

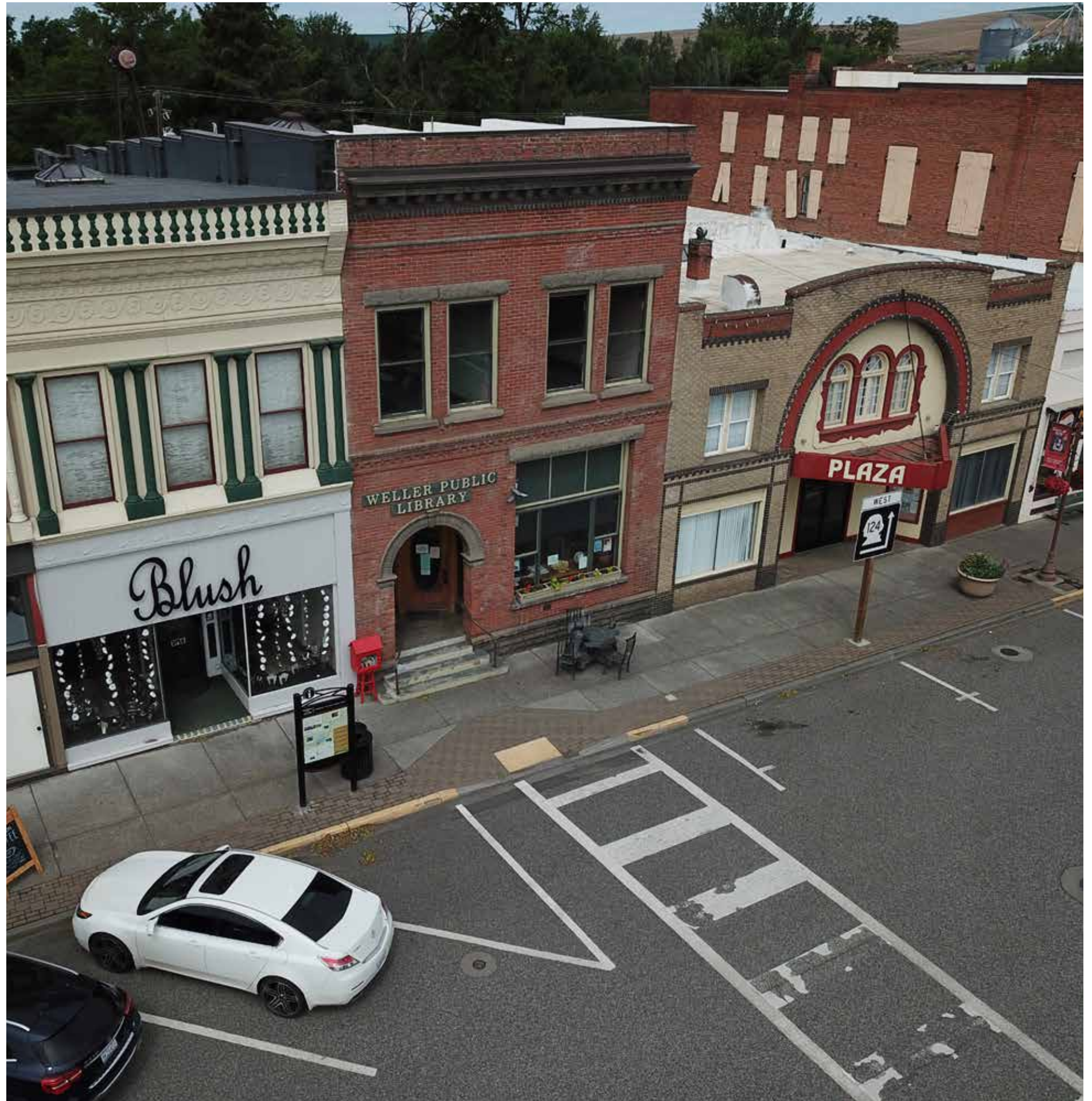
# Weller Public Library - Conceptualization

212 Main Street - Waitsburg, WA 99361

Settled uniquely in the breadbasket of the Inland Northwest, the town of Waitsburg is a historic treasure to Washington State. Built upon agriculture, this community was established by pioneers who planted, harvested, milled, and shipped wheat to nearby communities as well as supplied ships along the Pacific coast. This tradition of farming is expanded in Waitsburg today by a new economy of vineyards and wineries that are made possible by a local hard-work ethic. After a fire had destroyed the majority of wood structures in Waitsburg in September 1880, the town was rebuilt using nearby brick resources. Current structures in the Waitsburg historical district were established during this time. Attention was focused on structural integrity for the resilience and longevity of the Waitsburg community that can still be witnessed today. With the passing of over 130 years, Cortner Architectural Company is revisiting Waitsburg to preserve history and invest into the future.



