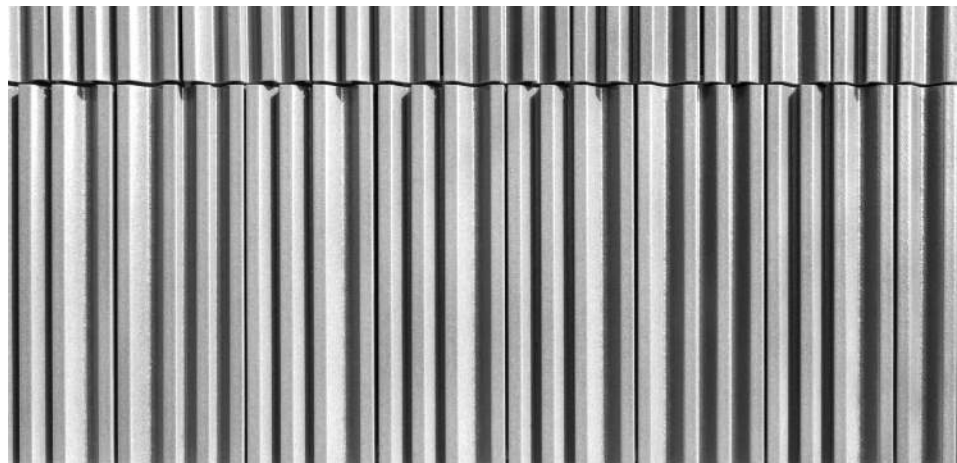
EQUAL
FACING



DEEP
THRESHOLD

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING MATERIAL QUALITIES



MATERIALS

COMPATIBILITY + DIFFERENTIATION

The proposed design responds to the original building materials, which utilize unitized masonry in its structure and roofing. Its white stucco exterior and terra cotta detail contribute to a monolithic yet textural appearance. Both the material grain & perimeter windows lend to a vertical grain and unit proportion.

The project proposes the use of a white colored glazed terra cotta rainscreen system for cladding the building additions, following the original building's material philosophy, yet differentiating the additions through contemporary building technology.

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

TERRA COTTA PROFILE OPTIONS

At the April 6th Landmarks Preservation Board Meeting, additional option studies were requested visualize the impacts of terra cotta cladding types. Below are a number of studies assessing the impacts of orientation, size of unit, and the textural variation provided by various profiles.



Horizontal

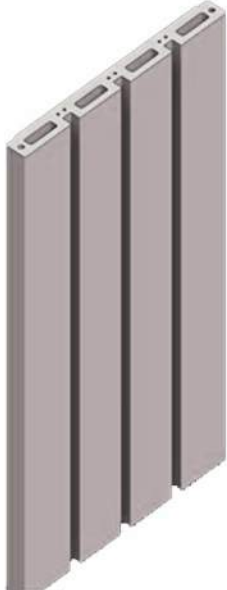
A horizontally oriented profile tests the hypothesis of vertical grain. Horizontal layouts contrast with the vertical grain of the existing building windows and mullions.



Slotted Flat Profiles

A shallow profile was studied to assess the value of depth. A lack of depth limits the potential shadow-play and results in a flatter texture that does not complement the existing stucco or terracotta detailing.

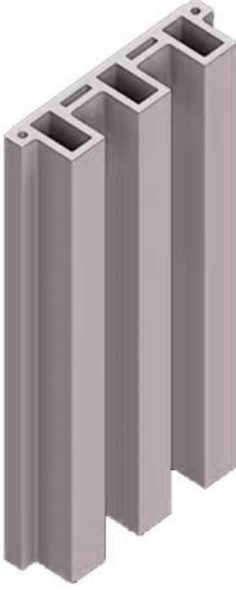
Additionally, unbroken full-height vertical cladding limits the ability to express building proportions.



Regular Verticals

Adding depth to the profile increases shadow and emphasizes wall depth, while responding to the rhythm of the original building. The depth of shadows is more consistent with the existing terra cotta detailing.

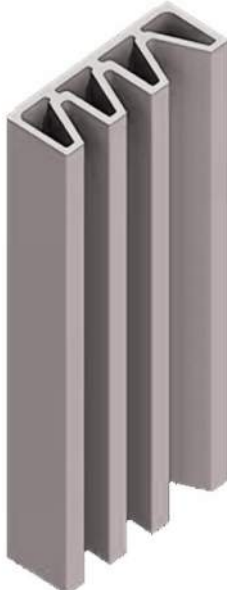
Breaks in the cladding express proportions and allow for localized replacements.



Custom Verticals

A variegated custom profile carries the same benefits of a more regular vertical while introducing variation to the rhythm, reflecting the natural variation of the existing stucco. This is consistent with an approach of complementary yet differentiated cladding building elements.

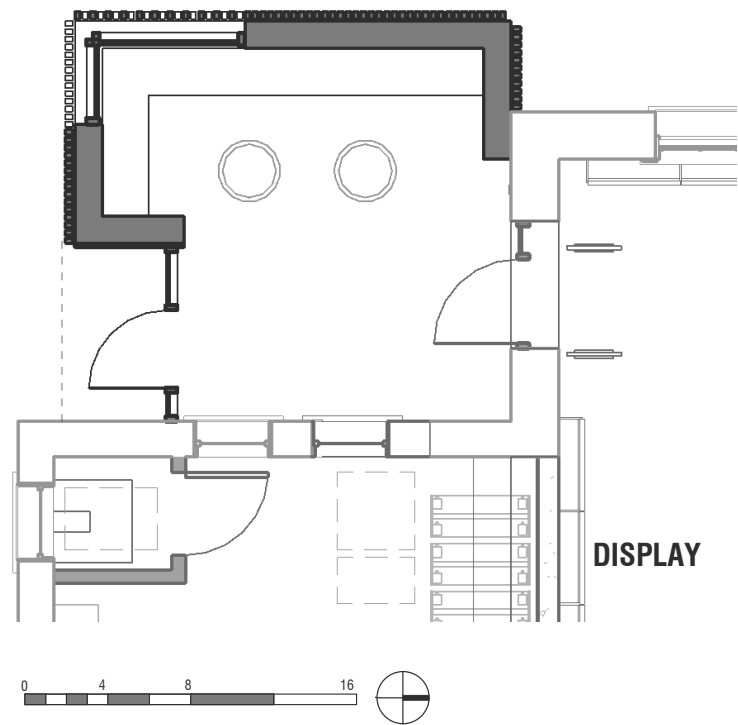
***Proposed**



***Alternate**

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

ADDITIONS DEVELOPMENT - PERSPECTIVES



SOUTH ADDITION

Alignment & Proportion

The proposed addition openings align with the adjacent service bay plaster band that delineates its roof plane, as well as its lower window sills. A roughly 1-2-1 proportion between roof, window, and foundation datums, which is shared with the adjacent west wing reading room.



SOUTH ELEVATION



WEST ELEVATION



PARKING APPROACH



WALKWAY APPROACH

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

ADDITIONS DEVELOPMENT - OPENING LOGIC



VERTICAL OPENINGS



LARGE OPENING + CORNER



CORNER + WEST SHADING

***Proposed**

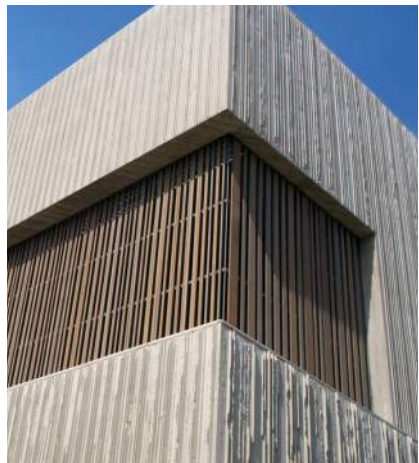
COMPATIBILITY + DIFFERENTIATION

Following the April 6th Landmarks Preservation Board Meeting, SHKS revisited the opening logic of the proposed building additions. At the last meeting, the following was heard:

- The massing of the proposed additions was acceptable
- The proposed terra cotta rainscreen cladding was acceptable
- The board requested visualizations of alternative window opening logic to demonstrate the appropriateness of the proposed scheme

Purely punched openings—especially vertical—imitate the existing windows. By contrast A carved corner window responds to and differentiates itself from the original building's in a method compatible with monolithic buildings (contemporary examples shown at right).