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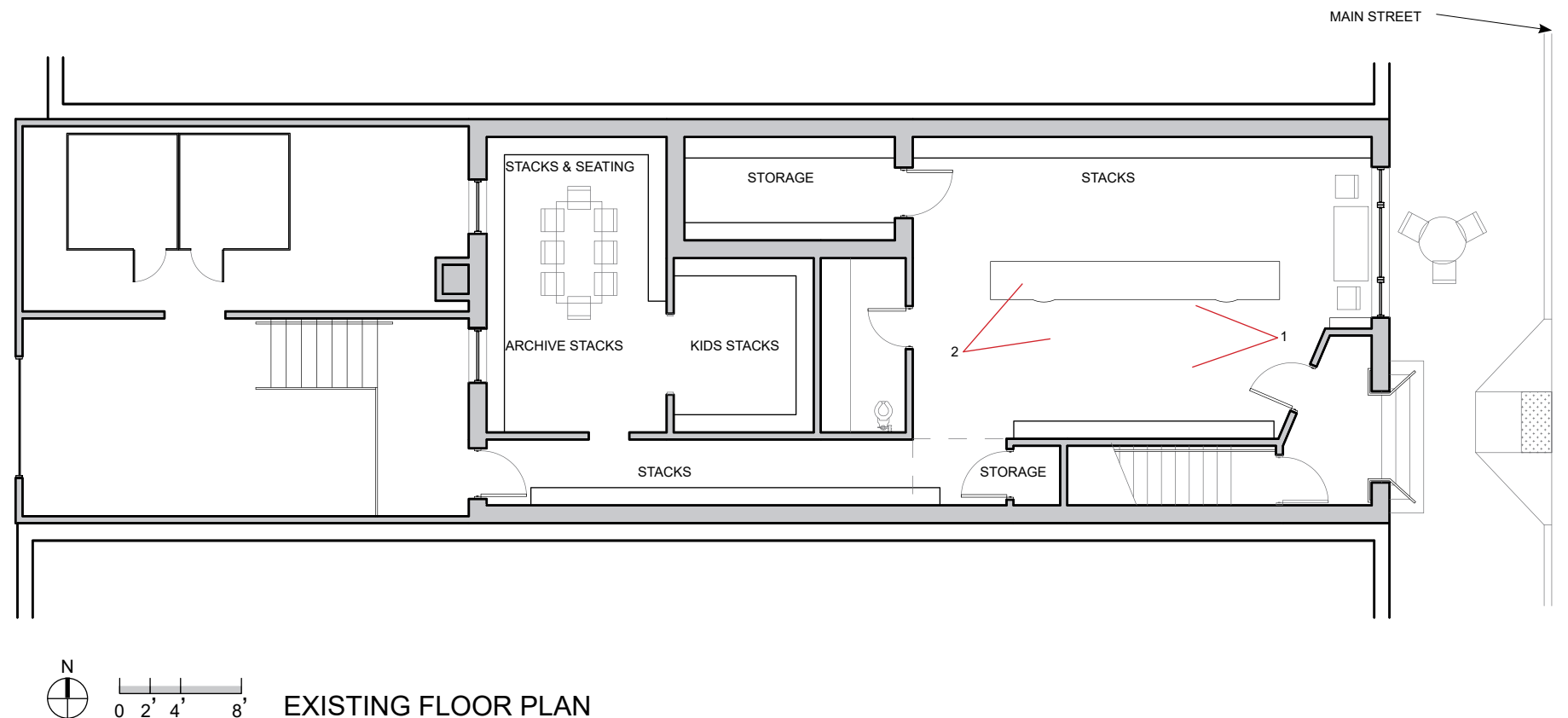
While the brick structure of the Waitsburg City Library stands strong, deterioration caused by a leaking roof and reduced maintenance have left the facility in need of updating. Additionally, appropriately equipping the building with accessible accommodations while maintaining the local heritage is a goal worth meeting to better serve the community. Some of the top priorities of this venture are to make the lower floor of the Library fully accessible to patrons with disabilities as well as to improve public health and safety. The first item we addressed was the layout of the existing facility. Currently, the building does not comply with current ADA and IBC standards due to the time period it was constructed. To address the issue, Cortner has reworked the floor plans to allow both the first and second floor to have wheelchair accessible restrooms for both genders.