CONTEMPORARY MONOLITHIC BUILDINGS w/ CARVED CORNERS



CLYFFORD STILL MUSEUM
DENVER



NORTHGATE BRANCH
SEATTLE



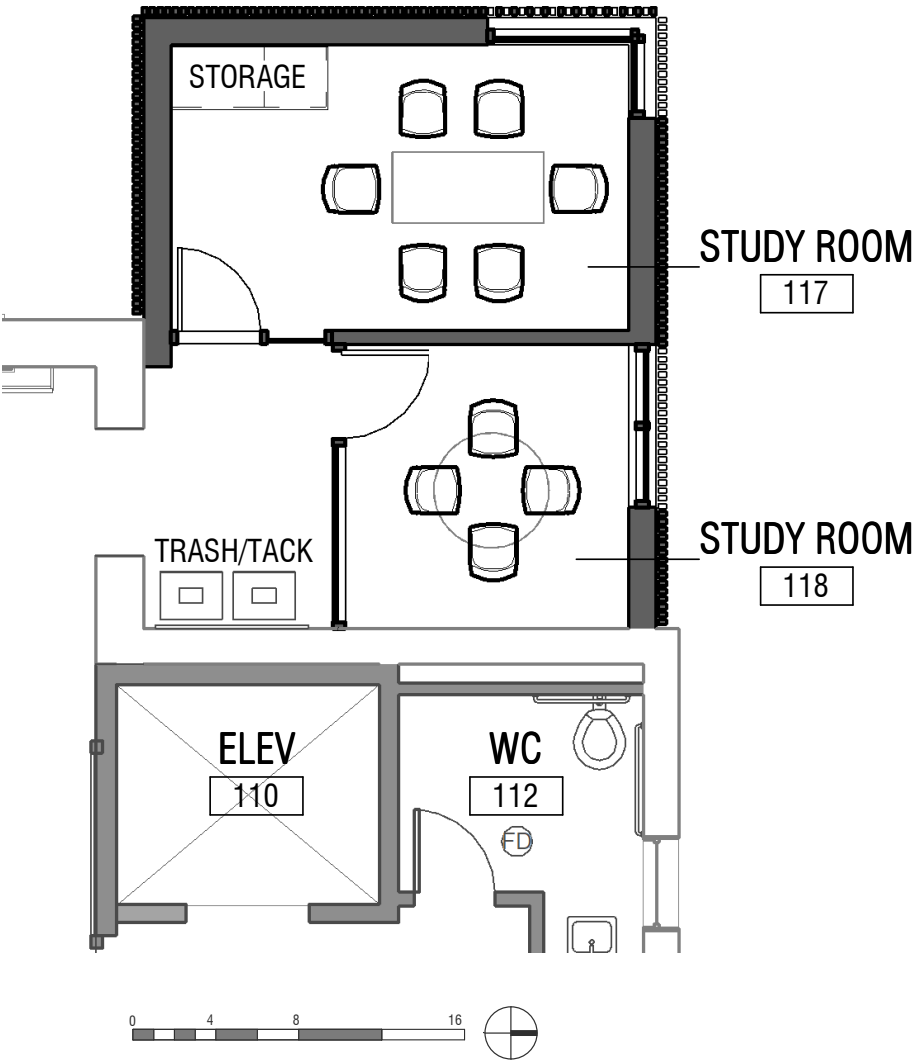
ST. PETERS CHURCH
KLIPPAN



COMMUNITY CENTER
REID-BRIG

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

ADDITIONS DEVELOPMENT - PERSPECTIVES



NORTH ADDITION

Roof Elements

Outdoors units for the new HVAC system are proposed to be located on the north service bay roof. The elevator overrun aligns with the parapet. These elements will not be visible from the parking lot, though the outdoor units will be visible from the higher elevation of 9th Avenue.

A solar panel array is proposed to be located on the west wing roof. The incidence angle will be set such that the panels will be fully concealed by the parapet when viewed from 9th Avenue.