EXISTING - VIEW 1



EXISTING - VIEW 2



EXISTING FLOOR PLAN



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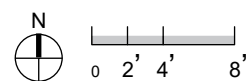
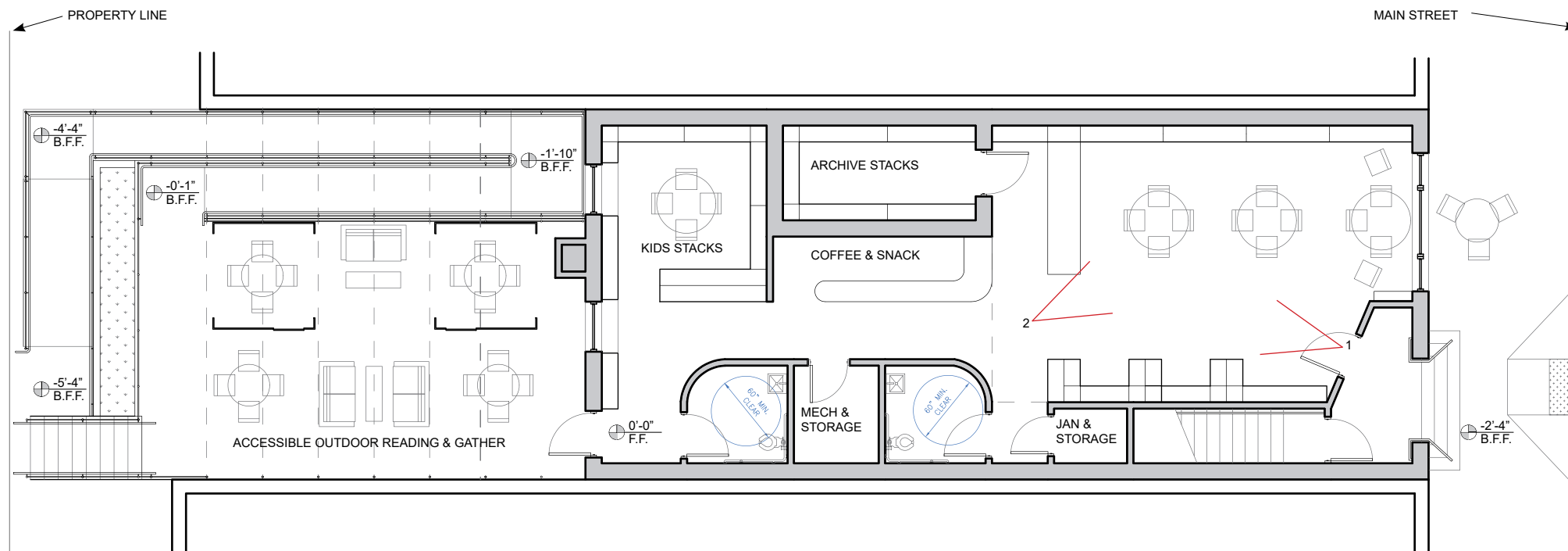
REIMAGINED - VIEW 1



REIMAGINED - VIEW 2

## Plan Improvements

The first floor plan has been redesigned with the focus being placed on the library patron. First, we have added and rearranged the stacks to fit the appropriate amount for this building's square footage. Although there are more stacks, the new arrangement allows for an open "café style" style east entrance. More tables have been added and a coffee/snack bar, enticing the patron to stay for a bit while they read or research. The large window on the east façade has been replaced taking full advantage of the existing opening. Also, the historic tin ceiling would be kept in tact and remain. The eastern portion is more for gathering and small groups in the community. On the west side of the building, we have replaced a non-period addition with a new ADA ramp. This allows the first floor to be accessible to for the first time in its history.



REIMAGINED FLOOR PLAN



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A new patio on the west side of the building is the focal point of this conceptualization. This library has been inaccessible for people with disabilities its entire history. The design tackles that oversight but also contributes to the spatial diversity of this library. The ramp and stairs lift the patron from alley level (approx. 5'-0" below finished floor) to the patio and lower level. The ramp, stair, and planter box create a buffer from the alley and gives the patron a sense of open seclusion. In addition, overhead fabric sun blades create an implied ceiling and mask the patron from the utility lines above. To give this outdoor reading space an attraction the design incorporates the reuse of a historic ship prison brig (previously the towns jail). The "brig" creates spaces within the space for a sense of more privacy and allows for imagination as if the patron were in the brig without feeling imprisoned. Colorful outdoor furniture would accompany the space to distract from the industrial palette surrounding the space. Its also located near the children's reading space and could serve as an outdoor overflow if the children become to noisy. This configuration is just one possibility with countless more.



EXISTING WEST PATIO



REIMAGINED WEST PATIO



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REIMAGINED WEST PATIO - ENTRY

## Budget Breakdown

### Priority 1:

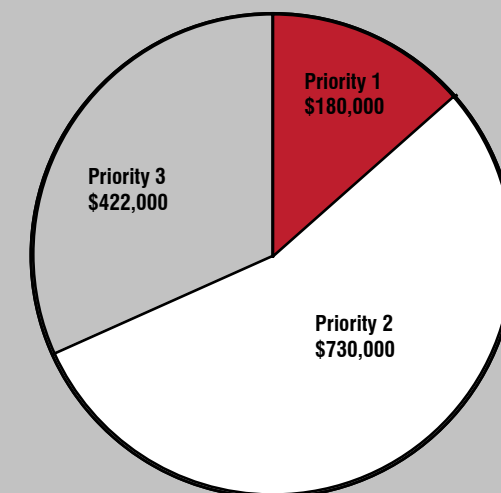
Immediate improvements that need to be completed. Selective asbestos abatement and demolition (1st & 2nd floor), seismic upgrades (floor/roof-to-wall reinforcement), attic insulation (R-49, energy upgrade)

### Priority 2:

Additional improvements that allow the opportunity to enhance the current facility. Demolish garage, install patio, ADA ramp and stairs, ADA restrooms and library upgrades (1st floor), HVAC and Electrical.