PARKING VIEW



WEST ELEVATION



NORTH FACADE



ROOFTOP ELEMENTS

1. PROJECT OBJECTIVES

2. BUILDING HISTORY + EXISTING CONDITIONS

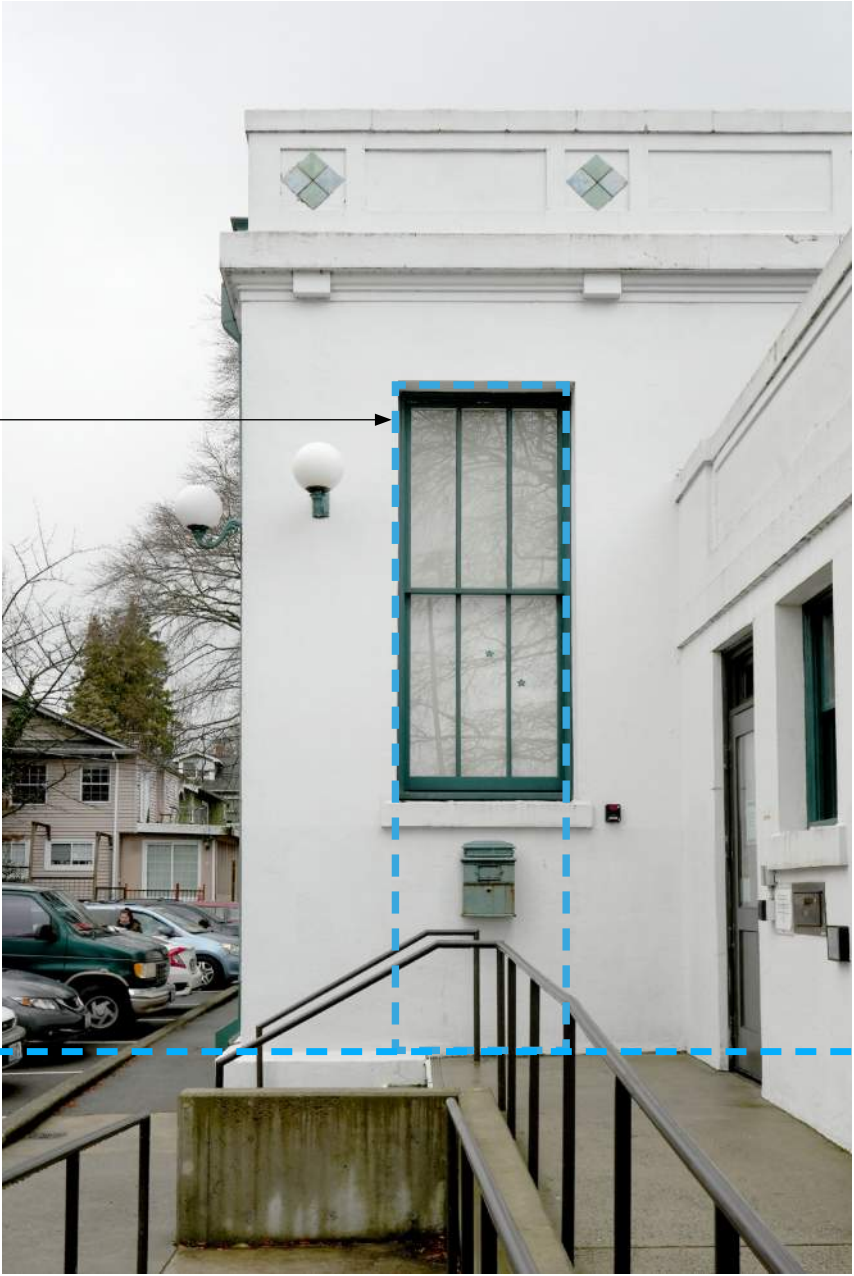
3. DESIGN PROPOSALS

- SITE ACCESSIBILITY IMPROVEMENTS
- BUILDING EXTERIOR MODIFICATIONS + ADDITIONS
- * • INTERIOR MODIFICATIONS

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

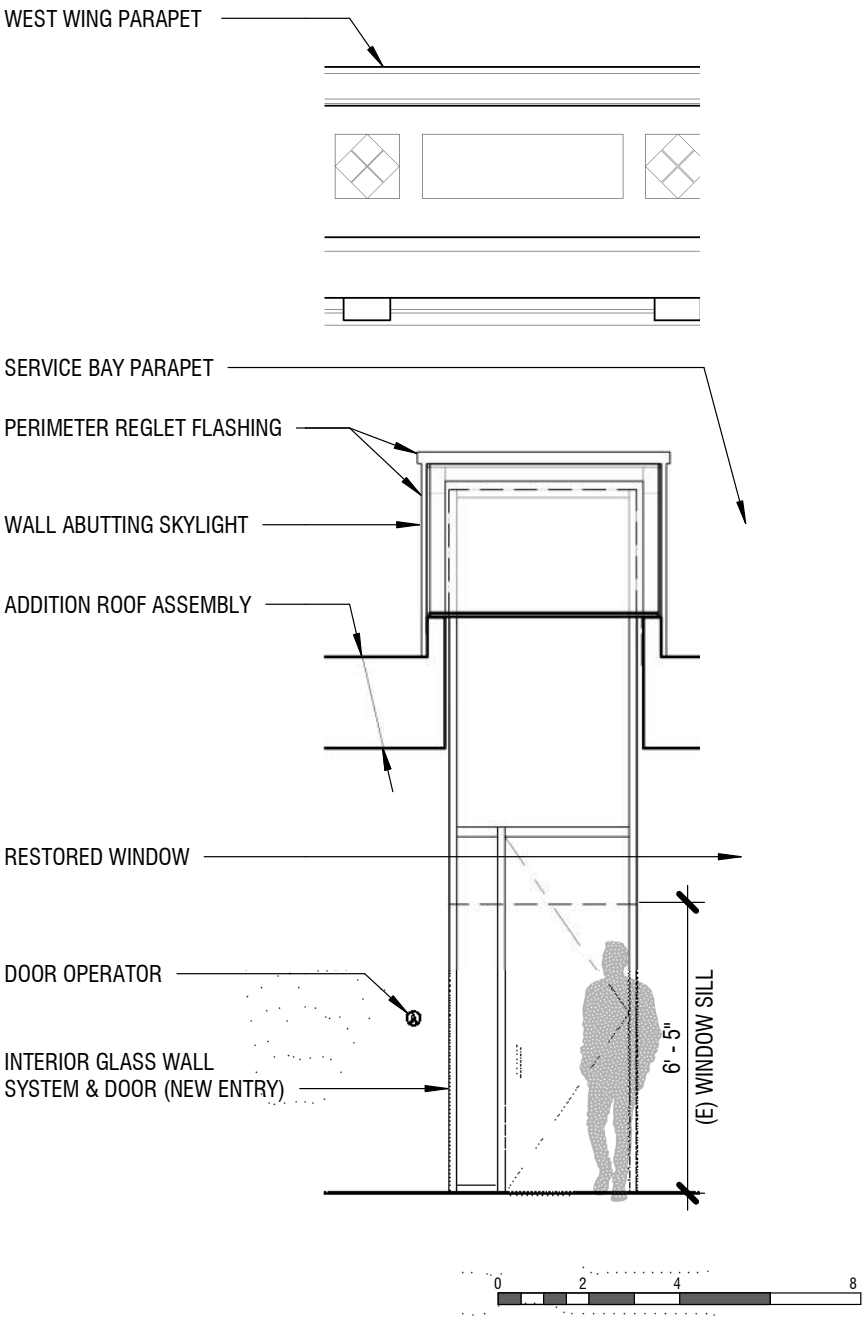
MODIFIED ENTRY - ACCESSIBLE ENTRY ADDITION

DEMO (E)
WINDOW AND
WALL BELOW



EXISTING SOUTHWEST ENTRY & WINDOW

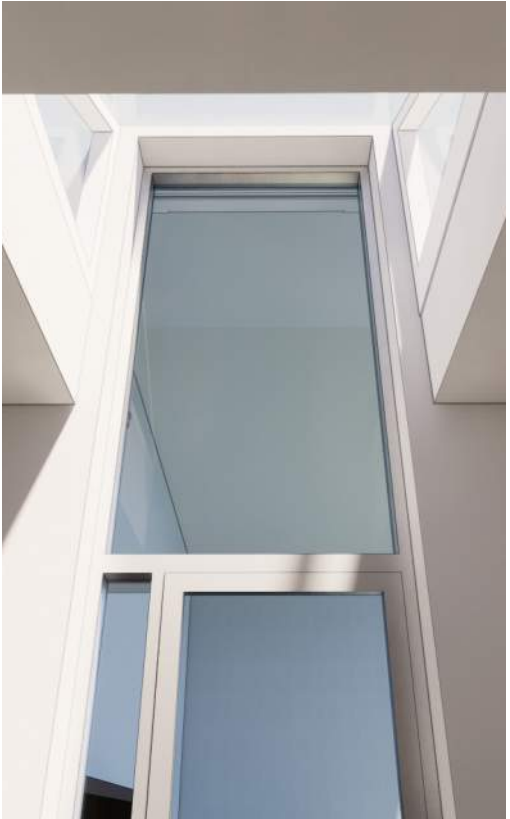
PROPOSED
PARKING
ELEVATION



PROPOSED ENTRY SKYLIGHT ELEVATION



EXISTING WINDOW INTERIOR



PROPOSED ENTRY SKYLIGHT

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

MODIFIED ENTRY - ACCESSIBLE ENTRY ADDITION



Existing Condition



Addition Beyond

1: Window Removal

- Vertically flush opening
- Clear delineation of old & new openings
- Maximizes daylight & minimizes sticking

***Proposed**

2: Window Removal w/Sticking

- Vertically flush opening
- Mimics original tripartite glazing
- Accessible door framing misaligned with sticking above

3: Retain Upper Sash

- Retains portion of original window
- Transom or tall door required to bridge gap
- Lintel delineates old & new openings

4: Retain Upper & Lower Sash

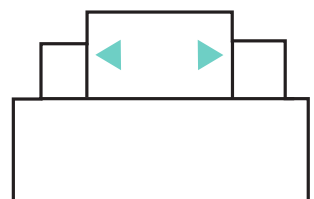
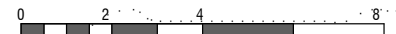
- Maximizes retainage of material
- Reflects original window operation
- Lintel delineates old & new openings

SW Accessible Entry Development

At the April 6th Landmarks Preservation Board Meeting, the board requested the development of alternate approaches to the SW entry opening treatment to assess the appropriateness of the proposal. SHKS developed a number of schemes with a range of approaches to window grain and retainage of the existing window.

*Note: The presence of the proposed building addition roof and wall-abutting skylight beyond (image left) is omitted from the images above for visual clarity.

WEST WING - INTERIOR ELEVATIONS



INTERIOR MODIFICATIONS

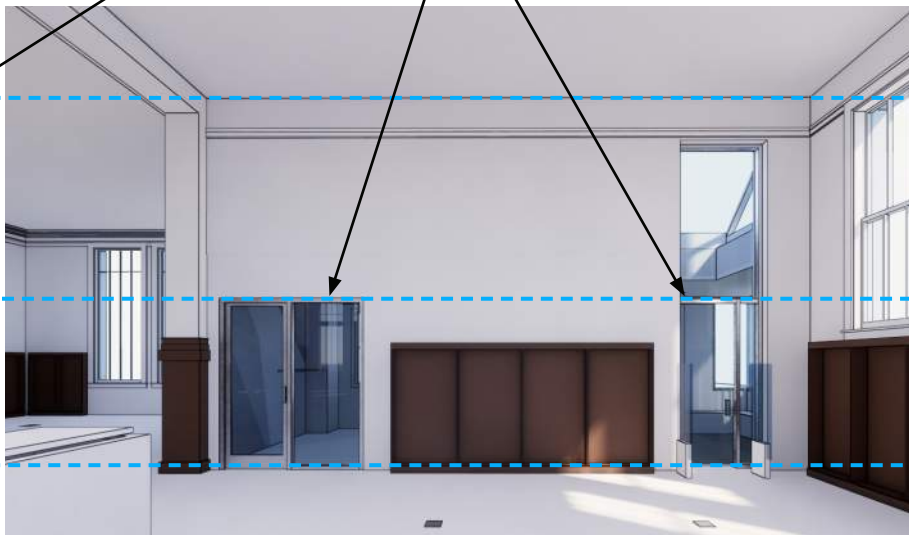
WEST WING - INTERIOR ELEVATIONS

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

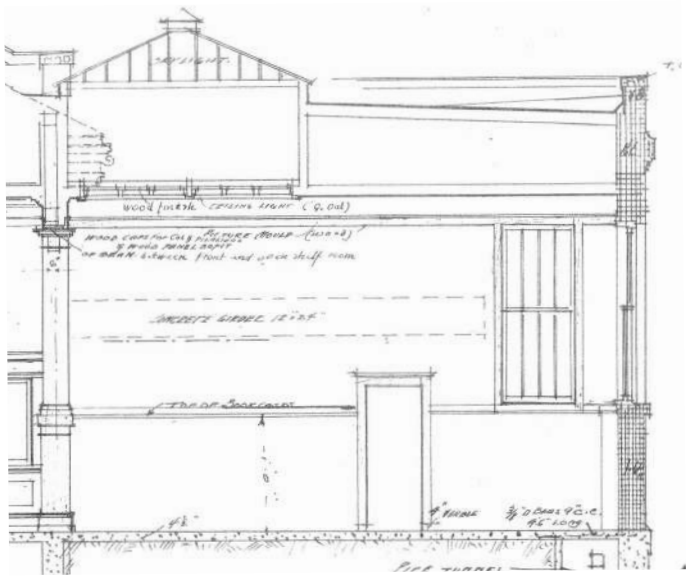
FLOOR LEVEL



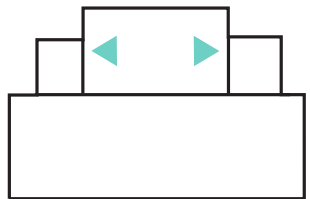
WEST WING NORTH - ORIGINAL WORKROOM OPENING



WEST WING SOUTH - EXISTING OPENING (1986)