### Priority 3:

Repairs that would need to be completed at some point in the future. Library/tenant upgrades (2nd floor), HVAC upgrades (2nd floor tenant spaces), electrical upgrades (2nd floor tenant spaces), exterior window replacements (energy upgrade).



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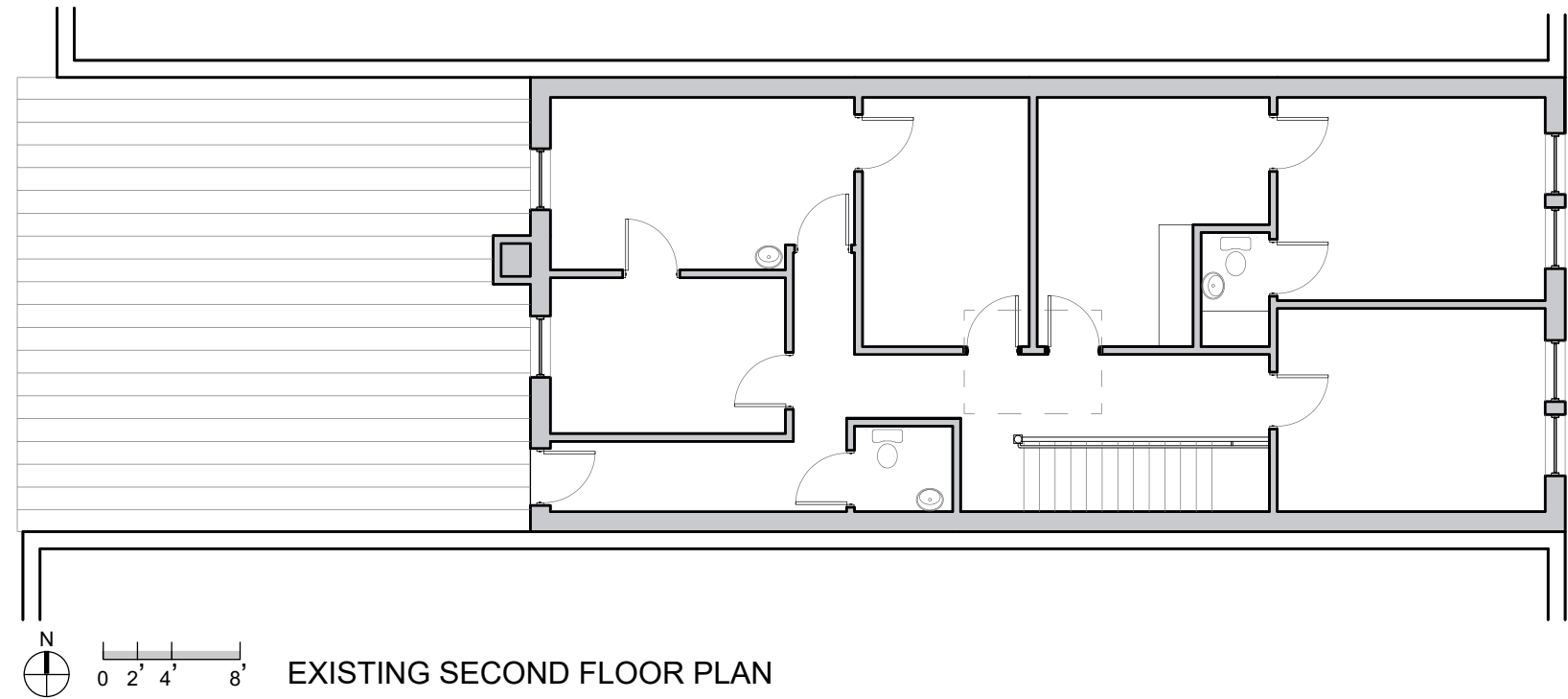
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## Existing Second Floor