WEST WING SOUTH - 1910 OPENING



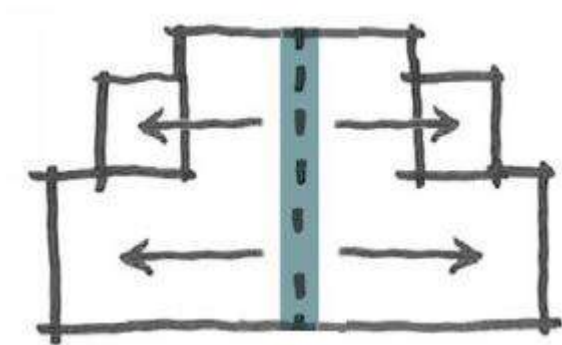
APPENDIX

REFERENCE SLIDES

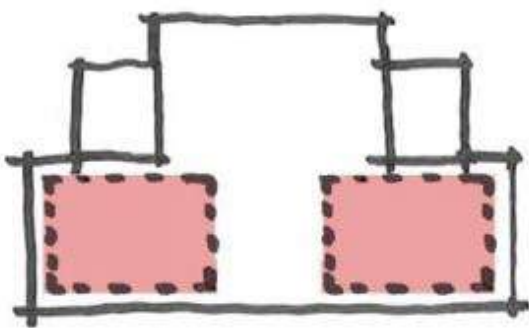
LANDMARKS BRIEFING MEETING
APRIL 14, 2023