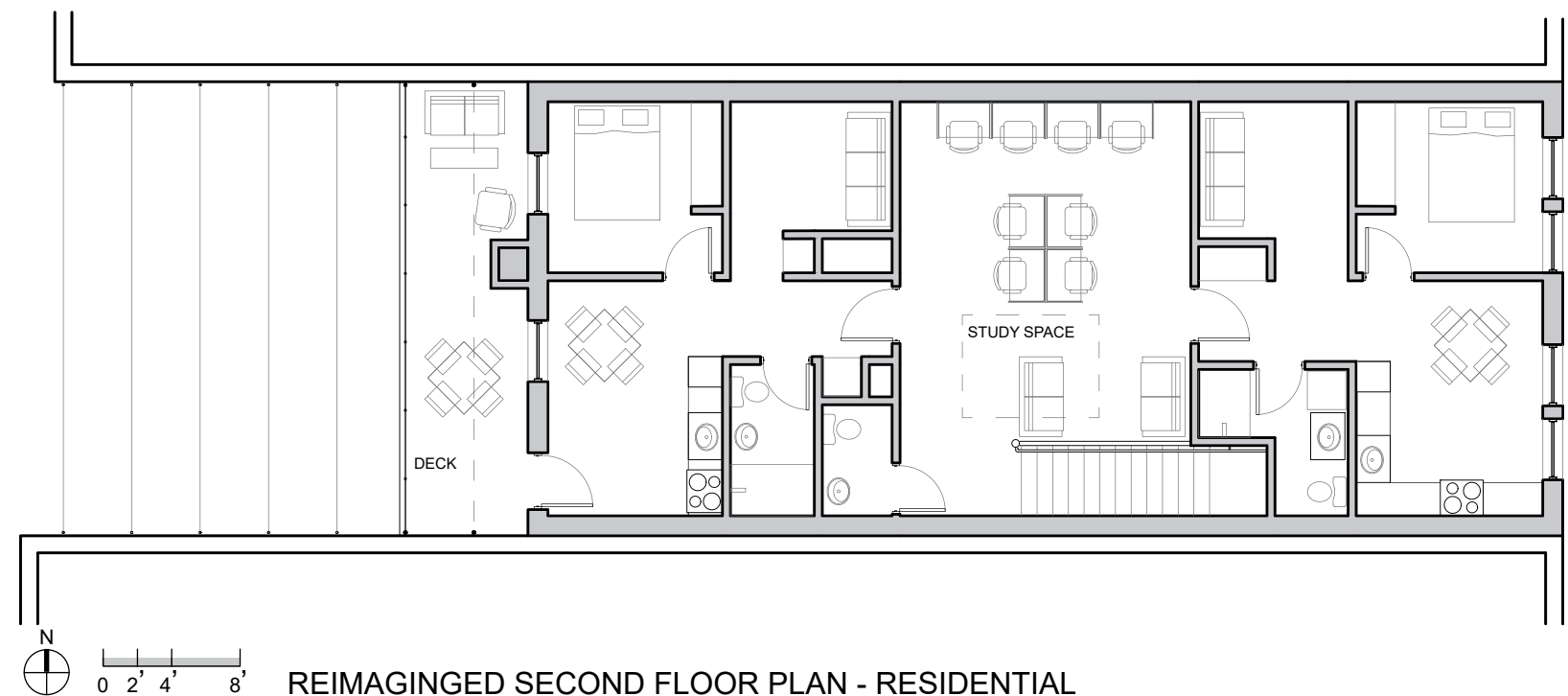
The current second floor plan has been designed for another purpose long ago. The layout is not as efficient as it could be. It loses valuable floor space to circulation space. There is also an impressive skylight that fills the interior stairwell with natural light, but it is not being used to its full potential. The current bathrooms are sporadically placed and not ADA accessible. There is a door that leads to the shed roof on the west side, but the roof is not a usable space. We have given a few options as to what the second floor could be in the future.

## Option 1: Subsidized Residential Apartments

The second floor could encompass two apartments both with one bedroom and bathroom. One apartment would have an outdoor space with the deck on the west side. The center, where the skylight is, could remain part of the library or serve as a community space. This would allow patrons to go to a more secluded part of the library to study or research while having plenty of natural light to read.



EXISTING SECOND FLOOR PLAN

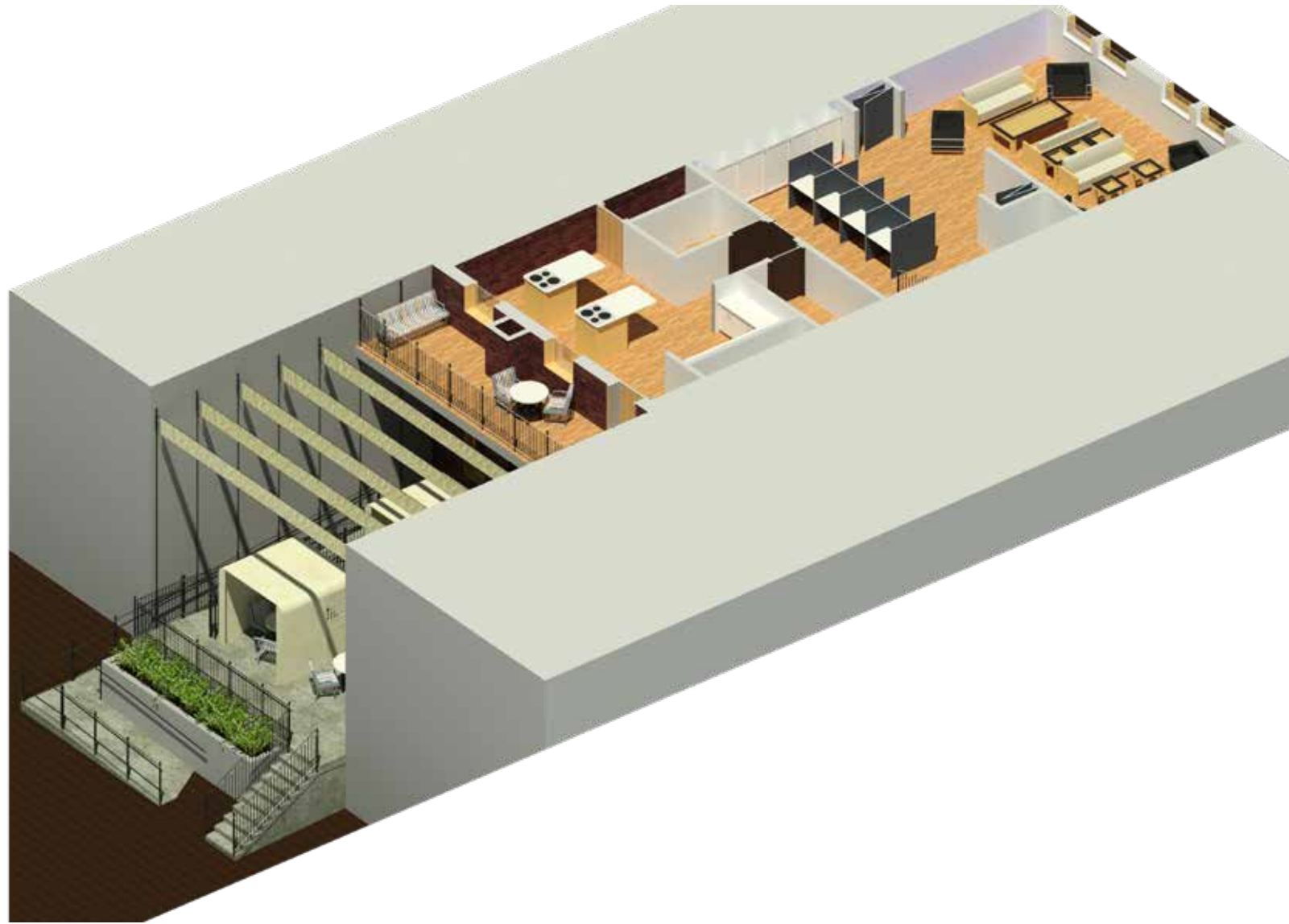


REIMAGINED SECOND FLOOR PLAN - RESIDENTIAL



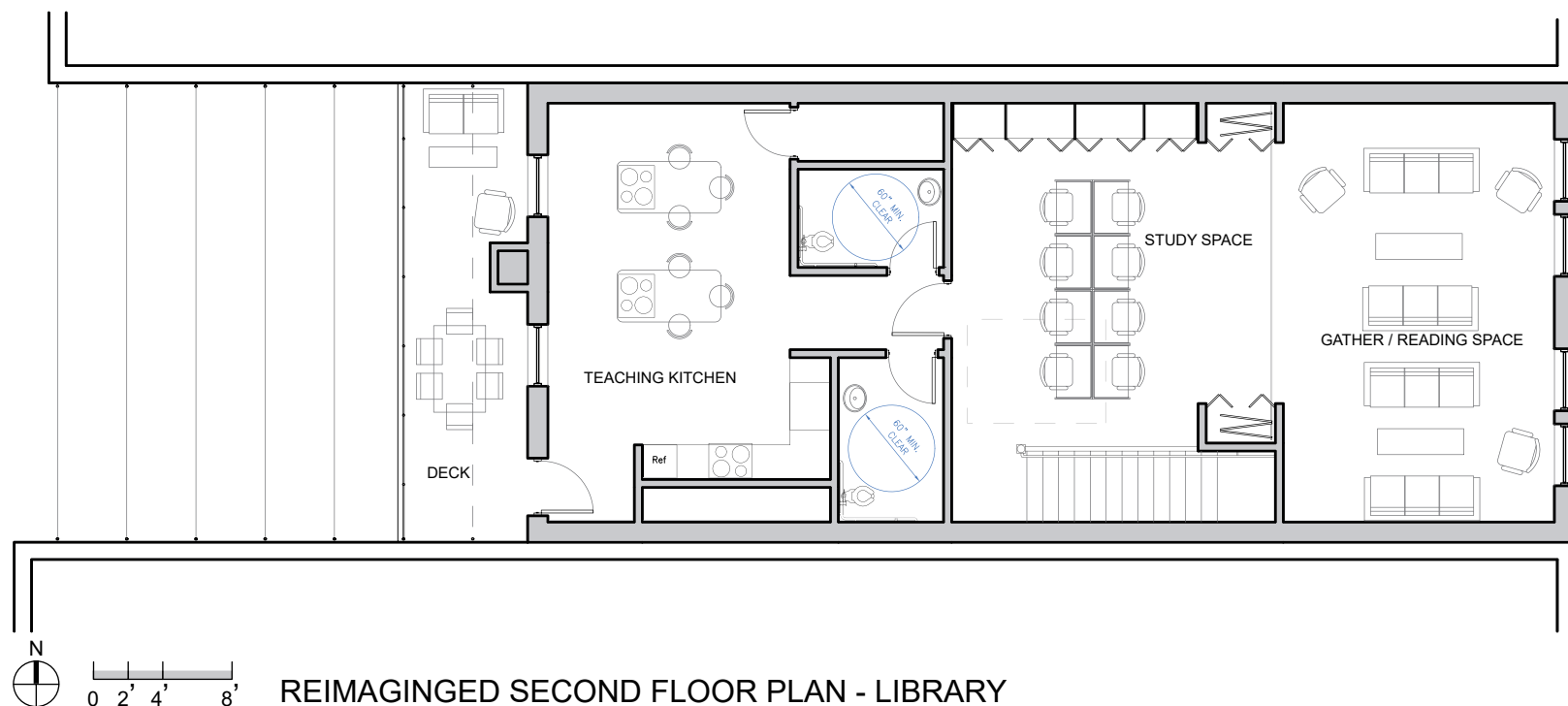
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### Option 2: Library Addition