WEST ELEVATION - CHANGES OVER TIME

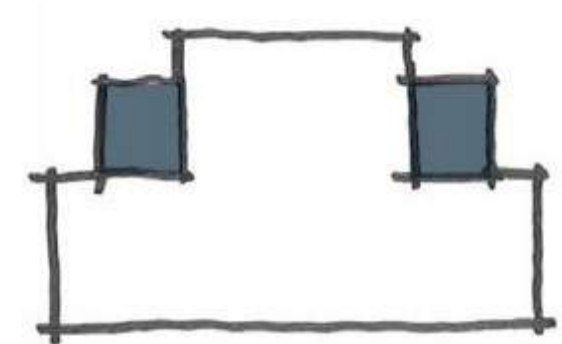




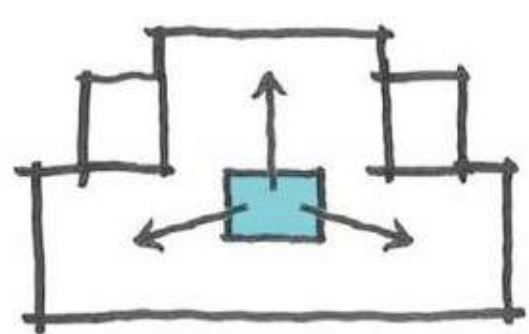
ENTRY AXIS



SYMMETRICAL READING



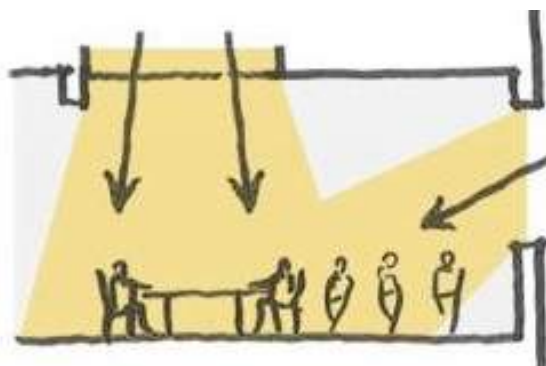
SERVICE WINGS



CENTRAL SERVICE DESK



PERIMETER SHELVES



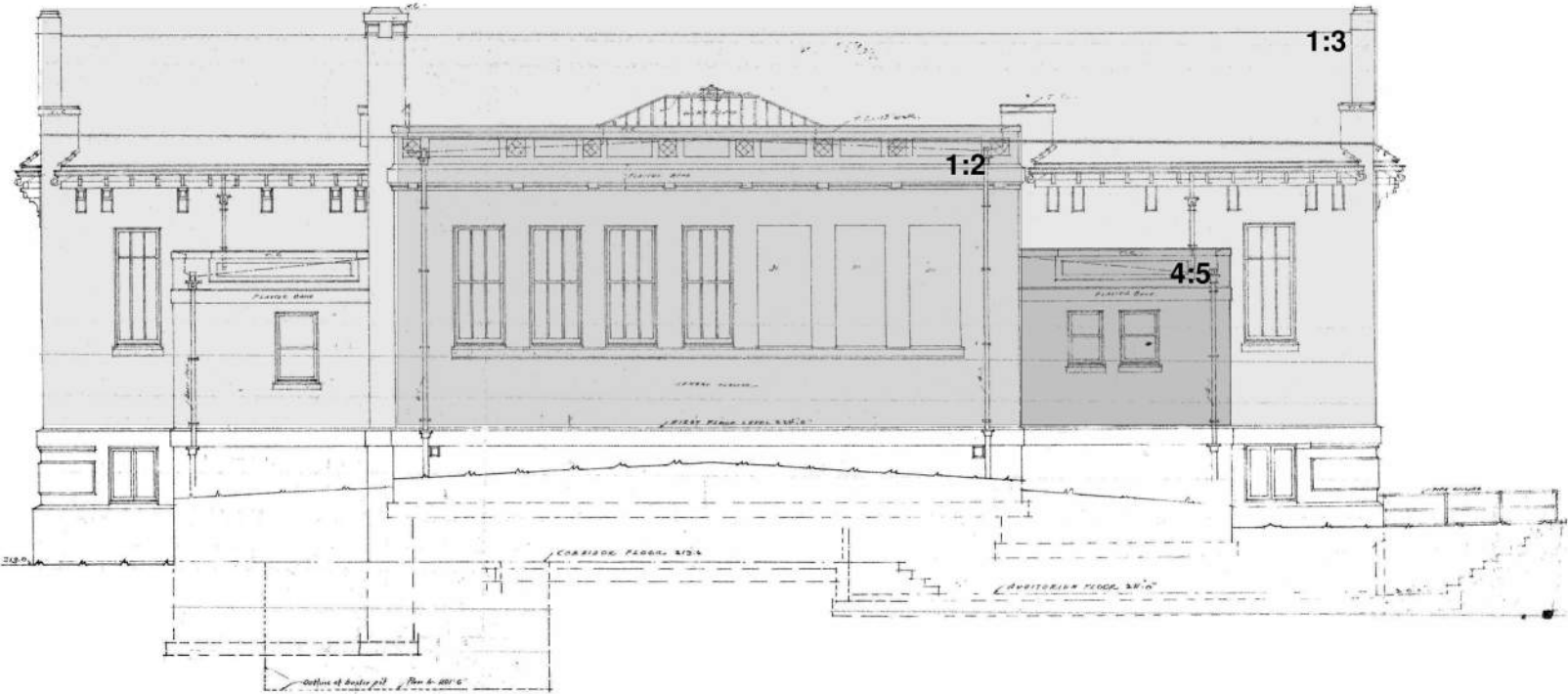
PERIMETER + CENTRAL
DAYLIGHT



DESIGN PRINCIPLES
EXISTING BUILDING PROPORTIONS