The second floor could also be a direct extension of the library. This option keeps the center open allowing natural light from the skylight to envelope the study space. On the west side, there would be two ADA accessible restrooms (preparation for future) and beyond that a demonstration kitchen. This would be a place that people could learn how to cook and use kitchen appliances. This could also serve to get the community involved in gardening. The planter in the patio could be used for crop growing and the kitchen used to teach how to prepare that crop. On the east side, there would be a large lounging/gathering space for people to read or hangout with a downtown view. Separating the study space from the gathering space would be an accordion wall, allowing the library the option of creating an even larger gathering space on the second floor.



REIMAGED SECOND FLOOR PLAN - LIBRARY



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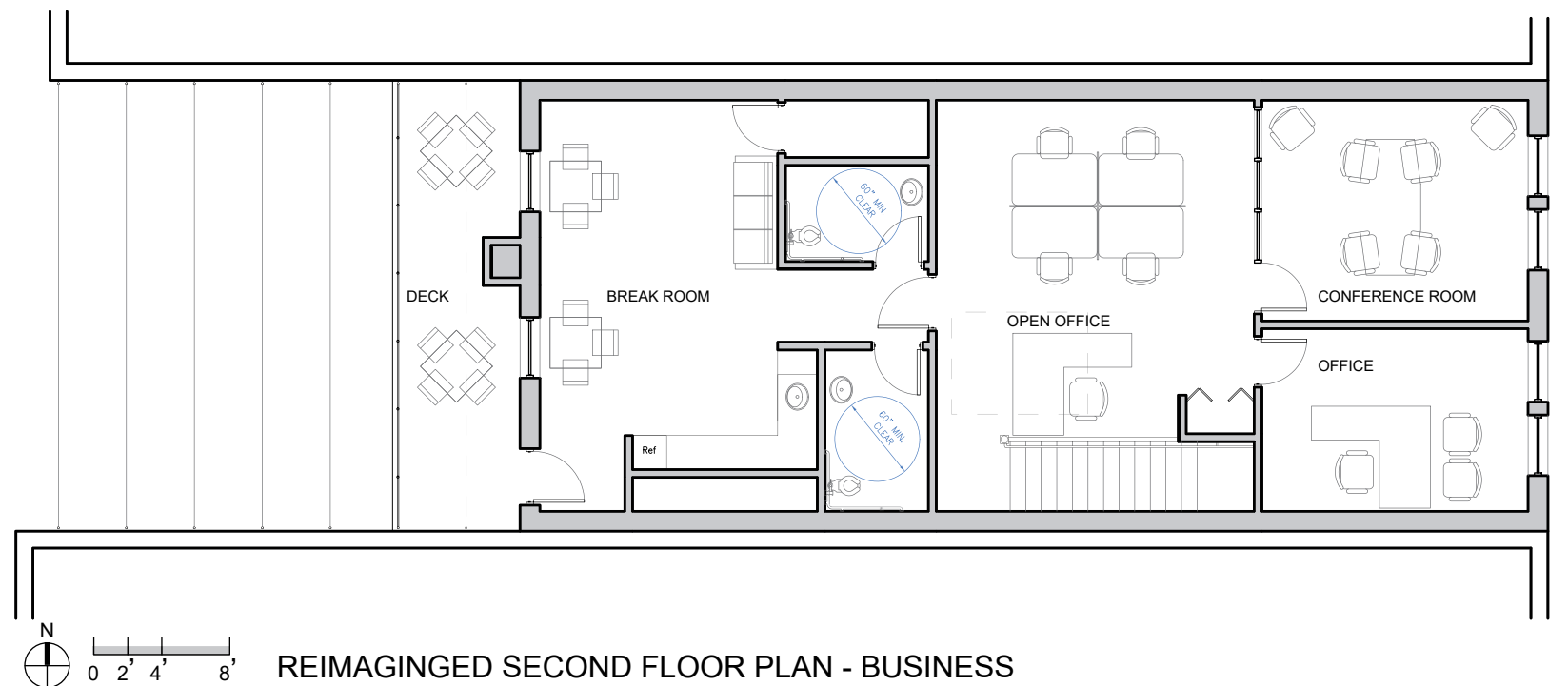
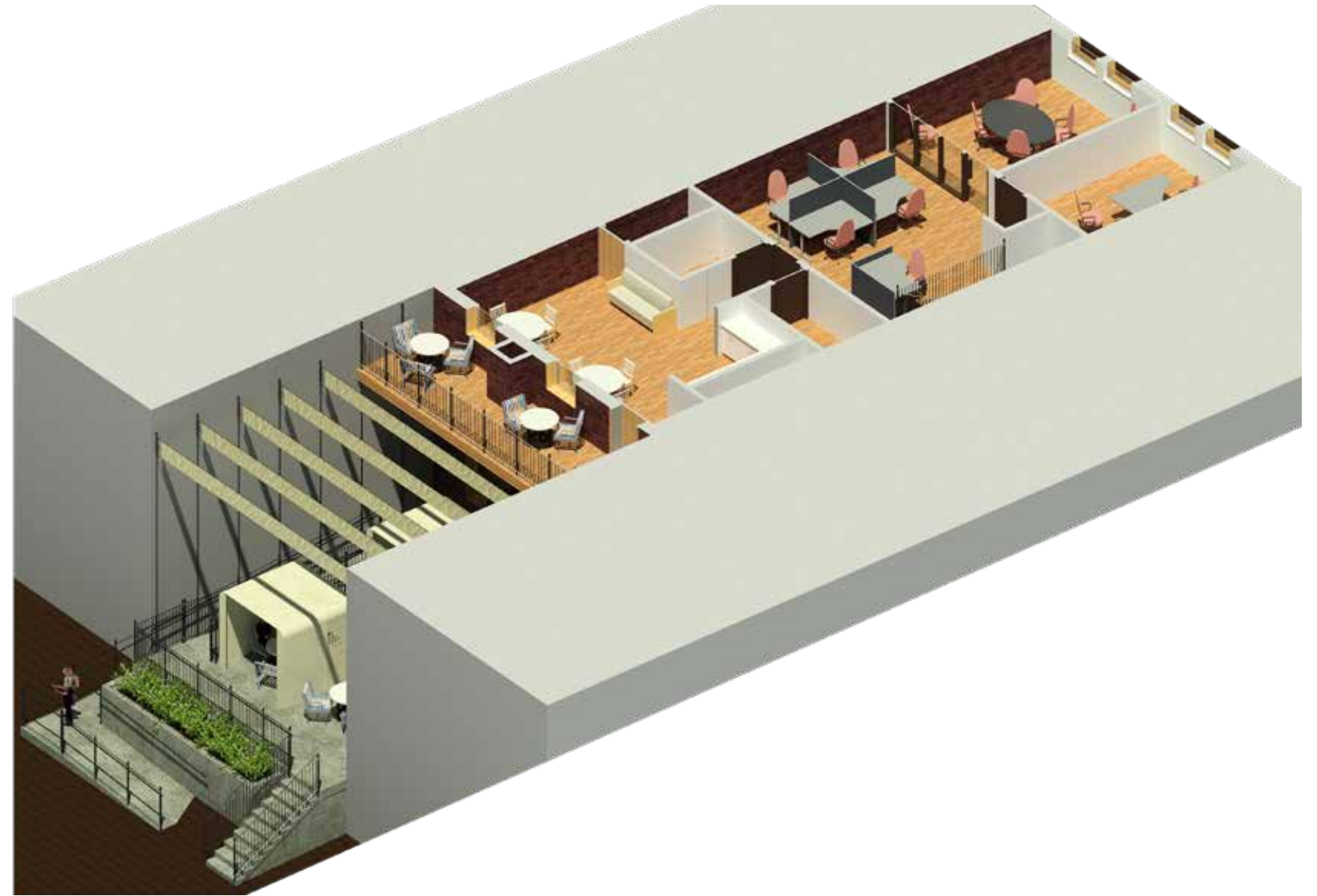


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## Option 3: Business

The second floor could be rented out to a potential business. The general layout would be similar to the library layout to give the library flexibility on how they use the second floor. The only difference is that there is a conference room and private office on the east side. The idea is that the library could lease it if they wanted and still have the option of converting it back to library community space. The library could use this to bring in a source of income to purchase books, computers, furniture, etc.



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REIMAGINED BUILDING SECTION

### Conclusion

Waitsburg is a small town with a rich history both architecturally and agriculturally. Downtown is a part of the historic registry paying homage to its unique location and past. This project is meant to bring more of the community together in its charming downtown. A library is a place for every type of individual to learn, grow, and have a sense of belonging to their community. Without this proposal coming to fruition, it currently alienates people with disabilities making it hard or impossible to access. Cortner Architectural Company has created a design that fixes that problem, but also creates an attraction that would contribute to the rich historical nature of the place that is Waitsburg, WA.



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