SOUTH ELEVATION



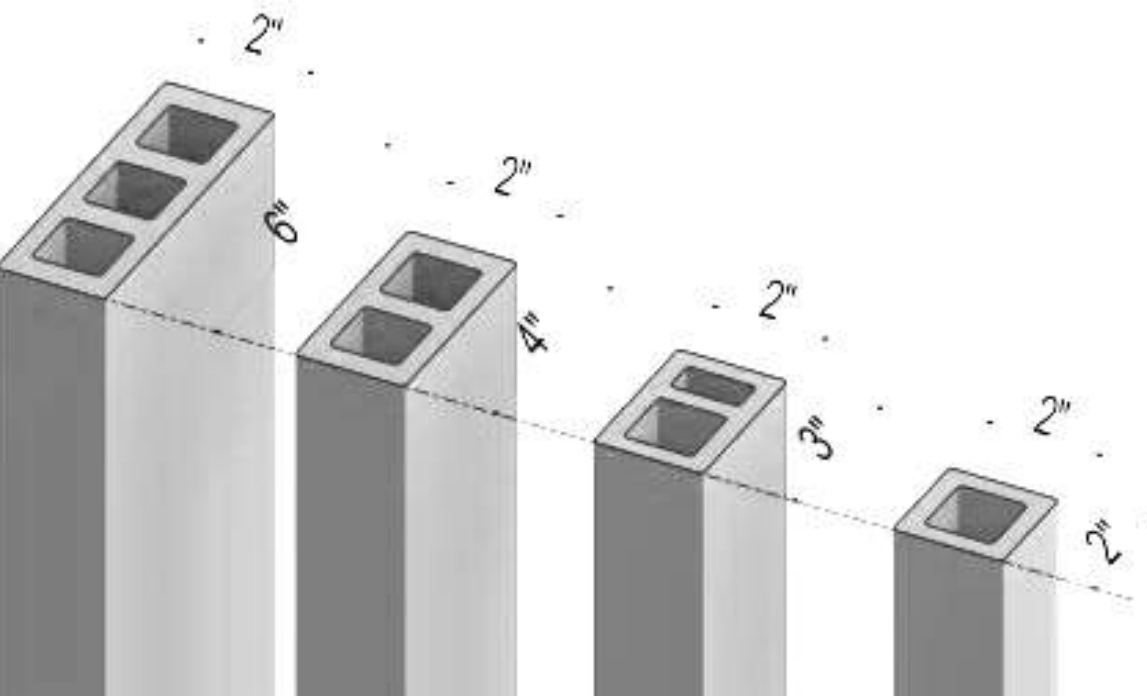
WEST ELEVATION

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

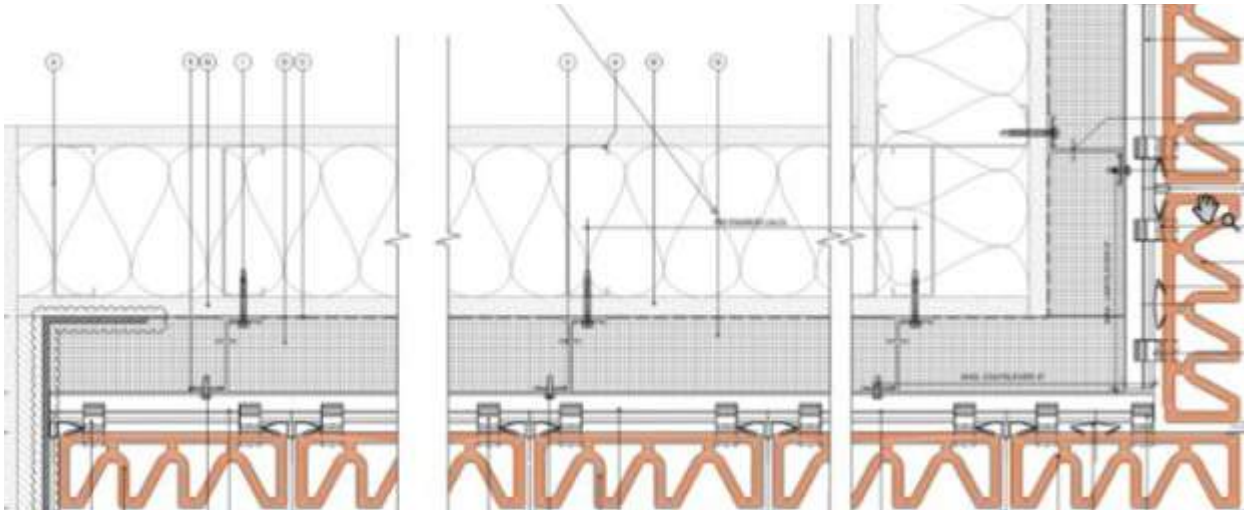
MATERIALS AND CLADDING SYSTEM



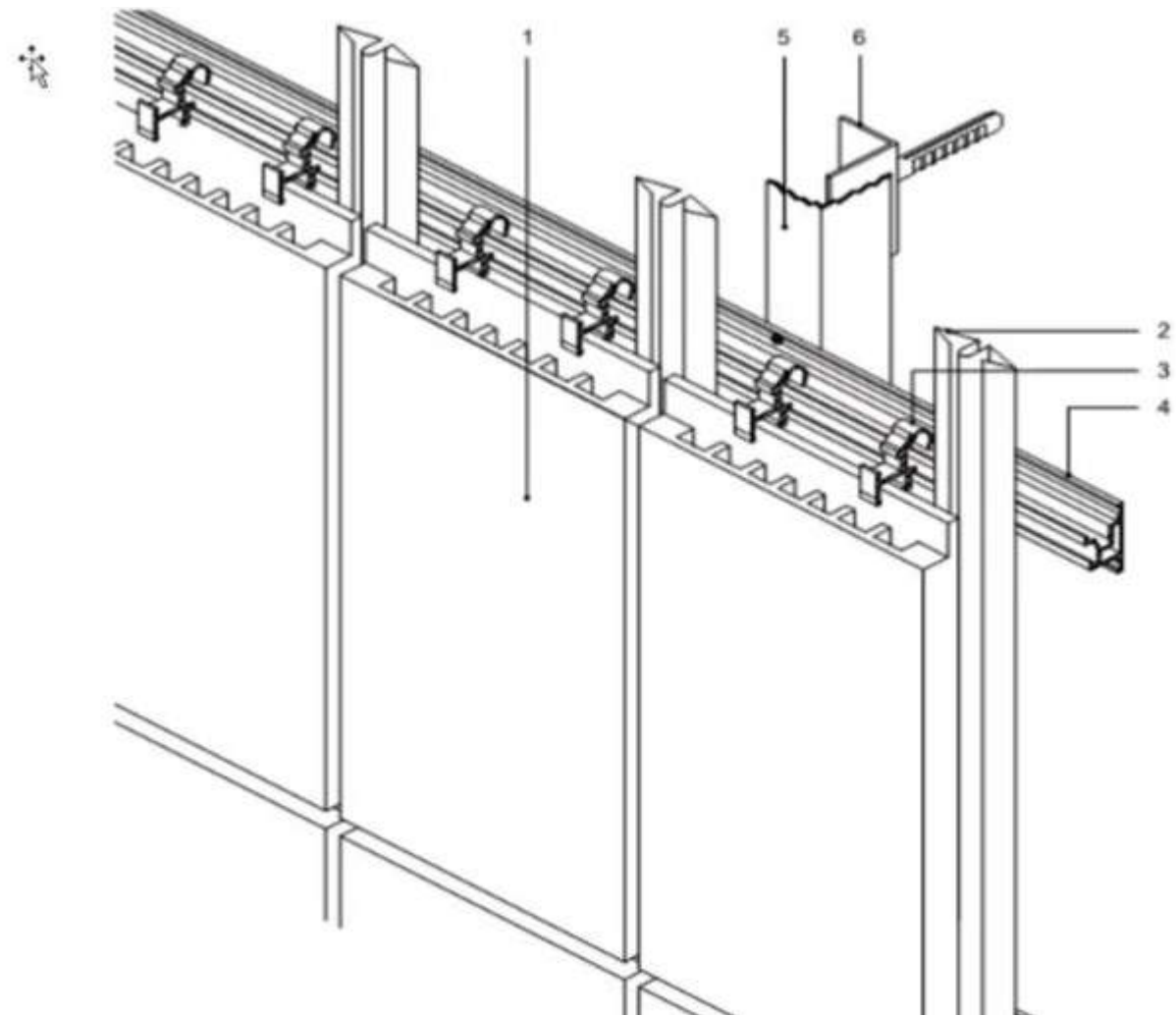
TERRA COTTA RAINSCREEN PROFILES



TERRA COTTA SUNSCREEN BAGUETTES



TYPICAL WALL SECTION



TYPICAL ASSEMBLY